

Expanded Discussion: Historic Preservation

The discussion of cultural resources is guided by an existing Programmatic Agreement (PA) between the City and County of San Francisco (City) and the California State Historic Preservation Officer (SHPO) pursuant to Section 106 of the National Historic Preservation Act (16 USC §470f) and its implementing regulations at 36 CFR Part 800.14.2. The PA establishes the City's Section 106 responsibilities for the administration of undertakings subject to 24 CFR Part 58 which could be determined to have adverse effects on historic properties. The City is required to comply with the stipulations set forth in the PA for all Undertakings that (1) are assisted in whole or in part by revenues from U.S. Department of Housing and Urban Development (HUD) Programs subject to 24 CFR Part 58 and that (2) can result in changes in the character or use of any historic properties that are in an undertaking's Area of Potential Effects (APE). The proposed action is the approval of the release of federal funds subject to Part 58 and thus is subject to the Stipulations of the PA.

Area of Potential Effects (Stipulation VI of the PA)

Compliance with Section 106 requires the City to evaluate the effect of an Undertaking on historic properties within the APE that are eligible for listing in the NRHP. The architectural APE includes the two parcels owned and occupied by United Playaz, Inc. (1038 and 1044 Howard Street) and the two adjacent parcels (1040–1042 Howard Street and 543–545 Natoma Street). Following the adoption of the 2008 SoMa Area Plan Historic Resource Survey, the San Francisco Planning Department determined that 1038 and 1044 Howard Street are ineligible for listing on the National Register of Historic Places (NRHP) and do not qualify as historic properties for the purposes of Section 106. In September 2023, ESA prepared a Section 106 Cultural Resources Survey Report to evaluate the two historic-era buildings at 1040–1042 Howard Street and 543–545 Natoma Street and found that neither building qualifies as a historic property for the purposes of Section 106. Therefore, there are no historic properties in the APE. (See Attachment 3 for the Section 106 Cultural Resources Survey Report.)

Identification and Evaluation of Historic Properties (Stipulation VII of the PA)

Under Stipulation VII, Paragraph B, if a property in an undertaking's APE is already listed or has already been determined eligible for listing in the NRHP, the City must proceed in accordance with Stipulation VIII, Treatment of Historic Properties. As explained above, there are no historic properties in the APE.

Treatment of Historic Properties (Stipulation VIII of the PA)

Paragraph F of Stipulation VIII of the PA (New Construction) requires the City to ensure that the design of any new construction is compatible with the historic qualities of the historic property, of any historic district or of adjacent historic buildings in terms of size, scale, massing, color, features, and materials and that the design is responsive to the recommended approaches for new construction set forth in the Secretary of the Interior's Standards for the Treatment of Historic Properties. As explained above, there are no historic properties in the APE. Therefore, the proposed project would result in a finding of No Historic Properties Affected.

Consideration and Treatment of Archaeological Resources (Stipulation XI of the PA)

According to the provisions of Stipulation XI.B of the PA, a non-confidential records search was completed at the Northwest Information Center of the California Historical Resources

Information System. The results of the records search conducted on September 5, 2023, indicate that the project site has a moderate potential for unrecorded Native American resources and a moderate potential for unrecorded historic-period archaeological resources in the project site.

Based on the Preliminary Archaeological Review completed by the San Francisco Planning Department Environmental Planning Division, there are no known archaeological sites in the project site or within the project block. The Citywide Prehistoric Resources Sensitivity Model identifies the project site as high for surface, buried, and submerged Native American archeological deposits. The Historic Creek Map shows that a historic tidal marsh covers the entire project site and Hayes creek is located 0.11 miles southwest of the project site.

The project site is first shown on the 1857 U.S. Coast Survey (USCS) map on the southeastern edge of a larger square parcel with a square building located northeast of the project site. A road runs parallel to the southeast of the project site running northeast to southeast. The 1869 and 1884 USCS maps display the block/lot and the street grid. There are two square buildings immediately adjacent to the north and south corners of the project site. The 1874 Turnbull map depicts the block and the street grid; there is no development. The 1887 and 1899 Sanborn maps show development on the project site which is labeled "restaurant." Approximately three large buildings fill the entire parcel. There are three buildings located on the project site on the 1913 and 1949 Sanborn maps. These buildings are labeled "3 flats, Synagogue and Paints" on the 1913 Sanborn map. Assessor's records identified the current structure constructed in 1964.

Historical maps show significant developmental change between the 1850s and the 1960s. Filling and grading occurred with the development of the property, which included the construction of the existing industrial building. Due to this previous disturbance, the scope of work, location of work, depth of proposed excavation (2.5–6 feet), and the geotechnical analysis which detailed that the fill within the project site likely extends to 9 feet below ground surface; significant resources are not likely present or if they are present then they are disturbed.

Therefore, based on the proposed soil disturbance and the above analysis, the proposed project has low sensitivity for Native American and historic-period archaeological resources. The NWIC stated although no further study is needed, it recommended that work should be temporarily halted in the vicinity if archeological resources are encountered during construction. The mitigation measure below has been developed to mitigate potential impacts to undiscovered archeological resources.

The Native American Heritage Commission was contacted on November 13, 2023, to request a record search of the sacred land file. The search failed to indicate the presence of Native American cultural resources in the project site.

As recommended by the Native American Heritage Commission, the City contacted representatives of Native American tribes in the Bay Area on November 13, 2023, and asked for them to provide any information they may have on the site. While some Native American tribal representatives contacted the City during the 30-day comment period, none of the comments or feedback received was in request for consultation (see Attachment 3 for the Native American Consultation).

Mitigation Measure

Accidental Discovery of Archaeological Resources. If prehistoric or historic-period archaeological resources are encountered during construction, work shall be temporarily halted in the vicinity of the discovered materials and workers shall avoid altering the materials and their context. Native American resources include chert or obsidian flakes, projectile points, mortars, and

pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies. A Secretary of the Interior qualified archaeologist shall inspect the findings within 24 hours of discovery and provide recommendations on the treatment of the discovered materials.

Conclusion

According to Stipulation XI.C of the 2007 PA, no additional work is required regarding cultural resources except documentation prescribed by Stipulation XIX.A.

Source Documents: Attachment 3



ACCESS AGREEMENT SHORT FORM

File Number: 23-0278

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	Heidi Koenig		Date:	
Signature:				
Affiliation:	Environmental Science Associates			
Address:		City/State/ZIP:		
Billing Address (if different from above):				
Special Billing Information				
Telephone:	(707) 795-0920	Email:	hkoenig@esassoc.com	
Purpose of Access:	project planning			
Reference (project name or number, title of study, and street address if applicable):				
	1044 Howard Street San Francisco			
County:	SFR	USGS 7.5' Quad:	San Francisco North, Calif.	

