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I. INTRODUCTION

This Historic Resource Evaluation (HRE) Part II has been prepared at the request of the San Francisco Planning Department for the proposed project 469 Stevenson Street, San Francisco (APN 3704/045). The property is a surface parking lot located on a through lot on the block bounded by Stevenson, Fifth, Jessie, and Sixth streets in the South of Market neighborhood (**Figure 1**).



Figure 1. Location of 469 Stevenson Street, outlined with dashed line. Source: Google Maps, 2021. Edited by Page & Turnbull.

The subject property has a Planning Department Historic Resource Status of “B – Unknown / Age Eligible.” The property does not include any historic resources listed in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or as a local San Francisco Article 10 Landmarks. The subject parcel is adjacent to or across the street from contributors to the National Register-listed Market Street Theater and Loft Historic District, the California Register-eligible Sixth Street Lodging House Historic District, the Mint-Mission Article 11 Conservation District, and the California Register-eligible PG&E City Beautiful Substations Discontinuous Thematic Historic District. It is not located within any of the historic districts. The project site is additionally located within the SoMa (South of Market) Pilipinas Filipino Cultural Heritage District.

The project sponsor, BUILD, proposes to construct a 27-story residential tower, approximately 274 feet in height and with three basement parking levels, which ~~will~~would provide 495 units of housing at the 0.66-acre subject parcel. In 2019, the San Francisco Planning Department prepared an Historic Resource Status Memorandum and Initial Study for the 469 Stevenson Street Project (Planning Department Case

No 2017-014833ENV) which found that the ~~proposed Project~~proposed project would not result in a significant impact to the Market Street Theater and Loft Historic District, Sixth Street Lodginghouse Historic District, Mint-Mission Article 11 Conservation District, or the PG&E City Beautiful Substations Discontinuous Thematic Historic District.¹ As no significant potential impact was identified, the project's impact on historical resources was not addressed further in the Environmental Impact Report prepared for the project by City of San Francisco Planning Staff.² The Final Environmental Impact Report (FEIR) was certified by Planning Commission motion (No. 20963) on July 29, 2021. On October 26, 2021, the San Francisco Board of Supervisors (Board of Supervisors) voted to affirm an appeal of the certification of the FEIR, in part due to concerns that the proposed project's potential impacts on historical resources had not been adequately analyzed. On December 14, 2021, the Board of Supervisors adopted findings in support of its decision to affirm the appeal (Motion No. M21-182). In December 2021, the San Francisco Board of Supervisors reversed the certification of the Environmental Impact Report prepared by the San Francisco Planning Department for the 469 Stevenson Street project (Motion No. M21-182), in part due to concerns that the proposed Project's impacts on historical resources had not been adequately analyzed. The purpose of this report is to provide additional analysis to inform Planning Department review of the ~~proposed Project~~proposed project.

Methodology

This HRE Part II includes a brief summary of the contexts and character-defining features of the existing historic districts and resources adjacent to or near the project site; a summary of the context of the SoMa Pilipinas Filipino Cultural Heritage District and discussion of resources which may be contributors to a potential SoMa Filipinas Historic District; a brief summary of the ~~proposed Project~~proposed project; and an analysis of the project's compatibility with and potential impacts to adjacent historic districts within or near to the project block. The project analysis is based on ~~proposed Project~~proposed project drawings prepared by Solomon Cordwell Buenz (SCB), dated May 25, 2021. Page & Turnbull reviewed previous documentation of neighboring resources, including California Department of Parks & Recreation (DPR) 523 forms accessed through the San Francisco Property Information Map (PIM) and *the Historic Context Statement for the South of Market Area* prepared by Page & Turnbull in 2009. Context for the SoMa Filipinas Cultural District and a potential associated historic district was developed based on the *San Francisco Filipino Heritage Addendum to the South of Market Historic Context Statement* prepared by Page & Turnbull in 2013.

Page & Turnbull conducted a reconnaissance-level pedestrian survey of properties adjacent and near the project site, including those properties facing Stevenson and Jessie streets between Fifth and Sixth streets, on March 17, 2022. For each adjacent or nearby building from the public right-of-way, Page & Turnbull photographed the exterior façade facing the project site, Jessie Street, or Stevenson Street. All photographs in the report were taken during this site visit, unless otherwise noted. Individual building-

¹ San Francisco Planning Department, Memorandum Re: Historic Resource Status for properties adjacent to 469 Stevenson Street (San Francisco, September 25, 2019); San Francisco Planning Department, Initial Study: 469 Stevenson Street Project (Planning Department Case No. 2017-014833ENV) (San Francisco, October 2, 2019), 87.

² San Francisco Planning Department, Draft Environmental Impact Report: 469 Stevenson Street Project (Planning Department Case No. 2017-014833ENV) (San Francisco, March 11, 2020).

district-specific historic research beyond previous documentation available through the San Francisco PIM and previous context statements was beyond the scope of this report.

II. SIGNIFICANCE SUMMARY

While the project site, currently occupied by a surface parking lot, does not include any historic resources and is not located within a historic district. However, the site is adjacent to or across the street from contributors to four different historic districts: the National Register-listed Market Street Theater and Loft Historic District, the California Register-eligible Sixth Street Lodginghouse Historic District, the San Francisco Article 11 Mint-Mission Conservation District, and the California Register-eligible PG&E City Beautiful Substations Discontiguous Thematic Historic District. Each of these is described briefly in the following sections.

In addition, the project site is located within the SoMa Pilipinas Filipino Cultural Heritage District. The potential for the cultural district, or portions therein, to be considered a historic district is discussed in a following section.

Market Street Theater and Loft Historic District

Originally described in *Splendid Survivors* and listed in the National Register in 1986 (No. 86000729), the Market Street Theater and Loft Historic District includes “an imposing but somewhat rundown group of commercial buildings on both sides of Market Street, San Francisco, for nearly 1200 feet from Sixth Street to Seventh Street and a little beyond in both directions” (**Figure 2**).³ The district, which comprises six theaters, one theater site, eight loft buildings, and several other commercial buildings constructed primarily between 1900 and 1926, is characterized by two- to eight-story buildings with two- and three-part vertical composition, featuring lavish ornamentation in Classical, Moorish, and Gothic styles. The visual focus of the district centers around the intersections of Market, Golden Gate, and Taylor streets and Market, McAllister, and Jones streets, with the intersecting grids creating irregularly shaped blocks occupied by the massive contributing theater buildings on the north side of Market Street, facing the more regular rectangular loft and commercial buildings on the south side of Market Street. The National Register Nomination Form for the district does not explicitly state that the setting of the district as a whole contributes to its significance. Rather, the character of the blocks to the southwest of Seventh Street and mid-block to the northeast of Sixth Street helped define the district’s boundaries. As described in the nomination form,

The proposed district consists only of properties directly facing Market Street, on both sides. In the easterly direction the boundary is a significant change of scale that endures for several buildings, accompanied by a significant degree of remodeling so that too many buildings would be intrusions in the district. In the westerly direction, the boundary on the north side of Market Street is self-evident: a single stripped and sandblasted one-story brick building

³ Michael Corbett, Charles Hall Page & Associates, Inc., and the Foundation for San Francisco’s Architectural Heritage, *Splendid Survivors: San Francisco’s Downtown Architectural Heritage* (San Francisco: California Living Books, 1979), 251; Anne Bloomfield, National Register of Historic Places Inventory - Nomination Form for the Market Street Theater and Loft Historic District (San Francisco, prepared November 19, 1985), 2.

stands between the Hotel Shaw [a district contributor] and a blockful of new construction that includes the new United Nations Plaza. On the south side of Market there are five old buildings west of the district before the empty lot and new construction, but they too exhibit a change of scale, and two of the five, including the one next to the boundary, would be intrusions in the district.⁴.

Two contributors to the Market Street Theater and Loft Historic District are directly across Stevenson Street from adjacent to the project site **(Table 1, Figure 3 and Figure 4)**. The Wilson Building, 973 Market Street (3704/69), is an eight-story steel-frame loft building featuring ornate terracotta detailing across the upper six stories of its Market Street-facing primary façade. It has been attributed to George W. Percy and Willis Polk, and was originally completed ca. 1900. In 1~~After the 1906 and 1907, following the earthquake and fires, the structure of the building, exclusive of the retained façade, was rebuilt under the supervision of architect Henry Shulze.~~ -979-989 Market Street (3704/68) is a seven-story steel-frame loft building designed by the Reid Brothers and completed in 1900 for the Hale Brothers Department Store.

~~One non-contributing building, the~~The David Hewes Building at 995-997 Market Street (3704/78) is a non-contributor to the Market Street Theater and Loft Historic District which, whose southeastern boundary is located across Stevenson Street from is adjacent to the Project Site~~project site~~. This 16-story building was originally designed by the Reid Brothers and completed in 1908, but has been significantly altered with the addition of exterior metal panels obscuring any original terra cotta detail at the Market Street and Sixth Street façades.

⁴ Anne Bloomfield, National Register of Historic Places Inventory - Nomination Form for the Market Street Theater and Loft Historic District, Item 8, Page 2..



Figure 2. Location of Market Street Theater and Loft Historic District relative to the Project Site. Nearby contributors to the Project Site are highlighted orange. Base image source: Google Earth, edited by Page & Turnbull.

Table 1. Nearby Project Site Adjacent Contributors to the -Market Street Theater and Loft Historic District

| Address (APN) | Construction Date | Planning Department Historic Resource Status |
|---|--|--|
| 973 Market Street (3704/069) | <u>Façade ca. 1900</u> <u>Structure 1906-1907</u> | A / Individual Article 11 Category II |
| 979-989 Market Street (3704/068) | 1907 | A / Individual Article 11 Category II |
| 995 Market Street / 1 Sixth Street (3704/078) | 1908 | A |



Figure 3. 973 Market Street (left) and 979-989 Market Street (right), primary facades viewed from Market Street. Source: Google Earth.

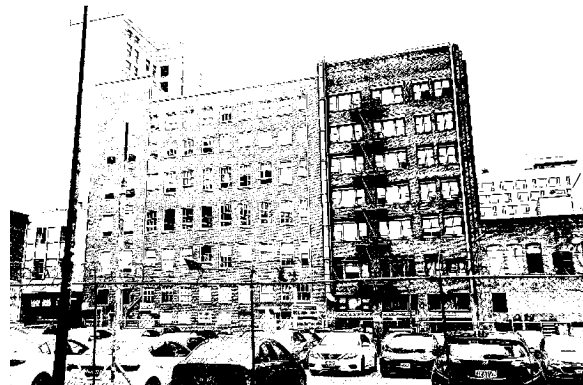


Figure 4. Rear facades of 979-989 Market Street (left) and 973 Market Street (right), Project Site in foreground.

