



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: September 13, 2019

TO: Jenny Delumo, Senior Planner

FROM: Justin Greving, Senior Preservation Planner

REVIEWED BY: Allison Vanderslice, Principal Preservation Planner

RE: Historic Resource Status for properties adjacent to 469 Stevenson Street

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The following properties located adjacent to the subject property at 469 Stevenson Street (3704/045) have been identified as historic resources (Category "A" buildings):

- 35 6th Street (3704/053): Contributor to the National and California Register-eligible 6th Street Lodging House Historic District. 3 stories, date of construction (per assessor and DPR): 1908, construction type (per assessor/DPR/Sanborn): masonry or concrete/masonry/unknown.
- 39-41 6th Street (3704/052): Contributor to the National and California Register-eligible 6th Street Lodging House Historic District. 3 stories, date of construction (per assessor and DPR): 1906, construction type (per assessor/DPR/Sanborn): reinforced concrete.
- 43-45 6th Street (3704/051): Contributor to the National and California Register-eligible 6th Street Lodging House Historic District. 3 stories, date of construction (per assessor and DPR): 1907, construction type (per assessor/DPR/Sanborn): reinforced concrete.
- 47 6th Street (3704/050): Contributor to the National and California Register-eligible 6th Street Lodging House Historic District. 7 stories, date of construction (per assessor and DPR): 1912, construction type (per assessor/DPR/Sanborn): masonry or concrete/brick masonry/steel frame.
- 460 Jessie Street (3704/039-042-043): Contributor to the California Register-eligible PG&E City Beautiful Substations Discontinuous Thematic Historic District. 3 stories with two smoke stacks, date of construction (per DPR form): 1924, construction type (per assessor/DPR/Sanborn): wood frame and steel construction/concrete/reinforced concrete construction.

The following properties have elevations that front onto Stevenson Street immediately north of the subject property and have been identified as historic resources (Category "A" buildings):

- 995 Market Street/1 6th Street (3704/078): Non-contributor to the National Register-listed Market Street Theater and Loft Historic District. 15 stories, date of construction (per assessor and DPR): 1908, construction type (per assessor/DPR/Sanborn): Structural steel, fireproofed/steel framed/Fireproof (tower) and Fireproof concrete (rear portion).
- 979-989 Market Street (3704/068): Contributor to the National Register-listed Market Street Theater and Loft Historic District, Article 11 Category II Building. 6 stories, date of construction (per assessor and DPR): 1907, construction type (per assessor/DPR/Sanborn): Structural steel, fireproofed/reinforced concrete/steel frame and brick.
- 973 Market Street (3704/069): Contributor to the National Register-listed Market Street Theater and Loft Historic District, Article 11 Category II Building. 9 stories, date of construction (per

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assessor and DPR): 1904/1907, construction type (per assessor/DPR/Sanborn): unknown/unknown/steel frame and brick.

The following properties have elevations that front onto Jessie Street immediately south of the subject property and have been identified as historic resources (Category “A” buildings):