Sonoma State University Customer ID: 1001305



September 5, 2023

NWIC File No.: 23-0278

San Francisco Mayor's Office of Housing and Community Development
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Re: Record search results for the proposed 1044 Howard Street San Francisco project

To whom it may concern:

Per your request received by our office on 28 August 2023, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for San Francisco County. An Area of Potential Effects (APE) map was not provided; in lieu of this, the location map provided depicting the proposed project area will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the project proposes a change of use of a vacant 20-story building to be used as a community hall. The scope of work includes alterations to the interior and exterior which include replacement of second story (within existing footprint), a new roof, roof top basketball court, elevator pit and structural upgrades. Any sewer or water improvements will connect to existing system. Maximum depth of excavation ~ 2.5 -6 feet (30-72 inches). The existing mat slab foundation will remain, and new footing system will be utilized if further stability is necessary. Estimated excavation area ~751 square feet, estimated volume of excavation 167 cubic yards.

Review of this information indicates that there have been no cultural resource studies that include field study of the proposed project area. This proposed project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of a Ramaytush language, part of the Ohlone (Costanoan) language family (Levy 1978:485). While there are no specific Native American resources in or adjacent to the proposed project area referenced in the ethnographic literature, the general area is described as being heavily utilized (Levy 1978, Milliken 1995, Nelson 1909).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of San Francisco County have been found near sources of water, including intermittent and perennial watercourses and bay wetlands, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The proposed project area is located in areas of marsh land and bay mud on a broad flat plain marginal to the historic bay shore margins of Mission Bay. Given these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed project area.

Review of historical literature and maps indicated historic-period activity within the proposed project area. The 1895, 1899, and 1915 San Francisco USGS 15-minute topographic quadrangle depicts building(s) within the project area. With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed project area.

The 1915 USGS 15-minute topographic quadrangle depicts buildings or structures within the proposed project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) Although the proposed project area is located in an area of generalized archaeological sensitivity, as per the project description, the previous extent of disturbance exceeds the proposed project work. Therefore, no further study for archaeological resources is recommended at this time. If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations.

2) No recorded resources on file are located in proposed project area. If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

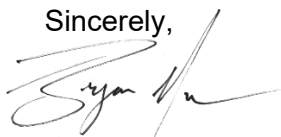
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Much", with a long horizontal flourish extending to the right.

Bryan Much
Coordinator



575 Market Street
Suite 3700
San Francisco, CA 94105
415.896.5900 [phone](#)
415.896.0332 [fax](#)

esassoc.com

memorandum

date October 13, 2023

to Lorena Guadiana, Environmental Compliance Coordinator, MOHCD

cc

from Johanna Kahn, Senior Architectural Historian, ESA

subject 1044 Howard Street Project – Section 106 Cultural Resources Survey Report (Final)

Introduction

United Playaz, a San Francisco-based violence prevention and youth development organization, has outgrown its current youth center at 1038 Howard Street (Assessor Parcel Number [APN] 3726/017) in the South of Market (SoMa) neighborhood of San Francisco, which was constructed in 1947, and is proposing to renovate, seismically rehabilitate, expand, and change the use of an existing building at 1044 Howard Street to develop a community hall to accommodate its need for additional program space. For this purpose, United Playaz proposes a substantial rehabilitation of an existing one-story building located at 1044 Howard Street (APN 3726/019) in San Francisco, which was constructed in 1964, and building a new two-story, 6,000-square-foot community center. The project would retain most of the existing Howard Street concrete masonry unit (CMU; often referred to as “concrete block”) wall while demolishing the existing west, north, and east CMU walls and replacing them with new, reinforced CMU walls that would be constructed around a newly building steel structural frame. Portions of the existing foundation and the slab-on-grade would be retained. The existing floors and roof would be replaced with a concrete-over-metal deck system. The project would upgrade and strengthen the existing concrete perimeter foundations, which would be tied to the new steel structural system. All building mechanical, electrical, and plumbing (MEP) systems would also be replaced.

The proposed project is adjacent to two potential historic properties located at 1040–1042 Howard Street (APN 3726/018) and 543–545 Natoma Street (APN 3726/046) and the National Register-eligible Western SoMa Light Industrial and Residential Historic District. The San Francisco Planning Department previously determined that both buildings are ineligible for listing on the National Register of Historic Properties (National Register), and there are no historic properties within the project site.

United Playaz is being awarded federal funding from the U.S. Department of Housing and Urban Development (HUD). As a federal undertaking (a new or continuing project receiving federal financial assistance in whole or in part or issued a federal permit), the project is subject to 24 Code of Federal Regulations (CFR) Part 58 and federal environmental laws and authorities, including the National Historic Preservation Act of 1966 (NHPA), as amended (54 United States Code [U.S.C.] 306108). The HUD is the lead federal agency for NHPA purposes, and the San Francisco Mayor’s Office of Housing and Community Development (MOHCD) is the responsible entity (RE) for environmental review in charge of compliance with HUD guidance.

This environmental review document records the existing conditions of the proposed 1044 Howard Street project site regarding cultural resources, specifically historic architectural resources. The work performed consists of background and archival research as well as documentation and evaluation of potential historic properties in the Area of Potential Effects (APE).

In accordance with NHPA Section 106, a cultural resources study was conducted to:

- Delineate an APE and identify cultural resources, specifically historic architectural resources, within its boundaries;
- Evaluate the significance of identified cultural resources according to the criteria set forth by the National Register and make recommendations as to whether they qualify as historic properties under Section 106;
- Determine whether the project would cause an adverse effect to a historic property under Section 106; and
- If applicable, recommend procedures for avoidance or mitigation of adverse effects to a historic property under Section 106.

California Department of Parks and Recreation (DPR) Series 523 form sets for the two potential historic properties located at 1040–1042 Howard Street and 543–545 Natoma Street are included in **Appendix A**.

Federal Regulatory Framework

As a federal undertaking subject to HUD approval, the project is subject to federal environmental laws and authorities, including the NHPA. The HUD is the lead federal agency for NHPA purposes, and the MOHCD will serve as the RE for environmental review responsible for compliance with HUD guidance.

Effects of federal undertakings on both historic architectural and archaeological resources are considered through the NHPA, and its implementing regulations. Before a federal undertaking (i.e., project receiving federal financial assistance or issuance of a federal permit) is implemented, NHPA Section 106 requires federal agencies to consider the effects of the undertaking on historic properties (i.e., properties listed in or eligible for listing in the National Register) and to afford the California State Historic Preservation Officer (SHPO) and/or the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on any undertaking that would adversely affect historic properties. Under the NHPA, a property is considered significant if it meets one of the National Register listing Criteria A through D, in 36 CFR 60.4, as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history;
- B. Are associated with the lives of persons significant in our past;
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded, or may be likely to yield, information important in prehistory or history.

For a property to be eligible for listing in the National Register, it must also retain the integrity to be recognizable as a historic property and to convey its significance. Properties that are less than 50 years old are generally not considered eligible for the National Register and do not require review by the SHPO and ACHP. Per guidance

from the SHPO, a buffer of five years has been added to the age-eligibility threshold (i.e., 45 years or older) to allow time for project construction.¹

Area of Potential Effects

According to the implementing regulations of NHPA Section 106, as amended, the APE is defined as “the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking” (36 CFR § 800.16[d]).