Sixth Street Lodginghouse Historic District

The Sixth Street Lodginghouse Historic District, found eligible for listing in the National Register in 1997, includes 33 contributing buildings facing Sixth Street between Market Street at the northwest, and between Howard and Tehama streets at the southeast (**Figure 5**).⁵ With contributors described as “low-budget residential hotels, or lodginghouses, built from 1906 through 1913, and a few low-rise commercial buildings,” the district is significant as a representative of the pattern of single room occupancy (SRO) residential buildings which housed a largely—male, working class population in San Francisco’s South of Market neighborhood in the years following the 1906 earthquake and fires. While the Sixth Street Lodginghouse Historic District is linear in character, in the decades after the 1906 earthquake and fires, similar developments grew along Third, Fourth, Fifth, and Sixth streets in the South of Market area. The remaining representatives of this type on Sixth Street are the remaining examples of a once-broader pattern.⁶ Contributing buildings are typically three to four stories in height with ground floor storefronts and upper floors originally built as residential hotels. Many of the buildings have brick exterior cladding and minimal ornamentation, with some limited use of classical motifs on cornices and window surrounds.

Four contributing buildings to the Sixth Street Lodginghouse Historic District are immediately adjacent to the project site (**Table 2, Figure 6 through Figure 8**). The Seattle Hotel at 35-37 Sixth Street (3704/053), the Hotel Maze at 39-41 Sixth Street (3704/052), and the Vienna Hotel at 43-45 Sixth Street (3704/051) are all three-story brick-clad buildings with slightly projecting cornices at the primary facades facing Sixth Street. The Hillsdale Hotel at 47-55 Sixth Street (3704/050) is a seven-story hotel building with decorative brickwork and a projecting cornice. A fifth contributing property, the Society for Individual Rights social hall, is a two-story stucco-clad building with ornamented terra cotta window surrounds and frieze, set diagonally opposite the project site at 65-83 Sixth Street (3704/026).

⁵ Anne Bloomfield, State of California Department of Parks and Recreation (DPR) 523 D Form for the Sixth Street Lodginghouse Historic District (San Francisco, August 1, 1997).

⁶ Anne Bloomfield, State of California Department of Parks and Recreation (DPR) 523 D Form for the Sixth Street Lodginghouse Historic District (San Francisco, August 1, 1997).

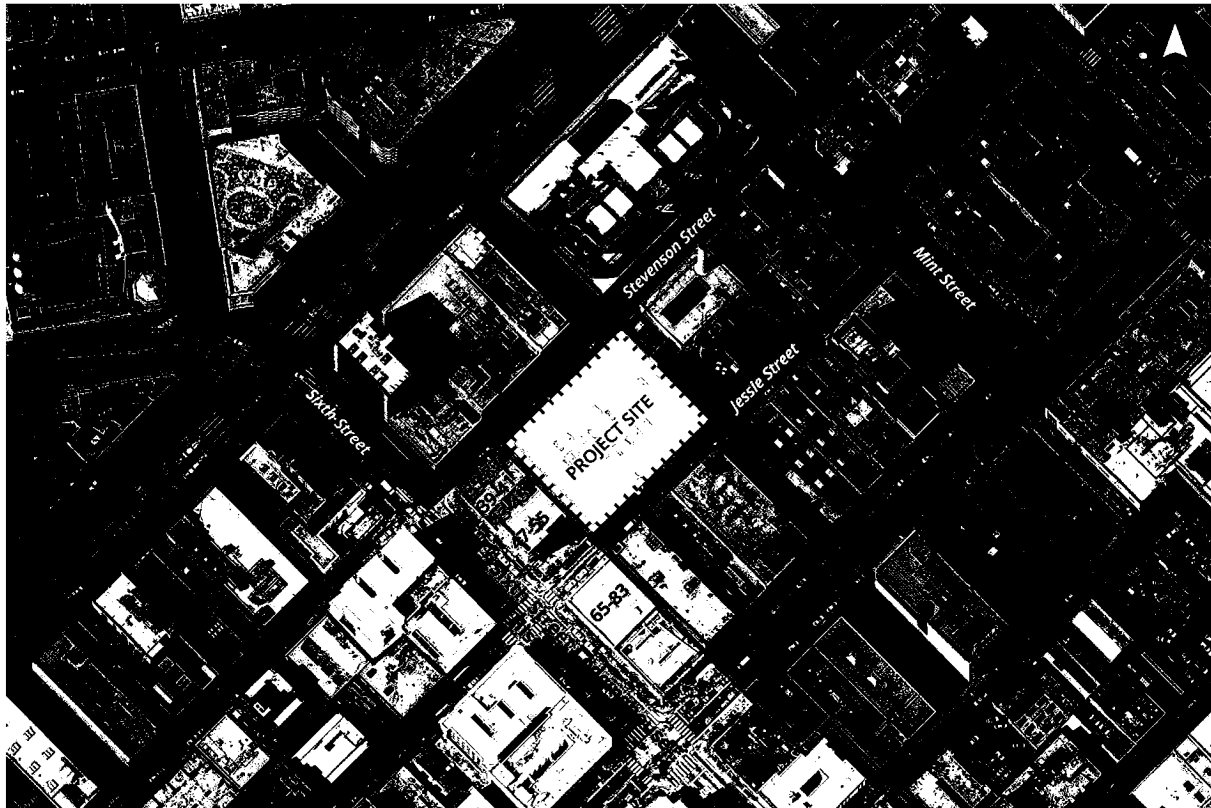


Figure 5. Location of Sixth Street Lodginghouse Historic District relative to the Project Site. . Adjacent and nearby contributors to the Project Site are highlighted orange. Base image source: Google Earth, edited by Page & Turnbull

Table 2. Adjacent and Nearby Contributors – Project Site Adjacent Contributors to the Sixth Street Lodginghouse Historic District

| Address (APN) | Construction Date | Planning Department Historic Resource Status |
|-------------------------------|-------------------|--|
| 35-37 Sixth Street (3704/053) | 1908 | A |
| 39-41 Sixth Street (3704/052) | 1906 | A |
| 43-45 Sixth Street (3704/051) | 1907 | A |
| 47-55 Sixth Street (3704/050) | 1912 | A / Individual Article 11 Category III |
| 65-83 Sixth Street (3704/026) | 1913 | A |



Figure 6. Primary facades of 35-37, 39-41, 43-45, 47-55, and 65-83 Sixth Street, view southeast.



Figure 7. Rear facades of 47-55, 43-45, 39-41, and 35-37 Sixth Street, view southwest, Project Site in foreground.



Figure 8. Northwest facade of 65-83 Sixth Street, view south from Jessie Street adjacent to Project Site.

Mint-Mission Article 11 Conservation District

The Mint-Mission Article 11 Conservation District was designated as a Subarea of San Francisco's C-3 district in 2018, and comprises a mix of residential, commercial, and industrial buildings representing the development of the northern part of the South of Market neighborhood in the years following the 1906 earthquake and fires (**Figure 9**).⁷ The 22 contributing buildings within the district are between one and ten stories in height, and are:

[...] primarily constructed of reinforced concrete and brick masonry and are largely industrial in style and feature Classical Revival detailing typical of early 20th century commercial architecture in San Francisco. Ornament on residential and mixed-use buildings consists of belt courses, arches, moldings and drip pendants, applied cast shields or swag, and corniced rooflines often featuring brackets, modillions, and dentil moldings. The District's buildings are

⁷ City of San Francisco Planning Code, Appendix K to Article 11: Mint-Mission Conservation District, electronic resource at https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-59356, accessed March 23, 2022.

largely clad in smooth finish stucco or brick, with a few structures clad with rusticated stucco, terra cotta, and concrete.⁸

A significant-notable feature of the district is that the rear façades of many contributors face public rights-of-way, due to their location on through-lots. The four district contributors adjacent across Jessie Street from the project site exhibit this characteristic, with primary façades facing Mission Street, and rear façades facing Jessie Street (**Table 3, Figure 10 and Figure 11**). District characteristics emphasized in the standards and guidelines for new construction and alteration within the district include prevailing street wall height; lack of setbacks from the property or street line; the use of relatively light colors and earth tones; cladding in brick, stone, and terra cotta; and the subdivision of façade planes using bays and distinct elements of vertical composition.



Figure 9. Location of Mint-Mission Article 11 Historic District relative to the Project Site.- Nearby contributors to the Project Site are highlighted orange. Base image source: Google Earth, edited by Page & Turnbull

⁸ City of San Francisco Planning Code, Appendix K to Article 11: Mint-Mission Conservation District, electronic resource at https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-59356, accessed March 23, 2022.

Table 3. Nearby Project Site Adjacent Contributors – to the Mint-Mission Article 11 Conservation District

| Address (APN) | Construction Date | Planning Department Historic Resource Status |
|--|-------------------|--|
| 986 Mission Street / 481 Jessie Street (3704/024) | 1907 | A / Article 11 Category IV District Contributor |
| 980-984 Mission Street/ 479 Jessie Street (3704/022) | 1924 | A / Article 11 Category IV District Contributor |
| 972-976 Mission Street (3704/021) | 1925 | A / Article 11 Category IV District Contributor |
| 968 Mission Street (3704/020) | 1930 | A / Article 11 Category III District Contributor |
| 471 Jessie Street (3704/028) | 1912 | A / Article 11 Category IV District Contributor |



Figure 10. Primary façades of 481 Jessie Street / 986 Mission Street, 479 Jessie Street / 980-984 Mission Street, 972-976 Mission Street, and 968 Mission Street west from Mission Street.



Figure 11. Rear façades of 471 Jessie Street, 972-976 Mission Street, 479 Jessie Street / 980-984 Mission Street, and 481 Jessie Street / 986 Mission Street, view southwest from Jessie Street.

PG&E City Beautiful Substations Discontiguous Thematic Historic District

In 1979, Michael Corbett and the contributors to *Splendid Survivors* proposed a thematic district related to electrical substations influenced in their design by the City Beautiful Movement. The proposed district included four PG&E Substations located at 569 Commercial Street, 222-226 Jessie Street, 222 Leidesdorff Street, and 568 Sacramento Street. It was described as follows:

Following the example of Willis Polk's Substation C at 222-226 Jessie Street, the Pacific Gas and Electric Co. became a national leader in that aspect of the City Beautiful Movement which "beautified" common industrial structures in its treatment of power substations in San Francisco. Scattered throughout the city, there are four in the primary areas alone, all readily

identifiable by a similar imagery regardless of whether they were designed by Polk, Frederick H. Meyer, or the company architect, Ivan C. Frickstad.⁹