- 65-83 6th Street (3704/026): Contributor to the National and California Register-eligible 6th Street Lodging House Historic District. 2 stories, date of construction (per assessor and DPR): 1913, construction type (per assessor/DPR/Sanborn): masonry or concrete/brick masonry/unclear.
- 986 Mission Street/481 Jessie Street (3704/024): Contributor to the Article 11 Mint-Mission Conservation District. 5 stories, date of construction (per assessor and DPR): 1907, construction type (per assessor/DPR/Sanborn): reinforced concrete fire-resistant/reinforced concrete/fireproof construction reinforced concrete.
- 980-984 Mission Street (3704/022): Contributor to the Article 11 Mint-Mission Conservation District. 4 story building, date of construction (per assessor and DPR): 1924, construction type (per assessor/DPR/Sanborn): masonry or concrete/reinforced concrete/reinforced concrete.
- 972-976 Mission Street (3704/021): Contributor to the Article 11 Mint-Mission Conservation District. 5 stories, date of construction (per Assessor and DPR): 1925, construction type (per assessor/DPR/Sanborn): masonry or concrete/reinforced concrete/reinforced concrete.
- 968 Mission Street (3704/020): Contributor to the Article 11 Mint-Mission Conservation District. 2 stories, date of construction (per assessor/DPR): 1930, construction type (per assessor/DPR/Sanborn): masonry or concrete/reinforced concrete/reinforced concrete.
- 471 Jessie Street (3704/028): Contributor to the Article 11 Mint-Mission Conservation District. 3 story building. Construction date (per Assessor and DPR): 1912, construction type (per assessor/DPR/Sanborn): masonry or concrete/unknown/unknown.
- 956-960 Mission Street (3704/018): Non-contributor to the Article 11 Mint-Mission Conservation District. 3 story building, date of construction (per Assessor/DPR): 1910, construction type (per assessor/DPR/Sanborn): masonry or concrete/unknown/unknown.

Direct and Indirect Impacts

The proposed project includes the construction of a building that would be a different scale than existing adjacent historic resources, particularly 35-37, 39-41, and 43-45 Sixth Street, which are low-scale 3-story contributing buildings in the National and California Register-eligible Sixth Street Lodging House Historic District. However, the proposed project’s setbacks on the north and west elevations would distance the project’s tallest massing from these historical resources (ensuring their setting is not compromised).

Although the project site directly abuts the thermal power plant at 460 Jessie Street, which is identified as a contributor to the California Register-eligible PG&E City Beautiful Substations Discontinuous Thematic Historic District, the industrial nature of the historic resource is such that its setting would not be impacted by the proposed project. Other identified historical resources, such as the article 11 Mint-Mission Conservation District, and the National Register-listed Market Street Theater and Loft Historic District, have primary elevations that front onto streets away from the proposed project (Market Street and Mission Street) or are sufficiently distanced from the project site such that their setting would not be adversely impacted. Therefore, the planning department determined that the project’s proposed design

would not materially alter in an adverse manner the physical characteristics of the adjacent historical resources such that their historical significance would be affected.

In summary, the proposed project would not result in a significant impact to the National Register-listed Market Street Theatre and Loft Historic District, National and California Register-eligible Sixth Street Lodging House Historic District, article 11 Mint-Mission Conservation District, or the California Register-eligible PG&E City Beautiful Substations Discontinuous Thematic Historic District.

Cumulative Impacts

The proposed project site is a surface parking lot that does not contain any historic architectural resources. Therefore, the development would not result in the direct loss or change to a historic structure. The proposed project is immediately adjacent to the Market Street Theatre and Loft Historic District, Sixth Street Lodging House Historic District, Mint-Mission article 11 Conservation District, and is in proximity to numerous historic districts. Based on the findings provided by Stantec of cumulative projects nearby, the proposed project would not combine with any cumulative projects to result in significant impacts to historic architectural resources. One project (1055 Market Street) is located within the Market Street Theatre and Loft Historic District and another project (996 Mission Street) is located within the Sixth Street Lodging House Historic District; none of the cumulative projects are within the Mint-Mission article 11 Conservation District. The proposed project at 996 Mission street involves the demolition of a non-contributing building within the Sixth Street Lodging House Historic District which would not have an impact to the district. The proposed project is sufficiently distanced from the 1055 Market Street and 996 Mission Street projects such that the proposed project would not combine with the 1055 Market Street and 996 Mission Street project, or other projects, in such a way that there would be a significant cumulative impact on the Market Street Theatre and Loft Historic District, Sixth Street Lodging House Historic District, Mint-Mission article 11 Conservation District, or PG&E City Beautiful Substations Discontinuous Thematic Historic District. Therefore, the proposed project would not combine with cumulative projects to result in significant impacts to historic architectural resources or adjacent historic districts.

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