For the purposes of this undertaking, the architectural APE includes the two parcels that comprise the project site (1038 and 1044 Howard Street) and the two adjacent parcels (1040–1042 Howard Street and 543–545 Natoma Street) and is defined as the property boundary for each parcel (i.e., APNs 3726/017, 3726/018, 3726/019, and 3726/046) (**Figure 1**).



The APE is outlined in red. The project site is shaded blue. A portion of the adjacent National Register-eligible Western SoMa Light Industrial and Residential Historic District is shaded yellow.

SOURCE: Google Maps, 2023; edited by ESA, 2023

1044 Howard Street Project Cultural Resources Survey Report

Figure 1
Area of Potential Effects (red outline)

¹ California State Office of Historic Preservation, “Instructions for Recording Historical Resources,” March 1995, 2, <https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

Current Historic Status of Buildings Within the APE

In 2000, the San Francisco Landmarks Preservation Advisory Board (precursor to the Historic Preservation Commission) adopted the National Register and California Register criteria of evaluation for use in all historic resource surveys in San Francisco.² None of the four buildings located within the APE—1038 Howard, 1040–1042 Howard, 1044 Howard, and 543–545 Natoma streets—are listed in the California Office of Historic Preservation (OHP) Built Environment Resource Directory (BERD) for San Francisco County, and this indicates either that they have not been previously evaluated or that previous evaluations were not submitted to the OHP for inclusion in the BERD.

The four properties within the APE were surveyed in 2008 as part of the *SoMa Area Plan Historic Resource Survey*. Both 1038 and 1044 Howard Street were assigned the California Historical Resource Status Code (CHRSC) “6Z,” signifying that they were found ineligible for listing on the National Register or California Register or as San Francisco landmarks through survey evaluation. According to the San Francisco Planning Department’s Property Information Map (PIM),³ both properties are currently identified as “Category C” properties, meaning that they have been determined not to be historic properties for the purposes of NHPA Section 106 or historical resources for the purposes of the California Environmental Quality Act (CEQA).

Both 1040–1042 Howard Street and 543–545 Natoma Street were assigned CHRSC “7R,” signifying that they were identified in a reconnaissance-level survey and not evaluated. The PIM identifies both as “Category B” properties,⁴ meaning that further consultation and review is required for evaluating whether they are eligible as historic properties or historical resources.

None of the buildings within the APE are located within any listed or eligible historic districts, including historic districts designated under Article 10 of the San Francisco Planning Code. None were identified in the 1968 Junior League of San Francisco Architectural Survey, *Here Today*; 1976 San Francisco Department of City Planning (DCP) Architectural Survey; or 1977–1978 San Francisco Architectural Heritage Surveys, *Splendid Survivors* and *Splendid Extended*.

Property Descriptions

An ESA architectural historian performed a pedestrian survey of the APE on August 31, 2023. The following architectural descriptions of potential historic properties are based on observations made in the field.

1040–1042 Howard Street

The building located at 1040–1042 Howard Street is a three-story, mixed-use building that was constructed in 1914. It features an I-shaped footprint (formed by two lightwells on the side walls), is of wood-frame construction, is clad in stucco, and is capped by a flat roof. According to the 1990s Sanborn map, the first floor contains one commercial space, and a total of five apartments are contained within the second and third floors.⁵

The primary (southeast) façade faces Howard Street (**Figure 2**). At the first floor, an aluminum-frame storefront assembly is located behind a metal security grille. The storefront is flanked by two recessed entrances to the

² In 2003, the California Office of Historic Preservation released new California Historical Resource Status Codes (formerly known as the National Register Status Codes) to be assigned to evaluated historic resources during local surveys. The status codes were updated again in 2020.

³ San Francisco Property Information Map, accessed September 6, 2023, <https://sfplanninggis.org/pim/?search=3731094>.

⁴ Ibid.

⁵ Records at the San Francisco Department of Building Inspection indicate that the 1914 building plans for 1040–1042 Howard Street included eight total residential units—four efficiencies and four one-bedroom apartments. Although not noted in subsequent permit records, several original residential units were likely consolidated to create the five units indicated in the 1990s Sanborn map.

residential units above. The recessed entrances are fitted with metal security grilles and contain concrete steps, and the steps to the east entrance are covered with mosaic tiles. Stacked, angled bay windows on the second and third floors feature one-over-one, single-hung, wood-sash windows; some of the original windows have been replaced with single-hung, vinyl-sash windows. The façade terminates in a simple cornice with egg-and-dart molding that disguises a stepped parapet behind.

The side (northeast and southwest) façades are clad in channel-drop wood siding, and fixed, sliding, and single-hung, aluminum-sash windows are located within the light wells. The rear (northwest) façade features stacked, angled bay windows and a metal fire escape.

Construction Chronology

The construction chronology of 1040–1042 Howard Street based on building permit records and field observations is summarized in **Table 1** below.



SOURCE: ESA, 2021

1044 Howard Street Project Cultural Resources Survey Report

Figure 2
1040–1042 Howard Street (left), view facing northwest

TABLE 1
1040–1042 HOWARD STREET CONSTRUCTION CHRONOLOGY

Year	Owner (if listed)	Note
1914	--	Assessor records indicate that the building was constructed in 1914.
1915	--	Known as the "La Rose Apartments"
1966	Anchor Realty Co.	Building permit to install new fire escape ladders.
Post-1974	--	Field observation: original windows on second and third floors removed; original decorative medallion between bays removed; original panel cornice likely stripped. (Figure 3)
1978	Transamerican Title Insurance	Building permit to complete various repairs including new sprinklers, plaster work, and repairing stairs.
1985–91	--	Building permit for structural work including foundation and first-floor framing, bathrooms, and kitchens. The rehabilitation architect was Marie-Louise Laleyan.
1986	--	Building permit for foundation work
1987	--	Building permit for unspecified structural work
1988–91	--	Building permit to repair fire damage to the third floor
2016	--	Building permit to replace egress doors and repair damaged drywall, one window, and one step in egress stairway

SOURCES: San Francisco Department of Building Inspection; San Francisco Planning Department Property Information Map; San Francisco City Directories



SOURCE: San Francisco Historical Photograph Collection, San Francisco Office of Assessor-Recorder Photograph Collection

1044 Howard Street Project Cultural Resources Survey Report

Figure 3
1044 Howard Street, 1974

543–545 Natoma Street

The building located at 543–545 Natoma Street (also addressed as 51–55 Russ Street) was constructed in 1909 and contains residential flats. It features a roughly rectangular footprint, is of wood-frame construction, and is capped by a flat roof. Typical windows are one-over-one, single-hung, wood-sash windows except where replacement windows are described below. The northeast portion of the building (addressed 543–545 Natoma Street) contains three flats and is three stories over a basement, and the southeast portion of the building (addressed 51–55 Russ Street) contains three flats and is three stories in height.