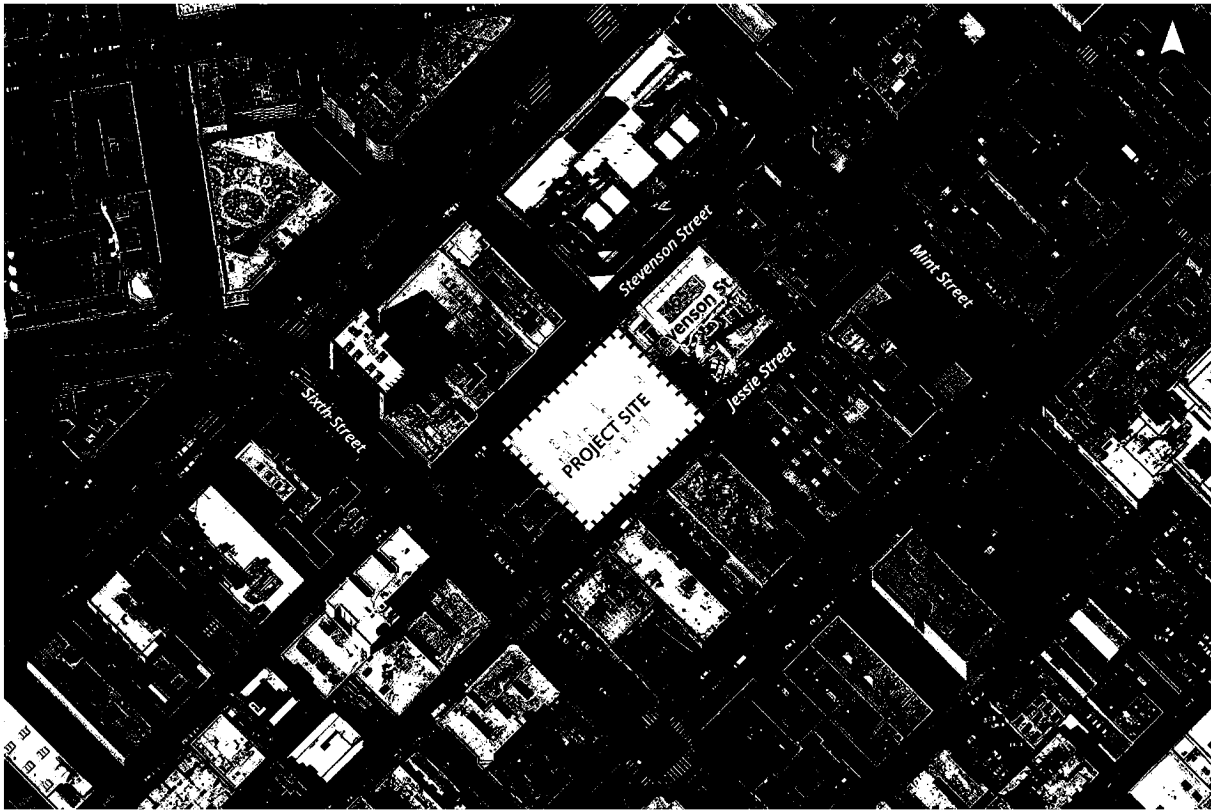
PG&E Substation T, built in 1924 at 465 Stevenson Street, is adjacent to the northeast side of the project site (**Figure 12**).¹⁰ This station was noted as being a contributor to this discontinuous district in the Central SoMa Historic Context Statement and Historic Resource Survey, completed in 2015.¹¹ It is described as follows: "This reinforced concrete building includes a 220 foot tall brick exhaust stack and was used to produce steam for space heating, domestic hot water and industrial processes. In 1977 an addition was made along its east façade" (**Table 4, Figure 11 and Figure 12**).¹²

⁹ Michael Corbett et al., *Splendid Survivors*, 252.

¹⁰ This station is currently in use as Clearway Energy Station T. The station's address is referred to as 460 Jessie Street and 465 Stevenson Street in different documents.

¹¹ San Francisco Planning Department, the Central SoMa Historic Context Statement and Historic Resource Survey (San Francisco: March 16, 2015), Appendix A.

¹² San Francisco Planning Department, the Central SoMa Historic Context Statement, 37.



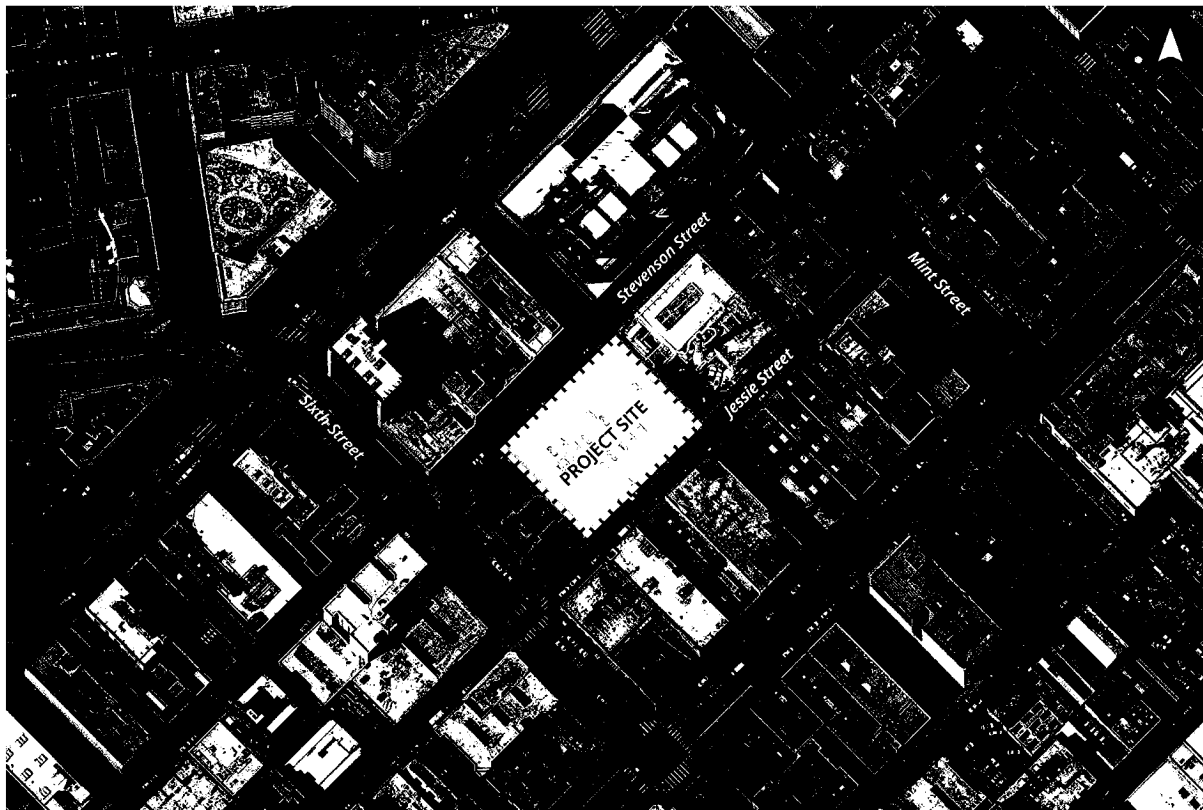


Figure 12. Location of PG&E Substation at 465 Stevenson Street, highlighted orange, relative to the Project Site.
Base image source: Google Earth, edited by Page & Turnbull

Table 4. Project Site-Adjacent Contributors to the PG&E City Beautiful Substations Discontiguous Thematic Historic District

| Address (APN) | Construction Date | Planning Department Historic Resource Status |
|---|-------------------|--|
| Clearway Energy Thermal PowerStation (460 Jessie Street-3704/039) | 1924 | A |

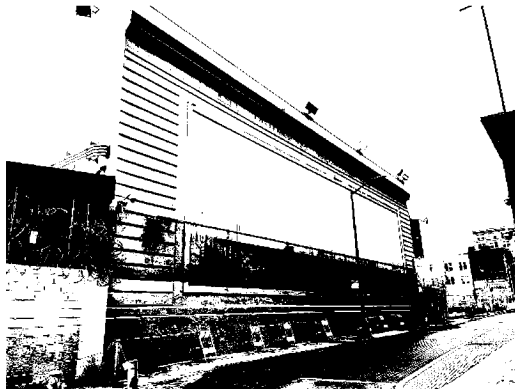


Figure 13. PG&E Substation at 465 Stevenson Street, view south from Stevenson Street.

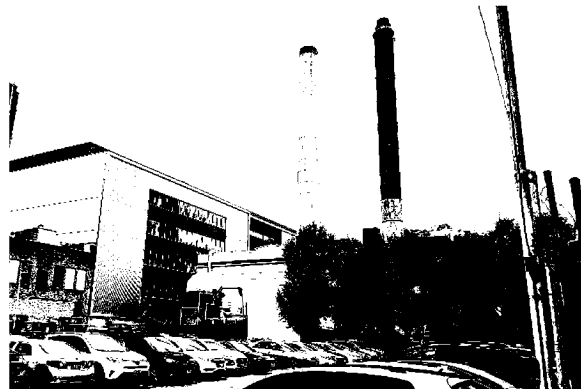


Figure 14. PG&E Substation at 465 Stevenson Street, view northeast across Project Site.

The SoMa Pilipinas Filipino Cultural Heritage District

The SoMa Pilipinas Filipino Cultural Heritage District encompasses an approximately 618-acre area bounded by Market, Second, Brannan, and Eleventh streets (**Figure 16**). San Francisco's Cultural Districts program, established by the Board of Supervisors, aims to "preserve, strengthen and promote cultural communities, and its goals are to support legacy businesses, nonprofits, community arts, and traditions."¹³ There are currently nine cultural districts across the city, established between 2013 and 2021, within which community-based organizations work with City agencies to develop and implement strategies according to the "Cultural History, Housing, and Economic Sustainability Strategies (CHHESS)" Report. Historic preservation is one of six focus areas for planning within cultural districts, alongside tenant protections, arts and culture, economic and workforce development, land use, and cultural competency.

¹³ City of San Francisco, "Cultural Districts Program," electronic resource at <https://sf.gov/information/cultural-districts-program>, accessed April 7, 2022.



Figure 15. SoMa Pilipinas Filipino Cultural Heritage District shaded red. Dots indicate identified resource locations. Yellow dots indicate potential historic district contributors. Project site indicated in white at the north end of the Cultural Heritage District. Base image: Google Earth, edited by Page & Turnbull.

While Cultural Districts in San Francisco may include historic resources related to the community represented, cultural districts are not analogous to historic districts for the purposes of historic preservation and planning review.

The SoMa Pilipinas Filipino Cultural Heritage District has not previously been identified as coterminous with or containing a historic district related to Filipino history; however, it includes buildings associated with San Francisco's Filipino history which are 50 years of age or older, and which may be evaluated for eligibility as historic resources. While evaluating the historical significance of individual resources or districts is beyond the scope of this report, the following analysis provides an assessment of the potential for built environment resources associated with the cultural district to comprise a historic district in the vicinity of the 469 Stevenson Street project site. Contextual information in the analysis below is summarized from the *San Francisco Filipino Heritage Addendum to the South of Market Historic Context Statement* prepared by Page & Turnbull for the San Francisco Planning Department, dated March 13, 2013. This context statement was developed based on review of secondary historical documentation, as well as oral histories conducted with members of San Francisco's Filipino Community. Identified resource cultural asset locations are drawn from this report, as well as from the cultural district map and Community Landmark list published by the SoMa Pilipinas Filipino Cultural Heritage District.¹⁴

¹⁴ SoMa Pilipinas, District Map, electronic resource at <https://static1.squarespace.com/static/5b2c30b58f51305e3d641e81/t/606735a1bda56a5896a81fee/1617376673646/SoMaPilipinas>

To inquire regarding any information about historic districts in the project vicinity, Page & Turnbull contacted representatives of the SoMa Pilipinas Filipino Cultural Heritage District on March 8, 2022. David Woo, a Land Use Analyst for the SoMa Pilipinas Filipino Cultural Heritage District replied on March 11, 2022, and requested additional information about the purpose of designating historic districts within the cultural heritage district. In response to Mr. Woo's request, on March 23, 2022 San Francisco Planning Department staff provided additional information regarding the scope of this report and the potential presence of historic districts associated with the SoMa Pilipinas Filipino Cultural Heritage District. On May 24, 2022, Page & Turnbull and San Francisco Planning Department staff participated in a virtual meeting with three representatives of the SoMa Pilipinas Filipino Cultural Heritage District: David Woo, Raquel Redondiez, and Mario de Mira. Page & Turnbull presented findings of the analysis to date, and representatives of the SoMa Pilipinas Filipino Cultural Heritage District requested inclusion of additional information regarding the Filipino community associations of 953 and 1010 Mission Street.

map2021.pdf, accessed March 29, 2022; Cultural Assets, electronic resource at <https://www.somapilipinas.org/cultural-assets>, accessed March 29, 2022.





Figure 16. SoMa Pilipinas Filipino Cultural Heritage District shaded red/blue. Dots indicate identified Filipino cultural asset-resource locations. Yellow dots indicate potential historic district contributors. Project Site indicated in white at the north end of the northwest side of the Cultural Heritage District. Base image: Google Earth, edited by Page & Turnbull.

Brief Historic Context – SoMa’s Filipino Community To inquire regarding any information about historic districts in the Project vicinity, Page & Turnbull contacted representatives of the SoMa Pilipinas Filipino Cultural Heritage District on March 8, 2022. David Woo, a Land Use Analyst for the SoMa Pilipinas Cultural Heritage District replied on March 11, 2022, and requested additional information about the purpose of designating historic districts within the cultural heritage district. In response to Mr. Woo’s request, on March 23, 2022 San Francisco Planning Department staff provided additional information regarding the potential presence of historic districts associated with the SoMa Pilipinas Filipino Cultural Heritage District. No additional response has been received to date.

San Francisco’s Filipino community historically established a community named “Manilatown” beginning as early as the 1920s, located just outside of but abutting Chinatown on Kearny Street between Pine and Pacific streets. The neighborhood included a number of Filipino-owned and operated businesses such as

the International Hotel, Saint Paul Hotel, Temple Hotel, Luzon Restaurant, New Luneta Café, and Bataan Lunch. The 1920s and 1930s in San Francisco saw a significant growth in the number of Filipino immigrants arriving in the United States and settling in the city in search of better employment and educational opportunities. ~~and Manilatown was the hub for both new arrivals and settled residents. new and settled Filipino immigrants.~~

Filipino immigrants in San Francisco began migrating to the SoMa area in the years prior to and during World War II. Their presence in SoMa was a result of redevelopment of the Manilatown area into a high rise, high density financial and business hub.

Prior to World War II, SoMa's South Park area had an already established small Japanese community. In search of other areas and neighborhoods to relocate to from Manilatown, Filipinos were attracted to this the presence of an existing Asian community in and around South Park. As Japanese business owners relocated their operations to the growing Japantown in the Western Addition, Filipino immigrants sought ownership of properties previously owned by Japanese individuals. The first property purchased by and for Filipino community members was the former Omiya Hotel (104-106 South Park Street). ~~The Omiya Hotel was purchased in the ca. 1921 by the Gran Oriente Filipino fraternal organization, who converted the building into a lodge for the organization and was converted into a lodge for the organization.~~¹⁵ Additionally, two residential flats buildings (41-43 South Park Street and 45-49 South Park Street) were also purchased by the Gran Oriente and converted to housing for new and existing Filipino residents. The Gran Oriente also constructed a Masonic Temple, named after the organization, at 95 Jack London Alley in the early 1950s. This ~~collection group~~ of Filipino owned properties ~~was is among the earliest~~ first documented ~~collection group~~ of Filipinos living in SoMa.

By the 1960s and 1970s and into the present decade, the Filipino community in SoMa migrated toward the west end of SoMa and established new and many more Filipino-owned, operated, and serving businesses. Saint Patrick's Church (756 Mission Street) and St. Joseph's Church (1401 Howard Street) eventually acquired a mostly Mexican and Filipino Catholic congregation during this time, and became anchors in the Filipino community as the Filipino community it migrated toward the west end of SoMa due to displacement, gentrification, and redevelopment of the area. In addition to its redevelopment efforts in the Western Addition from the 1950s to the 1970s, the San Francisco Redevelopment Agency (SFRA) established the Yerba Buena Center Redevelopment Plan in 1966 to develop an 87-acre area in the South of Market neighborhood. The planned redevelopment area, roughly within the blocks around Third, Fourth, Harrison and Market streets, was occupied by many residential hotels and small businesses, and included Filipino residents and business owners. The project faced strong public resistance from South of Market residents who would be displaced by the planned redevelopment. Groups such as the Tenants and Owners in Opposition to Redevelopment (TOOR) organized to advocate for housing assistance for those whose homes would be demolished.¹⁶ The Pilipino Organizing Committee, founded by Tony Grafilo in the early 1970s, supported these efforts. Despite years of lawsuits and community resistance, the

¹⁵ Page & Turnbull, State of California Department of Parks and Recreation (DPR) 523 District Record for the South Park Historic District (San Francisco: Prepared for the San Francisco Planning Department, 2009), 17.

¹⁶ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement* (San Francisco: Prepared for the San Francisco Planning Department, March 13, 2013), 27.

Yerba Buena Center was constructed between the early 1980s and 1990s, displacing an estimated 4000 residents from the redevelopment area.¹⁷

Today, the SoMa Pilipinas Filipino Cultural Heritage District contains many Filipino-owned businesses, institutions, and organizations that were established in the area beginning in the late 1960s through the 1980s.

Potential Historical Districts Associated With SoMa Filipino History

Page & Turnbull reviewed existing documentation of cultural assets within the SoMa Pilipinas Filipino Cultural Heritage District to identify potential historic districts within the vicinity of the proposed project site. Based on the sources reviewed, it appears that one potential historic district Two potential eligible historic resource locations associated with Filipino history and growth in the South of Market neighborhood may be eligible for status as historical resources be present in SoMa for the purposes of the California Environmental Quality Act (CEQA)) (Figure 17). This One potential district, representing the one of the earliest, albeit small, communities of Filipino immigrants in SoMa would be located within the existing California Register-eligible South Park Historic District, located approximately 0.8 miles east of the project site. The potential district, and would include the Gran Oriente Filipino Lodge (104 South Park Street), the two residential flats buildings purchased by the Gran Oriente Filipino (41-43 South Park Street & 45-49 South Park Street), and the Gran Oriente Masonic Temple (95 Jack London Alley). The district and would be eligible for listing on the California Register of Historical Resources under Criterion A (Events) for their. These properties represent early the earliest associations with SoMa's Filipino community. A defined period of significance would range from the ca. 1921, when the Gran Oriente Filipino purchased their first building at 104 South Park Street to the 1950s when the organization purchased two additional residential flats buildings and constructed thea Masonic Temple. Additional research may be needed to determine other potential contributor(s) to the historic district that are directly associated with this early e-earliest Filipino enclave in the South Park area of SoMa. Alternately, as the existing South of Market Historic District is significant, in part, for its association with the settlement of different minority communities in the area, this district's period of significance, currently 1854-1935, could be revised to include the later activities of SoMa's Filipino residents.

The second small potential resource would consist of the building at 50 Rizal Street, which housed Filipino cultural institutions beginning in the 1970s. Streets surrounding this property, Rizal Street, Lapu Street, Tandang Sora Street, Bonifacio Street, and Mabini Street, are named for significant individuals in Filipino history, and commemorate the area's Filipino heritage. Additional research would be required to establish the eligibility of this area as a historic resource, due to its relatively young age.

As this potential historic district is more than three-quarters of a mile in distance from the project site, tThere does not appear to be a historic district associated with the SoMa Pilipinas Filipino Cultural Heritage District in the vicinity of the proposed project site at 469 Stevenson Street.

¹⁷ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement*, 27.



Figure 17. Location of potential historic district contributors (red) and other cultural assets (blue) relative to the Project Site (white). SoMa Pilipinas Filipino Cultural Heritage District shaded blue. Base image: Google Earth, edited by Page & Turnbull

Potential Individual Historical Resources Associated With SoMa Filipino History

Page & Turnbull reviewed existing documentation of cultural assets within the SoMa Pilipinas Filipino Cultural Heritage District which are within a one-quarter mile radius of the proposed project site. The purpose of this review was twofold: first, to identify if any may warrant evaluation as historical resources for the purposes of CEQA review based on their association with the SoMa Filipino community and, second, to identify if any are located close enough to the project site that the proposed project may impact their setting as potential historical resources. Four individual cultural assets are located within one quarter mile of the proposed project site: 1010 Mission Street, 953 Mission Street, 185 Sixth Street, and 539 Minna Street.

Resources associated with the cultural heritage district in the vicinity of the project site are typically related to Filipino community activities dating to the 1970s and later. The Bayanihan Center at 1010 Mission Street (also addressed 80-96 Sixth Street) is a five-story mixed-use building, located approximately a block and a half to the southwest of the project site, and was established in the former Delta Hotel building in the 1990s. While the building, completed built as a residential hotel in 1912. It is a contributor to the Sixth Street Lodginghouse Historic District. The building's association with the

Filipino Community was summarized in 2013 by the *Addendum to the South of Market Area Historic Context Statement* as follows:¹⁸ is relatively recent.

The Delta Hotel (SRO) at 88 6th Street was purchased in 1976 by Dr. Mario Borja, and in the early 1990s was transformed into affordable housing for low-income residents— primarily Filipino World War II veterans. The building was gutted by fire in 1997, however, resulting in a partnership between the Filipino Community and TODCO [the Tenants and Owners Development Corporation] to revitalize the building as the Bayanihan House. Today [in 2013] the building provides 40 units of Section 8 housing and 152 furnished Single-Resident-Occupancy rooms—most of which are occupied by Filipino veterans. The ground floor of the building houses the Bayanihan Community Center, as well as the Arkipelago Bookstore. The building also serves as headquarters for the Veterans Equity Center, which was founded in 1998 to provide services for the estimated three thousand Filipino-American World War II veterans and their families living in San Francisco. Previously, the Veteran’s Equity Center was located at the Hotel Ysabel at 1099 Mission Street in SoMa.¹⁸

The five-story mixed-use building at 953 Mission Street, in the Mint, located approximately a block and a half to the southeast of the project site, was built in 1916 and is a contributor to the Mint-Mission Article 11 Conservation District-Mall. , has been owned by the Nocon family since the 1970s, and has housed numerous newly-arrived Filipino families.¹⁹ Several different Filipino families and organizations have occupied space in the building in recent decades, including the West Bay Pilipino Multi-Service Center, the South of Market Employment Center, Bayanihan Community Center, the Pilipino AIDS Project, Bindlestiff Theater, and Arkipelago Books, though all have relocated as described by the *Addendum to the South of Market Area Historic Context Statement*.²⁰

One of the most identifiably Filipino establishments in SoMa is the Mint Mall, a mixed-use building at 953 Mission Street that was purchased by the Nocon family in the 1970s. Since that time, the apartments have largely been occupied by newly-arrived Filipino families, while the ground floor commercial space has provided a home for numerous organizations serving the Filipino community. These included the West Bay Pilipino Multi-Service Center, the South of Market Employment Center, Bayanihan Community Center, the Pilipino AIDS Project, and Bindlestiff Theater. Arkipelago Books was also established in the lower level of the Mint Mall in 1998. Today [in 2013], the bookstore is located in the Bayanihan Center. ²¹

Tutubi Park, located at 539 Minna Street, about two and a half blocks southwest of the project site, was built in 2001.