The primary (northwest) façade faces Natoma Street, is clad in stucco, and is composed of three structural bays (**Figure 4**). At the first floor, the east bay features an arched opening fitted with a metal security grille that contains a recessed entry. The center and west bays each contain a pair of one-over-one, single-hung, wood-sash windows behind metal security grilles. Angled bay windows on the second and third floors as well as the horizontal space between the bays feature one-over-one, single-hung, wood-sash windows. The façade terminates in a cornice with egg-and-dart molding, dentil molding, and carved brackets.

The secondary (southwest) façade faces Russ Street and is clad in stucco (Figure 4). The first floor features four pairs of one-over-one, single-hung, wood-sash windows and one individual one-over-one, single-hung, wood-sash window; a gated doorway; and an arched opening with concrete steps and a metal security grille. The second floor features four pairs of one-over-one, single-hung, wood-sash windows and one individual one-over-one, single-hung, wood-sash window as well as one pair of sliding, vinyl-sash replacement windows. The third floor features five pairs of one-over-one, single-hung, wood-sash windows and one individual one-over-one, single-hung, wood-sash window. The façade terminates in a cornice with egg-and-dart molding, dentil molding, and carved brackets.

The rear façade faces southeast and is clad in channel-drop wood siding. Only the third story is visible above the adjacent building at 1044 Howard Street, and it features a pair of one-over-one, single-hung, wood-sash windows.



SOURCE: ESA, 2023

1044 Howard Street Project Cultural Resources Survey Report

Figure 4
543–545 Natoma Street, View Facing East

Construction Chronology

The construction chronology of 543–545 Natoma Street based on building permit records and field observations is summarized in **Table 2** below.

TABLE 2
543–545 NATOMA STREET CONSTRUCTION CHRONOLOGY

Year	Owner (if listed)	Note
1909	Louis Haas	Building permit to construct a three-story, wood-frame building with six residential flats (two flats per floor). It was originally clad in channel-drop wood siding on all façades. The architect was Charles O. Clausen, and the builder was Ratto and Giannini.
1931	Louis Haas	Building permit to re-clad the building's primary and secondary façades in cement (i.e., stucco).
1939	Mrs. Stadlberger	Building permit to complete minor structural work and repairs to stairs and basement.
1940	Teresa Stadlberger	Building permit to cement the basement.
Ca. 1940–2007		Field observation: original exposed concrete basement was clad in stucco; pair of original windows replaced with vinyl-sash sliders; original bay window trim removed; original decorative medallion above Russ Street entrance removed (Figure 5).
2012	Manuel and Marilyn Devera	Building permit to repair siding, rear stairs, and guardrail.
2013	--	Building permit to reroof the building
2017–19	Marilyn Devera	Building permit to seismically retrofit the building
2018–19	--	Building permit to install 13 metal window grilles at first floor
SOURCES: San Francisco Department of Building Inspection, San Francisco Planning Department Property Information Map, Google Street View		



SOURCE: San Francisco Historical Photograph Collection, San Francisco Office of Assessor-Recorder Photograph Collection

1044 Howard Street Project Cultural Resources Survey Report

Figure 5
543–545 Natoma Street, 1946

Surrounding Area

The four buildings within the APE are situated two blocks south of Market Street, one of San Francisco's major thoroughfares. The surrounding area is urban in character and consists of a combination of residential, commercial, light industrial, and government buildings. The APE is located in the SoMa neighborhood. It is also situated outside of and adjacent to the National Register-eligible Western SoMa Light Industrial and Residential Historic District, which encompasses the area roughly bounded by Mission Street to the north, 5th Street to the east, Harrison and Bryant streets to the south, and 13th Street to the west and contains 336 contributing buildings that date to the period 1906–36.⁶ These include residential and mixed-use residential-over-commercial buildings that feature angled bay windows, flat roofs, and decorative cornices. Residential buildings were designed in popular early-20th-century styles, such as Craftsman, Mission Revival, and Mediterranean Revival styles. The historic district also includes a variety of commercial and industrial buildings. For instance, across Howard Street to the east is the Eng-Skell Building at 1035 Howard Street, a three-story Art Deco-style industrial building constructed in 1930. To the southeast of the APE is a two-story industrial building constructed in 1923 and designed by architect James H. Hjul in a Baroque-inspired style.^{7,8}

Historic Context

Previous Surveys and Context Statements

The subject property is geographically and/or thematically associated with several adopted cultural resources surveys and historic context statements in San Francisco. The following documents were consulted for relevant contextual information:

- *South of Market Area Plan Historic Resource Survey* (Page & Turnbull, 2007). The four subject properties are located within the survey area.
- *South of Market Area Historic Context Statement* (Page & Turnbull, 2009). The four subject properties are located within the study area.
- *San Francisco Neighborhood Commercial Buildings 1865–1965 Historic Context Statement* (San Francisco Planning Department, 2022).
- *Flats and Small Apartment Buildings 1915–1978 Historic Context Statement* (ICF, 2023).
- *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement* (Mary Brown for the San Francisco City and County Planning Department, 2010).

South of Market Neighborhood

The following brief history of the SoMa neighborhood is summarized from the 2009 *SoMa Historic Context Statement*. Because the area suffered extensive destruction from the 1906 earthquake and fire and was subsequently reconstructed, this summary focuses on the early 20th-century Reconstruction Period (1906–13). It is during this period that the two subject buildings were constructed. For information about prehistoric, Spanish, Mexican, and early American periods, see pages 13–30 of the historic context statement.

⁶ Page & Turnbull, Inc., California Department of Parks and Recreation (DPR) 523D form for Western SoMa Light Industrial & Residential Historic District, 2009, on file at the San Francisco Planning Department.

⁷ Page & Turnbull, Inc., California Department of Parks and Recreation (DPR) Series 523 form set for 1035 Howard Street, San Francisco, CA, 2009, accessed September 6, 2023, <https://sfplanninggis.org/docs/DPRForms/3731094.pdf>.

⁸ San Francisco Property Information Map.