¹⁸ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement*, 29.

¹⁹ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement* (San Francisco: Prepared for the San Francisco Planning Department, March 13, 2013), 26.

²⁰ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement* (San Francisco: Prepared for the San Francisco Planning Department, March 13, 2013), 26.

²¹ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement*, 26.

185 Sixth Street is a mixed-use building located about four blocks southeast of the project site. Built in 2007, a ground-floor space at the building currently houses Bindlestiff Studios, a community-based performing arts venue founded in 1989 that has for over two decades highlighted the work of Filipino artists, was established at its current location about four blocks southeast of the project site, in 2011.²² The *Addendum to the South of Market Area Historic Context Statement* provides the following summary about Bindlestiff Studio: ~~The mixed-use building at 953 Mission Street, in the Mint Mall, has been owned by the Nocon family since the 1970s, and has housed numerous newly arrived Filipino families.²³ Several different organizations occupied space in the building in recent decades, including the West Bay Filipino Multi-Service Center, the South of Market Employment Center, Bayanihan Community Center, the Filipino AIDS Project, Bindlestiff Theater, and Arkipelago Books, though all have relocated.²⁴~~

Bindlestiff Studio was formed in 1989 as an experimental theater space at 185 6th Street. Originally, Bindlestiff had no overt connections to the Filipino community. By the early 1990s however, the studio had begun attracting young Filipinos in SoMa, and in 1997 Allan Manalo became managing director—transforming Bindlestiff into the one of the first centers in the United States dedicated to Filipino performing arts. In 2005, the Bindlestiff Studio space was demolished by the San Francisco Redevelopment Agency. After using a temporary space, the organization moved back into a new multi-use building constructed by the Redevelopment Agency on the same site in 2011.²⁵

Tutubi Park, located at 539 Minna Street, about two and a half blocks southwest of the project site, was developed in 2001 by Asian Neighborhood Design, with funding from the Mayor's Office of Community Development and San Francisco redevelopment Agency. The small park is enclosed by a decorative metalwork fence which depicts "animals common in Philippine folklore."²⁶

As each has been associated with the SoMa Filipino community for over 40 years, the two buildings at 1010 and 953 Mission Street do appear to warrant evaluation as a historical resources. Additional research may be required to establish the eligibility of these buildings as their association with the Filipino community has developed within the last 50 years, and is therefore relatively recent in the context of historic preservation. However, evaluation of the historic significance of these buildings, and others associated with minority communities in San Francisco, would benefit from acknowledgement that communities such as the Filipino residents of South of Market have faced repeated economic and civic pressures which have led to displacement and relocation. These pressures can prevent the kinds of long-term establishment of residents, businesses, and organizations with specific places that are prioritized in considering the historic significance of resources under National Register and California Register criteria for associations with significant events and persons.

²² SoMa Pilipinas, "Bindlestiff Studios," electronic resource at <https://www.somapilipinas.org/cultural-assets-1/2018/7/25/bindlestiff>, accessed March 29, 2022.

²³ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement* (San Francisco: Prepared for the San Francisco Planning Department, March 13, 2013), 26.

²⁴ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement* (San Francisco: Prepared for the San Francisco Planning Department, March 13, 2013), 26.

²⁵ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement*, 32.

²⁶ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement*, 35.

Neither the building at 185 Sixth Street which houses Bindlestiff Studios, built in 2007, or Tutubi Park at 539 Minna Street, developed in 2001, appear to warrant evaluation for status as historical resources, as both were completed within the last 25 years.

Page & Turnbull did not review previously identified cultural assets within the SoMa Pilipinas Filipino Cultural Heritage district which are more than one-quarter mile from the project site at 469 Stevenson Street for their potential significance as individual historical resources. The potential for a proposed project to impact the significance of individual resources through changes in setting diminishes with distance. Nonetheless, future evaluations may find some cultural assets associated with the cultural heritage district to be individually eligible as historical resources for their association with SoMa's Filipino community. For example, the San Lorenzon Ruiz Community Center, at 50 Rizal Street was built in 1979 as a publicly funded 149-unit housing project specific to the city's Filipino community and originally called Dimasalang House. The building includes the Lipi Ni Lapu mural, completed in 1984, and streets surrounding this property, Rizal Street, Lapu Street, Tandang Sora Street, Bonifacio Street, and Mabini Street, are named for significant individuals in Filipino history.

IV. ANALYSIS OF PROPOSED PROJECT IMPACTS

This section analyzes the project-specific impacts and cumulative impacts of the proposed Projectproposed project at 469 Stevenson Street on adjacent and nearby historical resources, as required by CEQA. The following analysis describes the proposed Projectproposed project, assesses its compatibility with the character of the historic districts, and identifies potential adverse impacts.

California Environmental Quality Act

S~~The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.) that provides for the development and maintenance of a high-quality environment for the present-day and future through the identification of significant environmental effects.²⁷ The California Environmental Quality Act (CEQA) applies to "projects" proposed to be undertaken or requiring approval from state or local government agencies. "Projects" are defined as "...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps."²⁸ Historic and cultural resources are considered to be part of the environment. In general, the lead~~The lead agency must complete the environmental review process as required by CEQA. In the case of the proposed Projectproposed project at 469 Stevenson Street, the City of San Francisco will act as the lead agency.

²⁷ California Environmental Quality Act (CEQA), Public Resources Code (PRC), §21000 et seq., accessed online, November 29, 2021, https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=21000.

²⁸ 14 CCR § 15378: Project.

Historic Resources under CEQA

Historical resources are considered to be part of the environment for the purposes of CEQA. A building or site may qualify as a ~~historic resource~~historical resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a), which are defined as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.²⁹

In general, a resource that meets any of the four criteria listed in CEQA Guidelines Section 15064.5(a)(2) is considered to be a historical resource unless "the preponderance of evidence demonstrates" that the resource "is not historically or culturally significant."³⁰

Threshold for Substantial Adverse Change

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment."³¹ Substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be

²⁹ 14 CCR § 15064.5

³⁰ 14 CCR § 15064.5(a)(2).

³¹ 14 CCR § 15064.5(b).

materially impaired.”³² The historic significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.³³ Thus, a project may cause an adverse change in a historic resource but still not have a significant effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral, or even beneficial.

In other words, a project may have an impact on a historic resource, and that impact may or may not impair the resource’s eligibility for inclusion in the California Register. If an identified impact would result in a resource that is no longer able to convey its historic significance and is therefore no longer eligible for listing in the California Register, then it would be considered a significant effect.

The San Francisco Planning Department is the lead agency for the ~~proposed Project~~proposed project, and has determined that the National Register-listed Market Street Theater and Loft Historic District, the California Register-eligible Sixth Street Lodging House Historic District, the Article 11 Mint-Mission Conservation District, and the California Register-eligible PG&E City Beautiful Substations Discontinuous Thematic Historic District, and the contributors therein, are historical resources for the purposes of CEQA. The following sections analyze the potential for the ~~proposed Project~~proposed project to cause significant effects to these resources.

Proposed Project Description

The project description has been developed based on drawings produced by Solomon Cordwell Buenz (SCB), dated May 25, 2021 (**Appendix B**). The ~~proposed Project~~proposed project consists of a 27-story, mixed-use (though primarily residential) building at the current location of a surface parking lot (**Figure 18**). The primary entrance ~~will~~would face Jessie Street, at the southeast side of the building, and ~~will~~would consist of a lobby flanked by two ground-floor retail spaces. Fitness and lounge spaces ~~will~~would be located at the northwest (Stevenson Street) side of the ground floor. Ground floor spaces ~~will~~would be broadly glazed, with the tower consisting of a grid of glazing punctuated by angled metal panels (**Figure 19**). In addition to untinted glazing, the color palette ~~will~~would consist of painted metal in light grey, medium grey, and dark brown finishes. Open spaces at the ground floor ~~will~~would be screened with clear glass panels for wind protection.

The tower, consisting of the seventh through 27th stories, ~~will~~would be set back at the northwest (Stevenson Street) side from the six-story podium level by approximately 39 feet. The tower ~~will~~would also be set back by approximately 18.5 feet at the southwest and 26 feet at the northeast façades. With the exception of a centered 20-foot-wide and 10-foot-deep channel which extends through the full height of the building, the southeast façade directly abuts the property line at all stories.

³² 14 CCR § 15064.5(b)(1).

³³ 14 CCR § 15064.5(b)(2).

At the first story, the proposed new construction will/would extend to the property line on all sides. Thus, the first story will/would be set directly adjacent to four neighboring buildings: 35-37, 39-41, 43-45, and 47-55 Sixth Street. Most of the building will/would be set back from the property line at the second and subsequent stories by 18.5 feet, with the exception of the northwest 24 feet adjacent to Stevenson Street, which will/would abut the southwest property line through the sixth story at both the northeast and southwest sides.

Construction of the building would require mass excavation to a depth of 55 feet below ground surface

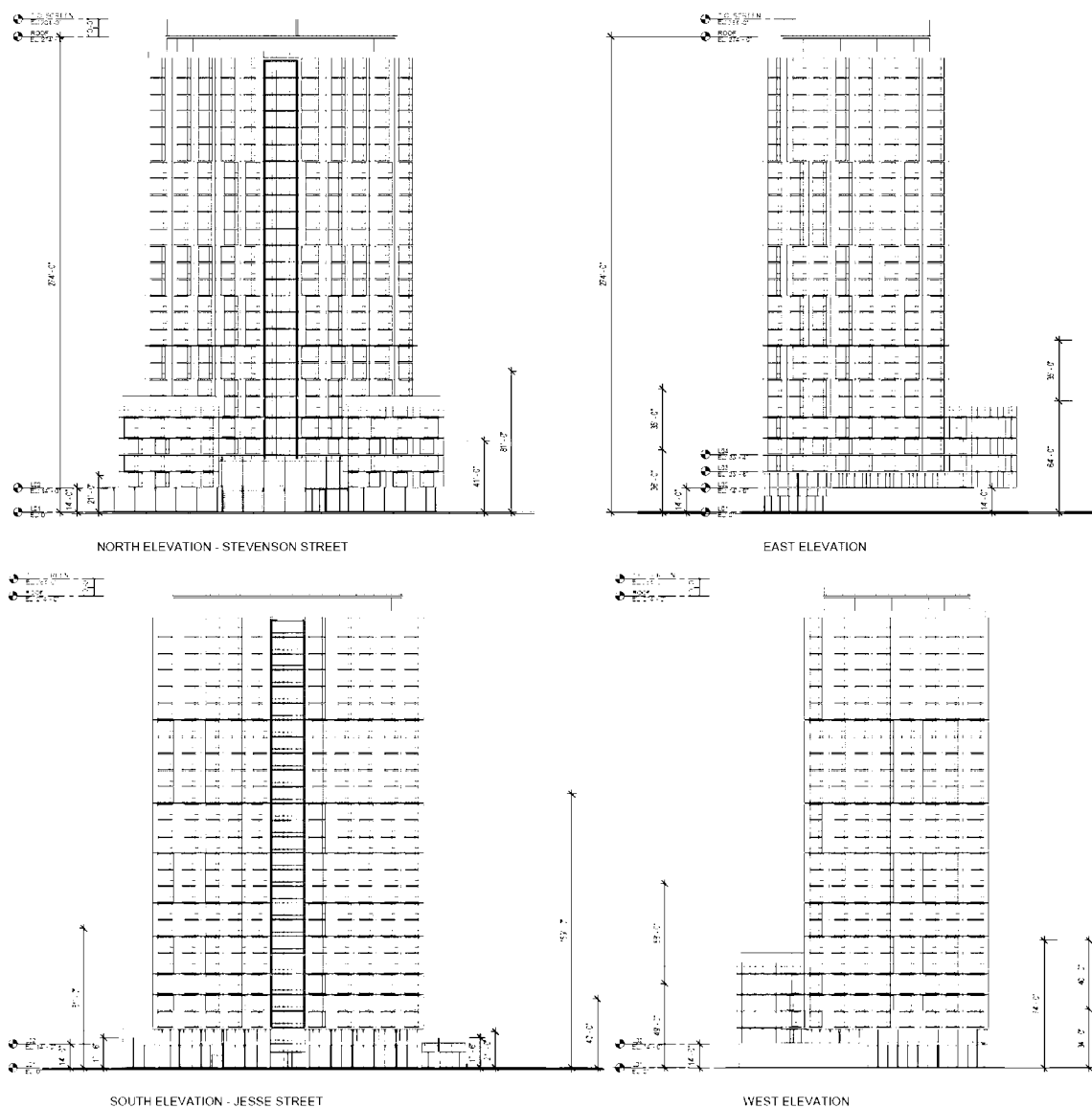


Figure 18. Proposed elevation drawings prepared by SCB, 2021.



Figure 19. Rendered view of ~~proposed Project~~proposed project looking southwest along Stevenson Street. Source: SCB, 2021.

Historic District Compatibility

The following analyzes the compatibility of the ~~proposed Project~~proposed project with the adjacent and nearby historic districts, based on the relevant general principles of the *Secretary of the Interior's Standards for Rehabilitation*. These standards are typically used in review of proposed projects under CEQA as, according to CEQA Guidelines section 15064.5(b)(3), a project which is found to comply with the appropriate standards within the *Secretary of the Interior's Standards for the Treatment of Historic Properties* is "considered as mitigated to a level of less than a significant impact on the historical resource." As the project does not propose to physically alter individual historical resources or districts, the focus of the discussion below is on potential changes in the setting of districts and contributors which are nearby and adjacent to the project site. As one of the seven aspects of integrity defined by the National Park Service in guidance for the evaluation of historic properties, setting denotes the physical environment of a historic resource or district, reflecting "the basic physical conditions under which a property was built and the functions it was intended to serve."³⁴ A resource's setting may include natural or built environment features, as well as "relationships between buildings and other features or open space."³⁵

³⁴ National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: U.S. Department of the Interior, 1997), 45.

³⁵ *Ibid.*

Market Street Theater and Loft Historic District

The proposed Project would insert a mixed-use commercial and residential building into a parcel used for surface parking for the past several decades. This use is compatible with adjacent contributors to the Sixth Street Lodginghouse Historic District, and Article 11 Mint-Mission Conservation District, which both include mixed-use buildings interspersed with buildings with industrial and commercial uses.

AdjacentNearby contributors to the Market Street Theater and Loft Historic District, historic districts, built between ca. 1900 and 1908930, are characterized by distinct three-part primary façade composition and ornamentation featuring classical motifs. The two nearest contributors to the project site, 973 and 979-989 Market Street, are built on through-lots between Market and Stevenson streets, with primary façades oriented toward Market Street and rear façades overlooking the project site. exhibit a range of architectural styles, including mixed-use buildings with two- and three-part vertical composition; brick masonry, stucco, or terracotta cladding; and ornamentation employing classical motifs. The most ornate ornamentation is found on the contributors to the Market Street Theater and Loft Historic District, whose primary façades face Market Street, away from the project site. Similarly, the primary façades of the more modest buildings of the Sixth Street Lodginghouse Historic District face away from the project site. The primary façades of district contributors to the Article 11 Mint-Mission Conservation District that are adjacent to the project site face Mission Street. As noted in the contextual information for the Article 11 Mint-Mission District and applicable to the Market Street Theater and Loft Historic District's contributors, the buildings were constructed on through lots, and thus have rear façades facing public rights-of-way. It is the rear façades of these buildings which overlook the project site. These brick masonry clad rear façades lack ornamentation, and feature and are typically characterized by unfinished or painted concrete or brick masonry with regular grids of rectangular punched openings. As an industrial facility, the PG&E substation at 460 Jessie Street differs in character from the surrounding historic district contributors. The northwest and southwest façades of the concrete building are minimally ornamented and unfenestrated, with incised lines, simulated quoining at the corners, and a simple box cornice. With the exception of the two stacks, the massing overall is blocky and horizontally oriented.

Within the context of the existing district contributors, theThe proposed Projectproposed project willwould provide a contemporary design that is compatible in many waygenerally compatibles with the character of the rear facadesfaçades of the Market Street Theater and Loft Historic District contributors which face the project siteit across Stevenson Streetfrom the surrounding historic districts. The dominant finish materials – glass, metal, and concrete – and grey and brown color palette are generally compatible with the materials and finishes present on adjacentthe rear façades of 973 and 978-989 Market Streethistoric district contributors. The rectilinearity; three-part vertical composition of podium, tower, and mechanical penthouse; and regular pattern of glazed openings willwould refer somewhat to the composition and fenestration of the adjacent and nearby historic buildings. The effect of the new building will be distinctly new, but not jarring, in overall finish and composition.

The most significant substantial difference in character between the existing nearby, existing historic district contributors and proposed Projectproposed project is that of height. The proposed Projectproposed project will-would be 27 stories, while the , and while building height varies somewhat

by district, neighboring contributors are between one and eight stories in height. The Market Street Theater and Loft District consists primarily of buildings between two and eight stories in height, with the nearest contributors, 973 and 979-989 Market Street at seven and eight stories. One although the nearby non-contributing building within the district, at 995 Market Street / 1 Sixth Street, to the west of the project site, is 16 stories. The Sixth Street Lodginghouse Historic District consists predominantly of buildings between three to four stories in height, with occasionally taller contributors such as 47-55 Sixth Street, to the immediate southwest of the project site, at seven stories. The Mint Mission Article 11 Conservation District has a broader range of heights, with contributors between one and ten stories in height. The district contributors closest to the project site, opposite Jessie Street, are two to five stories in height. In each district, buildings typically have minimal setbacks from the property line. While the proposed Project will follow the street-level pattern of minimal setbacks established within the adjacent historic districts, the building's height, at 27 stories, will be significantly taller than any contributor to the surrounding districts. The nearest building in SoMa of comparable height is the 32-story building at 888 Howard Street, which is located approximately 0.2 miles to the east, and is not adjacent to historic districts. The project does include some features which would mitigate reduce the visual impact of its overall height as viewed from adjacent Stevenson Street public rights-of-way. The six-story podium level of the proposed building, which will be most pronounced at the Stevenson Street-facing façade, will sit within the range of existing building heights typical of contributors to the Market Street Theater and Loft Historic District, while the and Sixth Street Lodginghouse Historic Districts. The tower will be set back approximately 39 feet from the Stevenson Street property line and would thus be less visually dominant at the Stevenson Street side of the building, where it will be set back approximately 39 feet from the property line, than at the primary, Jessie Street-facing façade, which has no setback. The stepped setbacks at the southwest side, and narrower setback at the northeast side, will also provide a visual transition between the proposed pProject and immediately adjacent district contributors adjacent buildings.

When viewed from the Market Street public rights-of-way faced by the primary facade of adjacent Market Street Theater and Loft Historic District contributors, the visual impact of the height of the proposed building would be less than when viewed it will be perceived from these contributors' rear façades, which are closer to the project site. The comparative street views and renderings in **Figure 20 through Figure 25 Appendix C** depict the general outline of the proposed tower as it will be perceived from various three different Market Street locations within the historic district. While visible behind the district contributors,

As discussed above, the 27-story height of the proposed building at 469 Stevenson Street is the element of its design which is incompatible with the adjacent historic districts. While not located within any of the four districts which surround it, construction of a building of this height will change the setting of the districts' adjacent contributors, interrupting the relatively consistent range of existing building heights. When viewed from within the districts, however, this change in setting — the introduction of a large, contemporary building within an already densely developed urban environment would not overpower or diminish the visual impact of the Market Street Theater and Loft Historic District contributors as viewed from the central artery of this district.

Overall, the proposed project would not remove or alter any physical features of contributors to the Market Street Theater and Loft Historic District, and would not materially impair existing historical resources or their surroundings such that the district contributors would no longer be able to convey those significant aspects of their character which justify their eligibility for listing.

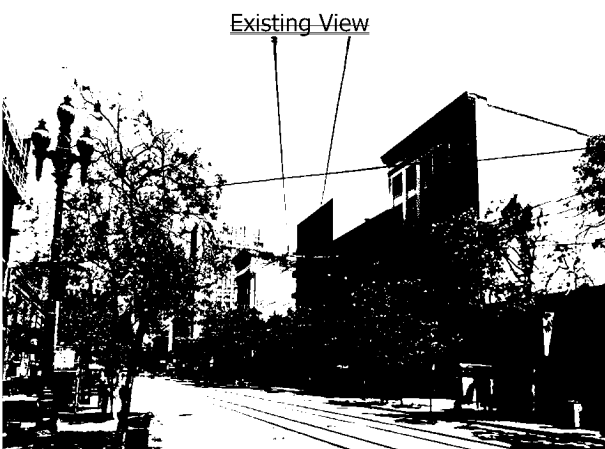


Figure 20. Existing view northeast from intersection of Market, McAllister, and Jones streets. Source: Google Earth.



Figure 21. Proposed view northeast from intersection of Market, McAllister, and Jones streets. Source: Build.

Market Street Theater and Loft District.
View northeast from intersection of Market, McAllister, and Jones streets.



Figure 22. Existing view east from intersection of Market Street, Taylor Street, and Golden Gate Avenue. Source: Google Earth.



Figure 23. Proposed view east from intersection of Market Street, Taylor Street, and Golden Gate Avenue. Source: Build.