By the early 20th century, SoMa had become one of San Francisco's most ethnically diverse and densely populated neighborhoods. SoMa boasted a large Irish population and was also the home of African American, Greek, Chinese, Japanese, and other European-born residents. As foreign-born immigrants settled in the neighborhood in increasing numbers, many native-born and upwardly mobile San Franciscans relocated from SoMa to the Mission District and other outlying sections of the city.⁹

The neighborhood's demographic trends influenced its built environment. The majority of SoMa's residential workforce was manual workers, and the rest were seasonally or intermittently employed.¹⁰ Consequently, the neighborhood was uncommonly transient and attracted residents less likely to own property and more likely to reside at one address for long periods of time. In contrast to the large-scale, masonry commercial buildings that dominated Market Street, SoMa's industrial buildings and warehouses were interspersed among a growing number of wood-frame tenements, residential hotels, and apartments that accommodated the primarily single, male, and working-class population.¹¹

SoMa was decimated by the earthquake that hit San Francisco on April 18, 1906. Numerous fires ravaged the area's aging, wood-frame building stock and destroyed the neighborhood within six hours. With several notable exceptions, such as the U.S. Mint and the U.S. Post Office and Court of Appeals buildings, nearly every building and structure in SoMa was consumed.¹²

The first years of the post-earthquake reconstruction period (1906–13) in SoMa were largely devoted to clearing debris and salvaging any stable and intact buildings and structures. While waiting for the disbursement of insurance claims, some enterprising business owners erected temporary buildings that could be dismantled and moved with relative ease.¹³ Once active reconstruction commenced, most of investors' attention and capital was directed towards rebuilding the district's infrastructure as well as its industrial and commercial core. Largely through the lobbying efforts of the SoMa Improvement Association, efforts to repave streets, re-establish transit lines, and restore gas, water, and electricity were underway by 1909 (**Figure 6**).¹⁴ Throughout the late 1910s and 1920s, concentrated areas of reinforced concrete or steel-frame and brick buildings dominated the district south of Howard Street.¹⁵ Light industrial and commercial buildings populated major roads, such as the 6th Street commercial corridor, and operated as retail or office spaces, restaurants, and service shops. Most were constructed during a second building boom during the 1920s and were typically made of concrete and had multi-lite windows in the upper stories to provide natural light. Less austere than the warehouses and industrial buildings in the district, these new commercial buildings often incorporated ornamentation derived from Art Deco, Spanish Colonial Revival, or Classical Revival architectural styles.¹⁶

The district also underwent a demographic shift during the reconstruction period. While commercial and industrial areas grew relatively quickly, residential reconstruction was limited and sporadically funded. As a result, the district's residential population shrank dramatically. Between 1900 and 1910, SoMa's residential population dropped from 62,000 to 24,000.¹⁷ The neighborhood's working-class inhabitants, who lacked the financial reserves to remain in the recovering district, largely relocated to the working-class Potrero and Mission districts or eventually secured single-family dwellings along the outskirts of the city. Small yet vibrant Greek, Japanese, and Filipino enclaves developed along Folsom Street and in the vicinity of South Park, and many

⁹ *South of Market Area Historic Context Statement*, 45.

¹⁰ *Ibid.*, 46.

¹¹ *Ibid.*

¹² See Gladys Hansen, *Denial of Disaster* (San Francisco: Cameron & Company, 1989). Cited in *South of Market Area Historic Context Statement*, 46.

¹³ *South of Market Area Historic Context Statement*, 51.

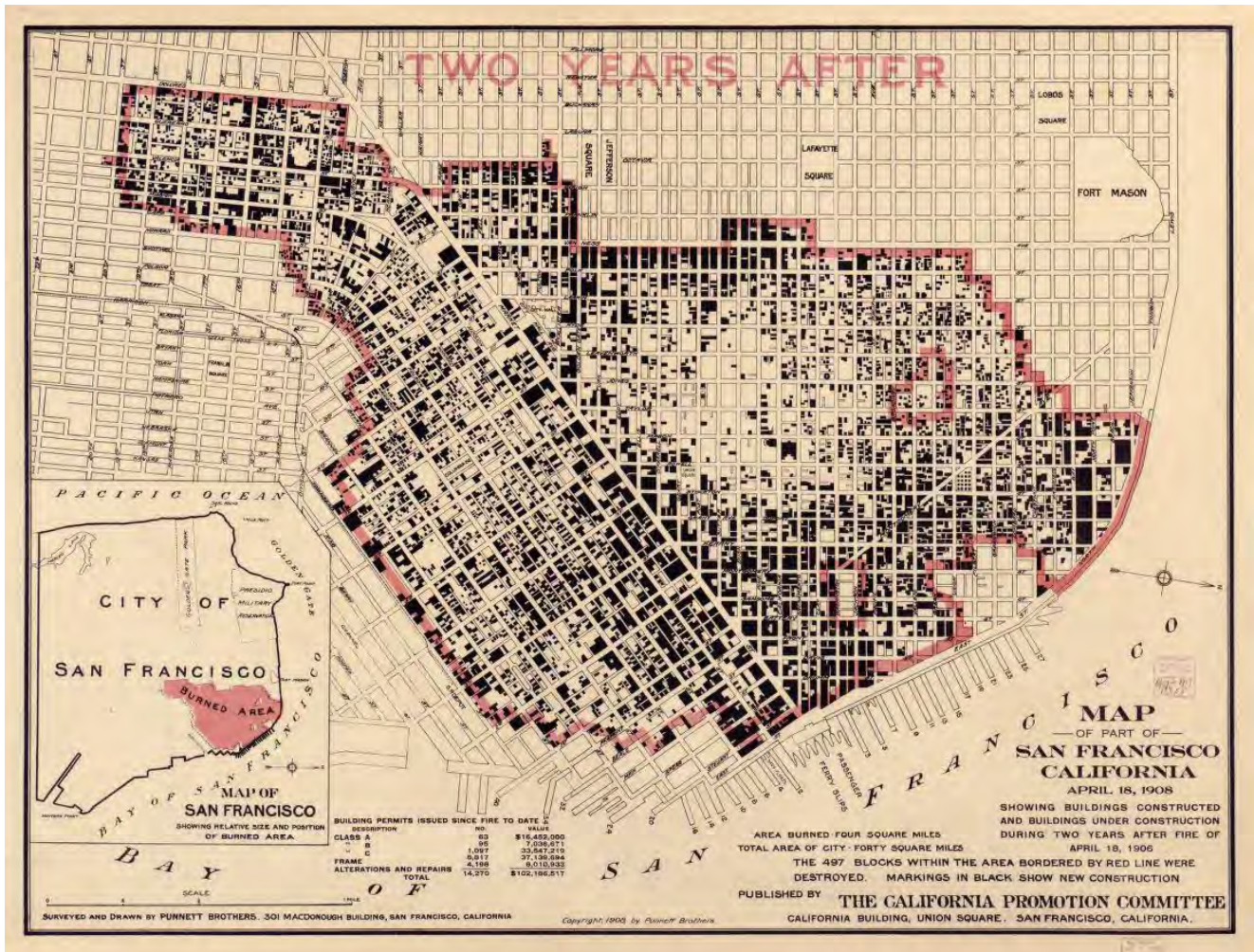
¹⁴ *Ibid.*, 52.

¹⁵ *Ibid.*, 53.

¹⁶ *Ibid.*, 54.

¹⁷ *Ibid.*, 58.

single, white, American-born males also settled in SoMa. Subsequent restrictive immigration laws exacerbated this trend and ensured that SoMa's residential population remained predominantly white and American-born until World War II.¹⁸



North is right. Market Street is the major diagonal thoroughfare visible at the center, and SoMa is shown to the left (south) of Market Street.