Market Street Theater and Loft District
View east from intersection of Market Street, Taylor Street, and Golden Gate Avenue.

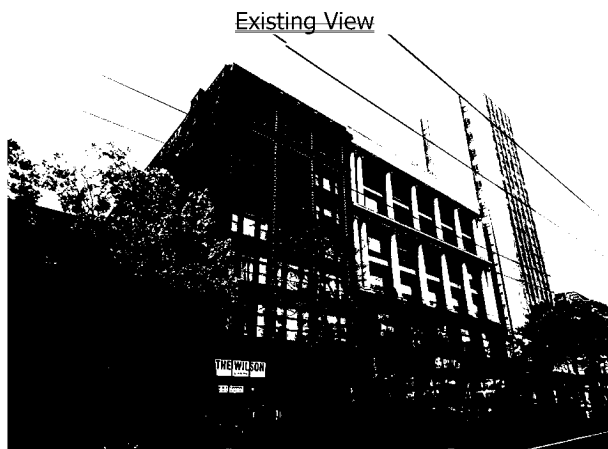


Figure 24. Existing view south toward contributors 973 and 979-989 Market Street. Source: Google Earth.

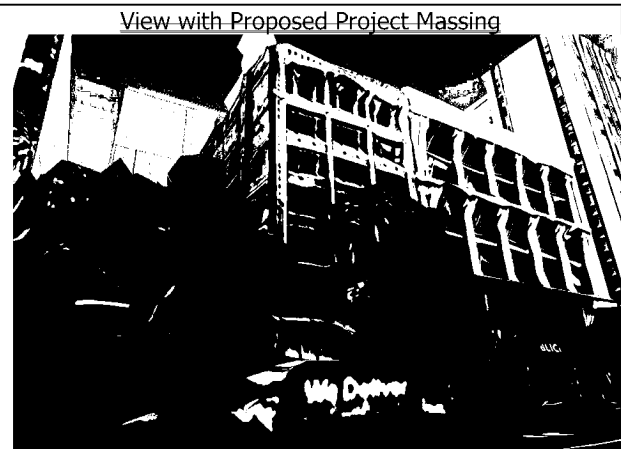


Figure 25. Proposed view south toward contributors 973 and 979-989 Market Street. Source: Build.

Market Street Theater and Loft District
View south toward contributors 973 and 979-989 Market Street.

—will not materially impair the existing historical resources or their surroundings such that these resources will no longer be able to convey those aspects of their character which convey their significance, and justify their eligibility for listing at the local, state, or federal level. The proposed Project will not remove or alter any physical features of historic district contributors. It will not overpower or diminish the visual impact of the Market Street Theater and Loft Historic District contributors as viewed from Market Street, the central artery of this district. The proposed Project will not interrupt the regular streetscape of former residential hotels which characterizes the Sixth Street Lodginghouse Historic District. The PG&E substation at 465 Stevenson Street is significant for its architecture and association with other substations built in the early decades of the 20th century. The change in its setting caused by construction of the proposed Project will not interfere with the building's industrial character. While the proposed Project will be visible to differing degrees above the rooflines of district contributors in all adjacent historic districts, the change in setting will not diminish the integrity of the historic districts, each of which is characterized by dense urban development.

Sixth Street Lodginghouse Historic District

The proposed project would insert a mixed-use commercial and residential building into a parcel used for surface parking for the past several decades. This use is compatible with adjacent and nearby contributors to the Sixth Street Lodginghouse Historic District, which includes predominantly mixed-use buildings.

Adjacent and nearby contributors to the Sixth Street Lodginghouse Historic District, built between 1906 and 1913, are characterized by brick and stucco exterior cladding and have minimal ornamentation with some limited use of classical motifs on cornices and window surrounds. These buildings' primary façades are oriented toward Sixth Street, facing away from the project site. The rear façades of the district contributors which overlook the project site lack ornamentation, and are characterized by brick masonry and stucco cladding. Punched openings are present in the upper stories of three of the four contributors adjacent to the project site: 39-41, 43-45, and 47-55 Sixth Street.

The contemporary design of the proposed would be generally compatible with the character of the rear façades which face it from the neighboring Sixth Street Lodginghouse Historic Districts. The dominant finish materials – glass, metal, and concrete – and grey and brown color palette are compatible with the materials and finishes present on nearby historic district contributors. The rectilinearity; three-part vertical composition of podium, tower, and mechanical penthouse; and regular pattern of glazed openings would refer somewhat to the composition and fenestration of the adjacent and nearby historic buildings. The proposed building would be recognizable as new construction, while respecting the materials and finishes of nearby historic buildings.

The most substantial difference in character between the adjacent and nearby historic district contributors and proposed project is that of height. The proposed project would be 27 stories, while the adjacent and nearby contributors to the Sixth Street Lodginghouse Historic District are between two and seven stories. The project includes some features which would reduce the visual impact of its overall height as viewed from adjacent public rights-of-way. The six-story podium level of the proposed building, which would be most pronounced at the Stevenson Street-facing façade, would sit within the range of existing building heights of contributors to the Sixth Street Lodginghouse Historic District. The tower would be less visually dominant at the Stevenson Street side of the building, where it would be set back approximately 39 feet from the property line, than at the primary, Jessie Street-facing façade, which has no setback. The stepped setbacks at the southwest side would provide a visual transition between the proposed project and immediately adjacent district contributors.

When viewed from the Sixth Street public right-of-way faced by the primary façades of adjacent and nearby district contributors, the visual impact of the height of the proposed building would be more pronounced than in the nearby Market Street Theater and Loft Historic District. The comparative street views and renderings in **Figure 26 through Figure 29**, depict the general outline of the proposed tower as it would be perceived from various locations within the historic district.

While introducing a new visual element to the rear of district contributors, the introduction of a large, contemporary building within an already densely developed urban would not interrupt the regular streetscape of former residential hotels which characterizes the Sixth Street Lodginghouse Historic District. Although the proposed project would be clearly visible above the rooflines of these district contributors, the change in setting would not diminish the integrity of the historic district which, itself, is characterized by dense urban development.

The proposed project would not remove or alter any physical features of contributors to the Sixth Street Lodginghouse Historic District, and would not materially impair existing historical resources or their surroundings such that the district contributors would no longer be able to convey those significant aspects of their character which justify their eligibility for listing.



Figure 26. Existing view southeast toward 35-37, 39-41, 43-45, 47-55, and 65-83 Sixth Street. Source: Google Earth.



Figure 27. Proposed view southeast toward 35-37, 39-41, 43-45, 47-55, and 65-83 Sixth Street. Source: Build.

Sixth Street Lodginghouse Historic District
View southeast toward 35-37, 39-41, 43-45, 47-55, and 65-83 Sixth Street.



Figure 28. Existing view northeast from intersection of Sixth and Jessie streets, 47-55 Sixth Street is at left. Source: Google Earth.



Figure 29. Proposed view northeast from intersection of Sixth and Jessie streets, 47-55 Sixth Street is at left. Source: Build.

Sixth Street Lodginghouse Historic District
View northeast from intersection of Sixth and Jessie streets, 47-55 Sixth Street is at left.

Mint Mission Article 11 Historic District

The proposed project would insert a mixed-use commercial and residential building into a parcel used for surface parking for the past several decades. This use is compatible with nearby contributors to the Article 11 Mint-Mission Conservation District, which includes mixed-use, commercial, and industrial buildings.

Nearby contributors to the historic district, built between 1907 and 1930, are typically of reinforced concrete and feature painted and stucco-clad primary façades with minimal ornamentation and broad, divided-lite glazing at the upper stories. The primary façades of district contributors to the Article 11 Mint-Mission Conservation District that are nearest to the project site face Mission Street. These buildings were constructed on through lots, and thus have rear façades facing public the Jessie Street public right-of-way, overlooking the project site. These rear façades lack ornamentation, and are typically characterized by unfinished or painted concrete with regular grids of rectangular punched openings.

Within the context of the existing district contributors, the proposed project would provide a contemporary design that is generally compatible with the character of the rear façades of district contributors. The dominant finish materials – glass, metal, and concrete – and grey and brown color palette are generally compatible with the materials and finishes present on contributors to the Article 11 Mint-Mission Conservation District. The rectilinearity; three-part vertical composition of podium, tower, and mechanical penthouse; and regular pattern of glazed openings would refer somewhat to the composition and fenestration of the nearby historic buildings. The proposed building would be recognizable as new construction, while respecting the materials and finishes of nearby historic buildings.

The most substantial difference in character between the nearby contributors to the Article 11 Mint-Mission Conservation District and the proposed project is that of height. The proposed project would be 27 stories, while district contributors closest to the project site, opposite Jessie Street, are two to five stories in height. At the Jessie Street frontage, these buildings typically have minimal setbacks from the property line. The proposed project would follow this street-level pattern of minimal setback, however the building's height, at 27 stories, would be substantially taller than any contributor to the Article 11 Mint-Mission Conservation District. The nearest building in SoMa of comparable height is the 32-story building at 888 Howard Street, which is located approximately 0.2 miles to the east.

When viewed from the Mission Street public rights-of-way faced by the primary façades of adjacent and nearby district contributors, the visual impact of the height of the proposed building would be less than it would be perceived from these contributors' rear façades, which are closer to the project site. The comparative street views and renderings in **Figure 30 through Figure 33** depict the general outline of the proposed tower as it would be perceived from two locations within the historic district. While the proposed project would be visible above the rooflines of district contributors, the change in setting caused by this new visual element would not diminish the integrity of the historic district. The character and features of the contributing buildings to the Article 11 Mint-Mission Conservation District, as viewed from Mission Street, would not be impacted.

The proposed project would not remove or alter any physical features of contributors to the Article 11 Mint-Mission Conservation District, and would not materially impair existing historical resources or their surroundings such that the district contributors would no longer be able to convey those significant aspects of their character which justify their eligibility for listing at the local, state, or federal level.



Figure 30. Existing view north from intersection of Sixth and Mission streets. 481 Jessie Street / 986 Mission Street, 479 Jessie Street / 980-984 Mission Street, and 972-976 Mission Street at right. Source: Google Earth.



Figure 31. Proposed view north from intersection of Sixth and Mission streets. 481 Jessie Street / 986 Mission Street, 479 Jessie Street / 980-984 Mission Street, and 972-976 Mission Street at right. Source: Build.

Mint-Mission Article 11 Conservation District.
View north from intersection of Sixth and Mission streets. 481 Jessie Street / 986 Mission Street, 479 Jessie Street / 980-984 Mission Street, and 972-976 Mission Street at right.



Figure 32. Existing view southwest from intersection of Jessie and Mint Streets. Source: Google Earth.



Figure 33. Proposed view southwest from intersection of Jessie and Mint Streets. Source: Build.

Mint-Mission Article 11 Conservation District.
View southwest from intersection of Jessie and Mint Streets.