SOURCE: Library of Congress Geography and Map Division

1044 Howard Street Project Cultural Resources Survey Report

Figure 6

Map showing reconstruction within San Francisco's burned areas, 1908

Edwardian-Era Multi-Family Residential Architecture

During the early 20th century, the dueling demands for commercial development and new homes for people displaced by the 1906 Earthquake transformed the overall character, density, and appearance of SoMa.¹⁹ Nineteenth-century real estate developers had previously responded to San Francisco's growing housing demands by creating new subdivisions with narrow lots (ranging from 20 to 30 feet wide), thereby enabling landowners to maximize the potential income from an individual parcel. Many of these lots, originally intended for single-

¹⁸ Ibid., 59-60.

¹⁹ City and County of San Francisco Planning Department, *San Francisco Neighborhood Commercial Buildings Historic Context Statement, 1865-1965*, 2022, 72.

family dwellings, were densely redeveloped with multi-family residential buildings after 1906 and fundamentally reshaped the form of residential neighborhood throughout San Francisco for much of the 20th century.²⁰

During the reconstruction period, former residential neighborhoods in SoMa were largely replaced by new industrial and commercial buildings. Nevertheless, residential enclaves survived the disaster, and the pressing demands for housing resulted in the construction of numerous flats, residential hotels, boarding houses, cottage courts, and the occasional single-family residence. Between 1906 and 1913, residential reconstruction produced buildings from three major categories: wood-frame or masonry residential hotels and apartment buildings ranging from three to six stories tall; wood-frame, single-family dwellings and cottages; and wood-frame multi-family flats. While hotels and apartment houses were typically designed in Colonial Revival or Classical Revival styles, cottages and flats were often designed in Craftsman and Mission Revival styles.²¹

Edwardian-era multi-family residential buildings dating from the post-1906 reconstruction period—including the two subject buildings at 1040–42 Howard Street and 543–545 Natoma Street—share several notable defining characteristics. The San Francisco Planning Department defines the term “Edwardian” to encompass popular architectural styles in Great Britain and its territories during the reign of King Edward VII (1901–10). Edwardian architecture is comprised primarily of five contemporaneous styles: Beaux-Arts, Arts and Crafts, Gothic Revival, Baroque Revival, and Neo-Georgian.²² Much like other early 20th-century American variants, Edwardian residential buildings in SoMa are typically wood-frame apartment buildings or multi-unit flats that are clad in stucco or wood siding and feature flat roofs, decorative cornices, and angled bay windows. Apartments from this period typically featured restrained ornamentation such as simple wood door and window moldings, modillion or box cornices, and raised or recessed spandrels and are predominantly situated along 10th, Folsom, and Howard streets.²³⁻²⁴

Multi-family residential flats are also common in the area. The British term “flat” is generally characterized as buildings with floor-through dwelling units with independent, often recessed or covered, entrances for each unit. Edwardian-era flats often shared the restrained ornamental features found on contemporary apartment buildings, such as simple wood window and door moldings, modillion or box cornices, and raised or recessed spandrel panels.²⁵ Common in San Francisco’s older residential neighborhoods, flats in SoMa were typically constructed within a decade following the 1906 Earthquake and are usually located along alleys and side streets.²⁶ Some multi-family residences were mixed-use buildings with street-level spaces devoted to commercial or light industrial uses. Such buildings often feature commercial storefronts with recessed entry vestibules, storefront transoms, plate glass display windows, and fabric awnings.²⁷

APE Development History

Before the 1906 Earthquake and subsequent fires caused widespread destruction in San Francisco’s downtown and SoMa neighborhoods, the APE was occupied by at least seven distinct buildings. They contained a variety of uses including a saloon, a wood and coal distributor, three multi-family residential buildings, and several mixed-

²⁰ ICF, *Flats and Small Apartment Buildings (1915-1978)*, prepared for San Francisco Planning Department, 2023, E-1.

²¹ Page & Turnbull, *South of Market Area Historic Context Statement*, Prepared for City and County of San Francisco Planning Department, San Francisco, CA, 2009, 55.

²² City and County of San Francisco Planning Department, *San Francisco Preservation Bulletin No. 18: Residential and Commercial Architectural Periods and Styles in San Francisco*, accessed September 13, 2023, <https://sf-planning.org/sites/default/files/FileCenter/Documents/5099-PresBulletin18ARCHSTYLES.pdf>.

²³ *South of Market Area Historic Context Statement*, 85.

²⁴ *Ibid.*, 56.

²⁵ *Ibid.*, 86.

²⁶ Page & Turnbull, California Department of Parks and Recreation District Record (DPR 523D) for the Western SoMa Light Industrial and Residential Historic District, 2009, 4, on file at the San Francisco Planning Department, <https://tinyurl.com/5e9r6may>.

²⁷ *Ibid.*, 2.

use commercial and residential buildings.²⁸ The buildings located within and surrounding the APE were completely destroyed by the 1906 Earthquake and subsequent fires.

By 1913, all four parcels within the APE had been redeveloped. There was a tin shop at the present-day location of 1038 Howard Street, three commercial shops at 1040–1042 Howard Street, the synagogue of Congregation Chevra Thilim at 1044 Howard Street (**Figure 7**) with a three-unit residential flats building behind it on Russ Street, and the extant six-unit residential flats building at 543–545 Natoma Street (constructed in 1909).^{29,30} Of these reconstruction-era buildings, only the building with frontage on Natoma Street remains.

By 1949, the extant buildings at 1038 and 1040–1042 Howard Street had been constructed (in 1947 and 1914, respectively), and the synagogue had been replaced by a wood-frame used furniture store-turned-mattress factory owned by Martin Stanovich. The extant building at 1044 Howard Street was constructed in 1964 as the Coast Engraving Co. (photography engraving) owned by Gustave Horn.³¹



SOURCE: San Francisco Public Library, San Francisco
Historical Photograph Collection, AAB-3999

1044 Howard Street Project Cultural Resources Survey Report

Figure 7
Congregation Chevra Thilim (at right, formerly at 1044 Howard Street), 1927

Ownership and Occupancy History

1040–1042 Howard Street

The ownership history of 1040–1042 Howard Street is summarized in **Table 3** below. A preliminary review of San Francisco city directories and U.S. Federal Census records did not identify any long-term (i.e., 10 years or more) tenants or commercial occupants of 1040–1042 Howard Street.

²⁸ 1899 Sanborn map of San Francisco, Vol. 2, 139.

²⁹ 1913 Sanborn map of San Francisco, Vol. 2, 170.

³⁰ Polk City Directories.

³¹ Ibid.