PG&E Beautiful Substations Historic District

As an industrial facility the PG&E substation to the northeast of the project site, built in 1924, differs in character from other nearby historic district contributors in its use, massing, and composition. The building is significant for its architecture and association with other substations built in the early decades of the 20th century, which form a discontinuous district of stations constructed to support San Francisco's urban infrastructure. The northwest and southwest façades of the concrete building are minimally ornamented and unfenestrated, with incised lines, simulated quoining at the corners, and a simple box cornice. With the exception of the two stacks, the massing overall is blocky and horizontally oriented. Construction of the proposed 27-story project at 469 Stevenson Street would introduce a new visual element to the surroundings of the substation, however, the overall urban character of the building's existing setting would not significantly change. The proposed project would not remove or alter any physical features of the substation, or materially impair the historical resource or its surroundings such that it would no longer be able to convey those significant aspects of its character which justify its eligibility for listing.

Potential Historical Resources: SoMa Pilipinas Filipino Cultural Heritage District

As discussed above, the potential historic district at South Park which may be found significant in future evaluations for its association with the historic Filipino community in the South of Market neighborhood, is more than three quarters of a mile in distance from the project site. Due to this distance, and the presence of dense urban development between this potential district's contributors and the project site, no historical resource impacts related to proposed project activities are anticipated. Similarly, changes in setting associated with two potential individual resources identified near the project site are not anticipated to cause significant impacts. Both 1010 and 953 Mission Street are five-story commercial and residential buildings located in a densely developed urban setting. Though the upper stories of the proposed development would be visible from the public rights-of-way adjacent to each, the proposed project at 469 Stevenson Street would not impact the settings of these buildings to the degree that their potential to be found eligible for listing at the local, state, or national level for their association with the SoMa Filipino community would be diminished.

Potential for Construction-Related Impacts to Historical Resources

In addition to visual impacts to the settings of historic districts and their contributors, projects immediately adjacent to historical resources may have the potential to cause direct, construction related impacts to those resources. Four of the contributors to the Sixth Street Lodginghouse Historic District, 35-37, 39-41, 43-45, and 47-55 Sixth Street, directly abut the ~~Project~~project site at its southwest side. The PG&E substation at ~~465 Stevenson Street~~ directly abuts the ~~Project~~project site at its northeast side.

Page & Turnbull Preservation Technology staff reviewed analysis of potential vibration-related impacts and acceptable thresholds included in the *Noise Technical Memorandum for 469 Stevenson Street Project* prepared by Stantec on September 27, 2017. Based on the typical vibration levels caused by the types of construction equipment proposed for use adjacent to the ~~Project~~project site and distance from

proposed Projectproposed project activities to adjacent historical resources, Stantec found that the historic buildings could be subject to maximum vibration levels between .03 and .12 inches per second peak particle velocity (in/sec PPV).³⁶ According to Caltrans Construction Vibration Damage Criteria, used across construction industries in California, maximum groundborne vibration levels below 0.25 in/sec PPV are not typically expected to cause vibration-related damage to concrete, masonry, and steel-frame historic buildings and structures such as those adjacent to the pProject site. As such, current planned pProject activities would not be expected to cause vibration-related damage to the adjacent historic buildings. However,as some details of foundation design and installation have not yet been developed for the proposed Projectproposed project, and existing below-surface conditions are not yet fully known. For example, as stated by the *Preliminary Geotechnical Investigation: 469 Stevenson Street, San Francisco* prepared by Langan on April 15, 2022:

We anticipate the soil at the site can be excavated with conventional earthmoving equipment such as loaders and backhoes. However, remnants of any buried foundations and/or building slabs and other debris may be encountered, which could require the use of jack hammers or hoe-rams to break apart and remove. Additionally, concrete debris should be expected within the fill.³⁷

Historic Sanborn Map Company insurance maps for the project block show a group of two- and three-story residential buildings with basements within the project site in 1905, prior to the earthquake and fire of 1906.³⁸ Buried structural remains, as well as debris within the fill, may be encountered during excavation.

As the use of equipment not specified in the vibration analysis may be required due to site conditions, it may be advisable to conduct develop and implement a vibration monitoring plan forat adjacent historic buildings during ground-disturbing Projectproject activities to ensure that, if approaches or equipment types not addressed by the previous vibration analysis are needed, the maximum threshold of 0.25 in/sec PPV is not exceeded.

In addition, preparation of a *Construction Best Practices for Historical Resources Plan* and *Construction Monitoring for Historical Resources Program* for Planning Department review may be advisable. The latter would include the vibration monitoring plan described above. These documents would specify the it may be advisable to implement the following basic documentation, monitoring, and projective measures to be incorporated into construction documents and/or implemented prior to and during ground-disturbing work to ensure that Projectproject activities do not result in damage to adjacent historic buildings. These documents may include (but not be limited to) requirements for the following: through possible soil settling or physical impact by machinery or construction-related debris.

³⁶ Stantec, Noise Technical Memorandum for 469 Stevenson Street Project (Walnut Creek: Prepared for the San Francisco Planning Department, September 27, 2019), 27.

³⁷ Langan, *Preliminary Geotechnical Investigation: 469 Stevenson Street, San Francisco* (San Francisco: Prepared for Stantec, April 15, 2022), 16.

³⁸ Sanborn-Perris Map Company, Ltd., *Insurance Maps for San Francisco, California*, Volume 2, Sheet 138, 1905.

- Pre- and post-construction conditions documentation of the directly adjacent historic buildings, and vibration monitoring and reporting requirements during ground disturbing activity; and on-call inspections as needed in the event of a prolonged vibration exceedance;
- Preparation of shoring and soil stabilization plans to address possible settlement of the soils, which could impact adjacent building foundations;
-
- Preparation of staging and circulation plans to minimize impacts to adjacent historic resources; by keeping these areas and activities at least 25 feet away from historical resources wherever possible;
- Installation of physical protection at the boundary of the project site where historical resources are directly adjacent to prevent incidental impacts by machinery or debris;
- Preparation shoring and soil stabilization plans to address possible settlement of the soils, which could impact adjacent building foundations;

Installation of roof protection from falling objects/debris during above-ground construction activity above the roof levels of adjacent historic buildings.

The content of documentation for protection of adjacent historical resources may overlap to a degree with that recommended by Langan regarding excavation settlement. The April 15, 2022 geotechnical investigation recommends the following with regard to excavation settlement and construction monitoring:

A monitoring program should be established prior to installing the shoring system to monitor and evaluate the effects of the construction on the adjacent improvements. A pre-construction conditions documentation and monitoring program of existing improvements should be implemented for identifying conditions of areas before construction commences, and to confirm impacts (if any) due to the installation and performance of the shoring. A monitoring program should be implemented to establish a baseline of conditions before starting construction and identify the effects of the construction on the adjacent buildings and improvements. The monitoring program should include survey points, vibration and sound-level monitors, tilt-meters, and crack meters installed in and on adjacent structures, and inclinometers to monitor the movement of shoring walls [...] ³⁹

A pre-construction survey and monitoring program should be undertaken prior to installation of shoring, excavation, and foundation installation to monitor the effects of these operations. The survey should include documenting the condition of the surrounding structures, including a crack survey, prior to and following construction. The monitoring should provide timely data, which can be used to modify the shoring system if needed. Survey points should be installed on the shoring and on the adjacent streets, buildings, and other improvements that are within 150 feet of the proposed excavation. [...]

³⁹ Langan, *Preliminary Geotechnical Investigation: 469 Stevenson Street, San Francisco* (San Francisco: Prepared for Stantec, April 15, 2022), 19, 22.

In addition, a thorough crack survey of buildings within 50 feet of the excavation should be performed prior to starting construction to provide a baseline in case claims of building damage caused by the proposed construction are made.

Historical resource monitoring may be coordinated with the activities recommended by Langan, with documentation and reporting focused on character-defining features of the historic district contributors.

VII. CONCLUSION

The 469 Stevenson Street project proposes to construct a 27-story mixed-use building at a site adjacent or near to contributors to four historic districts: the National Register-listed Market Street Theater and Loft Historic District; the California Register-eligible Sixth Street Lodging House Historic District; the Article 11 Mint-Mission Conservation District, and the California Register-eligible PG&E City Beautiful Substations Discontinuous Thematic Historic District. These districts, and the contributors therein, are considered historical resources for the purposes of CEQA review. Page & Turnbull analyzed the potential impact of the Project~~project~~ relative to changes in the setting of these districts and their contributors. ~~The effect of the new building will be distinctly new, but not jarring, in overall finish and composition.~~ While the proposed Project~~proposed project~~ would result in a building that is considerably taller than adjacent and nearby district contributors, the change in setting would not constitute a substantial adverse effect on historical resources. The adjacent and nearby districts and contributors would not be impacted to the degree that their eligibility for listing at the local, state, or national level, as appropriate to each resource, would be diminished. Further, the proposed Project~~proposed project~~ is generally compatible in materials, finishes, fenestration patterns, and setbacks relative to public rights-of-way with the character of the adjacent and nearby districts and contributors. ~~The effect of the new building would be distinctly new, but not incompatible in overall finish and composition.~~

~~Finally, implementation of standard construction protection measures would reduce the potential of Project-related construction activities to cause inadvertent physical damage to adjacent historical resources.~~

The Project~~project~~ site is additionally located within the SoMa P~~ilipinas~~ Filipino Cultural Heritage District. Page & Turnbull reviewed documentation related to significant buildings, sites, and spaces within the SoMa P~~ilipinas~~ Cultural District~~cultural district~~ to identify potential historic districts adjacent to, nearby, or including the Project~~project~~ site. While there appears to be one potential historic districts within the cultural district, or groupings of potential historic resources in the vicinities of South Park and Rizal Street, these resources are located a half-mile or more, its potential contributors are located more than three quarters of a mile to the east of the Project~~project~~ site. Additionally, Page & Turnbull identified two potential individual resources within one quarter mile of the project site. It is not anticipated that changes in setting to these potential resources caused by the proposed project would impact their eligibility, if formally evaluated for historical significance. As such, the proposed Project~~proposed project~~ would not impact potential historical resources districts or individual historical resources related to the SoMa P~~ilipinas~~ Filipino Cultural Heritage District.

Preparation of *Construction Best Practices for Historical Resources Plan* and *Construction Monitoring for Historical Resources Program* would define specific measures to be implemented during ground disturbing activity to reduce the potential for damage to be caused to adjacent historical resources by project-related construction activities.

Based on these findings, the ~~proposed Project~~proposed project is not expected to cause a substantial adverse impact on historical resources for the purposes of CEQA.

VIII. REFERENCES CITED

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IX. APPENDICES

Appendix A – Preparer Qualifications

This Historic Resource Evaluation Part II was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include Ruth Todd, FAIA, Principal-in-charge; Stacy Kozakavich, Cultural Resources Planner, project manager and primary author; and Sarah Brummett, Architectural Conservator, who provided review and input regarding potential for construction-related damage. All Page & Turnbull staff involved meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

Appendix B – Proposed Project Drawings

This appendix includes Project drawings prepared by Solomon Cordwell Buenz (SCB), dated May 25, 2021.

Appendix C — Comparative Views and Renderings

The following photographs and renderings provide views of existing conditions (taken from Google Street View imagery) alongside views including the massing of the proposed Project (prepared by the project applicant based on Google Street View imagery). The finish details of the proposed Project have not been rendered.