TABLE 3
1040–1042 HOWARD STREET OWNERSHIP HISTORY

Year(s)	Name(s)	Note
1935	Oliver Goldblatt	
1946	Erich R. and Christel Klawonn	
1966	Anchor Realty Co.	Anchor Realty Co. (est. 1945) is a San Francisco-based brokerage and property management firm.
1976	Transamerican Title Insurance	
1985	Frances Clewans	Frances Clewans was a local property owner. A 1954 <i>San Francisco Examiner</i> article names her as the owner of a nearby apartment building at 159–165 Russ Street.
Unknown – 1998	Prana Associates Fifteen LP	
1998–2002	Declan Ryan	
2001–02	Gregory Moore	
2002 – Unknown	Susan Choy and Michael Kwong	
2023	Michael Kwong	
SOURCES: San Francisco Assessor-Recorder Public Index Search; San Francisco City Directories; building permits on file at the San Francisco Department of Building Inspection; San Francisco Planning Department Property Information Map; San Francisco Block Books for 1935 and 1946; <i>San Francisco Examiner</i> articles.		

543–545 Natoma Street

The ownership history of 543–545 Natoma Street is summarized in **Table 4** below. A preliminary review of San Francisco city directories and U.S. Federal Census records did not identify any long-term (i.e., 10 years or more) tenants of 543–545 Natoma Street.

TABLE 4
543–545 NATOMA STREET OWNERSHIP HISTORY

Year(s)	Name(s)	Note
1909-1931	Louis Haas	Louis Haas was a local property owner. A 1913 <i>San Francisco Examiner</i> article lists Haas as the owner of the properties at 1666–1668 Howard Street and 1524–1526 Golden Gate Avenue.
1935	Louis and Carrie Haas	SF Block Book records for 1935 also list Haas as the owner for the nearby property at 551 Natoma Street.
1939–40	Teresa Stadlberger	Teresa Stadlberger was a local property owner. The 1935 Block Book lists her as the owner of the properties at 516, 519, 556, 558, and 560 Natoma Street. The 1946 Block Book lists her as the owner of the properties at 543–545, 552, 554, 556, 558, and 560 Natoma Street.
1946	Teresa Stadlberger and Arthur Liebschutz	Arthur Liebschutz was a local property owner. The 1946 Block Book lists him as the owner of the properties at 519 and 529 Natoma Street.
1963	Teresa Doely and Arthur Liebschutz	
1975–91	Francis W.K. Hom and Sui Ying Hom Estate of Francis W.K. Home and Daniel W. Hom	

1991–92	Prana Associates Fourteen	
1992	Shari Vlahos and James Vlahos	
1992–2016	Manuel L. Devera and Marilyn J. Devera	
2016 – present	Marilyn J. Devera, Marilyn J. De Vera Living Trust	

SOURCES: San Francisco Assessor-Recorder Public Index Search; San Francisco City Directories; building permits on file at the San Francisco Department of Building Inspection; San Francisco Planning Department Property Information Map; San Francisco Block Books for 1935 and 1946; *San Francisco Examiner* articles.

Design Professionals

Charles O. Clausen, Architect of 543–545 Natoma Street

Charles O. Clausen (1886–1973) was a local architect who designed a variety of commercial buildings, theaters, apartments, and single-family residences throughout San Francisco. Clausen was born in Napa and raised in San Francisco’s Inner Sunset and Richmond District neighborhoods. He apprenticed with the architecture firm Meyer and O’Brien and earned his architect’s certificate by the age of 23; at age 24, Clausen opened his own office in San Francisco.^{32,33} The 1909 construction date of the residential flats building at 543–545 Natoma Street within the APE establishes it as one of Clausen’s earliest designs as a licensed architect.

Some early examples of Clausen’s work include a 1911 Tudor Revival-style residence at 2844 Woolsey Street in Berkeley (extant)³⁴ and the 1913 Mission Revival-style Larkspur City Hall (extant). During this period and into the early 1940s, Clausen designed many Beaux Arts-inspired apartment buildings and single-family residences in San Francisco’s Pacific Heights (1910, 1923), Potrero Hill (1912), the Tenderloin (1914), the Mission District (1914, 1916), Presidio Heights (1918), Russian Hill (1923, 1926), St. Francis Wood (1935), and Sea Cliff (1940) neighborhoods. In 1927, Clausen embarked on a four-year partnership with architect F. Frederick Amandes and designed numerous apartment buildings, residences, and theaters including the 1928 Parkside Theater in the Sunset District (no longer extant).³⁵

Like many creative professionals during the Great Depression, Clausen underwent a career shift during the early 1930s. After ending his partnership with Amandes in 1931, Clausen was hired by small-scale developers to design modest, single-family homes. Working out of his home office in the Richmond District, Clausen designed small tracts and individual homes largely inspired by the Mediterranean Revival style. Clausen was also one of a select group of architects commissioned to build single-family residences in San Francisco’s Sunset District. His best-known work in San Francisco, and one of the few buildings he designed in a Modern style, is the Art Deco-style Doelger Building constructed in 1932 at 320 Judah Street (extant; San Francisco Landmark No. 265).³⁶

The San Francisco Planning Department considers Clausen an architect of merit.³⁷

³² *Landmark Designation Report: Doelger Building, 320-326 Judah Street, Landmark No. 265*, prepared for the San Francisco Historic Preservation Commission, 2012, 2-3, accessed September 6, 2023, https://default.sfplanning.org/Preservation/landmarks_designation/Approved_Doelger_Final_LM_Report.pdf.

³³ City and County of San Francisco Planning Department, *Sunset District Residential builders, 1925-1950, Historic Context Statement*, 2013, 70, accessed September 6, 2023, https://www.kevinandjonathan.com/wp-content/uploads/2016/01/Adopted_SunsetHCS.pdf.

³⁴ “BAHA Preservation Awards 2012 Part Two,” *Berkeley Architectural Heritage Association*, accessed September 6, 2023, <http://berkeleyheritage.com/awards/awards2012.2.html>.

³⁵ *Sunset District Residential builders*, 70.

³⁶ *Ibid.*

³⁷ San Francisco Planning Department, *Architecture, Planning, and Preservation Professionals: A Collection of Biographies* (draft), n.d., n.p., accessed September 7, 2023, <https://sfplanning.org/project/architecture-planning-and-preservation-professionals-collection-biographies>.

Marie-Louise Laleyan, Rehabilitation Architect of 1040–1042 Howard Street

Surviving buildings records on file at the San Francisco Department of Building Inspection do not identify the original architect for the building at 1040–1042 Howard Street. Architectural plans for the 1985–86 rehabilitation of the building were designed by Bulgarian-born architect Marie-Louise Laleyan (1935–2014). She immigrated to the United States in 1964 and worked briefly as an architectural designer for Hart & Turner Architects in Sacramento, California. During the mid-1960s, Laleyan worked in the Los Angeles office of Richard Neutra where she developed an expertise in color and detailing.³⁸ In 1969, she relocated to San Francisco and worked for various local architecture firms before receiving her architect’s license in 1972. That same year, Laleyan became an American citizen and co-founded the Organization of Women Architects, a Bay Area non-profit organization that aimed to provide professional support for women working in the male-dominated architecture and design-related fields.³⁹ During the 1970s, Laleyan was a vocal advocate for women’s issues within the American Institute of Architects (AIA), serving as the co-author of the 1975 AIA Affirmative Action Plan and co-chair of the AIA Task Force on Women in Architecture.⁴⁰⁻⁴¹ In 1977, Laleyan established her own architecture firm, Laleyan Associates, which accepted commissions for commercial, institutional, medical, public, and residential buildings. Laleyan Associates particularly specialized in remodeling and alteration designs and oversaw the rehabilitation of several San Francisco apartment buildings and residence hotels.⁴² During the 1980s, one of the firm’s clients was the Tenderloin Neighborhood Development Corporation, a non-profit organization that provided low-income housing.⁴³

Evaluation for National Register Eligibility

Significance Evaluation

The following section provides the evaluation of individual historic significance for two buildings located within the APE that have not been previously evaluated (i.e., 1040–1042 Howard Street and 543–545 Natoma Street). The evaluation is based on the pedestrian survey and research presented above, following National Register Criteria A through D. The San Francisco Planning Department previously determined that the buildings located at 1038 and 1044 Howard Street do not qualify as historic properties; therefore, they are not evaluated below.

SoMa Historic Context Statement Significance Requirements

The following significance requirements for residential and commercial buildings in the SoMa neighborhood were established in the 2009 historic context statement:

Residential Buildings

Residential buildings in the South of Market Area can be evaluated under National Register Criteria A, B, and C [...]. Given the generally rapid rate of residential reconstruction after the 1906 Earthquake, residential buildings eligible for listing in the National Register under Criterion A [...] (Event) should have been built between 1906 and 1936, with potentially the most

³⁸ Marie Laleyan, “Architect With a Social Conscience,” *Daily Pacific Builder*, October 31, 1986, *VT Special Collections and University Archives Online*, accessed September 6, 2023, <https://digital.lib.vt.edu/items/show/8748>.

³⁹ “Our History,” Organization of Women Architects and Design Professionals, accessed September 6, 2023, <https://owa-usa.org/history.php>.

⁴⁰ “Executives In the News,” San Francisco, California, ca. 1977. *VT Special Collections and University Archives Online*, accessed September 6, 2023, <https://digital.lib.vt.edu/items/show/8747>.

⁴¹ Gabrielle Esperdy, “The Incredible True Adventures of the Architectress in America,” *Places Journal*, September 2012, accessed September 6, 2023, <https://doi.org/10.22269/120910>.

⁴² “Executives In the News;” “Architect With a Social Conscience.”

⁴³ “Architect With a Social Conscience.”

significant examples constructed between 1906 and 1914, the earliest episode of post-quake reconstruction.

For properties to be listed under National Register Criterion B [...] (Person), residential properties should be associated with the lives of persons significant in our past. This association should be demonstrable and be related to the person's productive life. Because the South of Market Area has traditionally been a working-class neighborhood, it is likely that residential properties eligible for listing under [Criterion] B [...] will be associated with prominent labor leaders, community activists, religious leaders, or others advocating for the betterment of neighborhood conditions.

Most dwellings in the South of Market Area are vernacular in origin, having been built by private individuals and contractors without the assistance of a trained architect. Some buildings, in particular larger apartment buildings and residential hotels, do have a conventional architectural pedigree as defined as having been architect-designed and/or manifesting "high artistic values." Therefore, in order for residential buildings to be determined eligible for listing in the National Register under Criterion C [...] (Design/Construction) they should ideally have been constructed between 1906 and 1914 and demonstrate distinctive characteristics of a "type, period, region, or period of construction." Most of the residential building types are examples of fairly common types citywide, so in order to be individually eligible, the property should either represent an unusual or distinctive property type, such as an intact bungalow court, or possess "high artistic values" or "represent the work of a master" architect, builder, or designer.⁴⁴

Commercial Buildings

Commercial buildings in the South of Market Area can be evaluated under National Register Criteria A, B, and C [...] Currently undesignated properties can be determined eligible for listing under National Register Criterion A [...] (Event) if they represent an important context, such as survivors of the 1906 Earthquake or as buildings constructed during the immediate post-quake reconstruction era. They can also represent other important events localized to the individual building.

For properties to be listed under National Register Criterion B [...] (Person), commercial properties should be associated with the lives of persons significant in our past. This association should be demonstrable and be related to the person's productive life. Commercial properties eligible for listing under [Criterion] B [...] should be associated with important industrialists or businesspersons who may have built and/or occupied a building in the area for the most important part of their career. Comparatively few buildings will qualify under this Criterion.

After industrial buildings, the most common significant individual resource type in the South of Market Area are commercial properties that appear eligible for listing in the National Register under Criterion C [...] (Design/Construction). This is the dominant building type within the area bounded by Market, 1st, Howard, and 3rd streets with isolated examples outside this area. [...] Many of the most individually significant commercial properties are already individually designated or determined eligible for listing in the National Register, the California Register, locally designated City Landmarks, or contributors to historic districts and conservation districts. Of undesignated commercial buildings, those that are eligible are those constructed between 1906 and 1914 and during the 1920s, and a handful of later examples constructed during the 1930s. Entire block-faces, such as New Montgomery Street, the south side of Market Street between 1st and 9th streets, and much of Mission Street between 1st and 3rd streets are still lined with such buildings.⁴⁵

⁴⁴ Page & Turnbull. *South of Market Area Historic Context Statement*. June 2009, 102.

⁴⁵ Ibid., 102–103.

Criterion A (Event)

1040–1042 Howard Street

1040–1042 Howard Street is associated with the pattern of events that occurred immediately following the initial post-earthquake reconstruction era in San Francisco that ended in 1913. The SoMa neighborhood was decimated, and this particular mixed-use (commercial and residential) building was constructed in 1914, one year after the initial wave of reconstruction activities ended and America had entered a recession that lasted the duration of World War I.⁴⁶ 1040–1042 Howard Street is the only extant building on the subject block constructed during wartime; the next oldest surviving building was constructed in 1926 (1014 Howard Street). Evaluated against the *SoMa Historic Context Statement* significance requirements for residential and commercial buildings presented above, archival research does not indicate that the building's association with reconstruction activities is a significant one or that it is significantly associated with any known events localized to the building itself. Rather, it appears to have been typical and unremarkable among contemporary residential and commercial buildings.

The adjacent National Register-eligible Western SoMa Light Industrial and Residential Historic District “is significant under Criterion A (Events) as a representation of a noteworthy trend in development patterns and the establishment of various ethnic groups in San Francisco, most notably the Greek community. [... SoMa] was the only fully-developed and populated mixed-use area in the City that was completely destroyed and then completely redeveloped with a new light industrial emphasis. This emphasis encouraged the habitation of particular working class ethnic groups who had not previously resided in the neighborhood.”⁴⁷ According to the 1915 San Francisco city directory, some of the earliest tenants of 1040–1042 Howard Street were named Davis, Goldblatt, Gribble, Griffin, Lundgren, Quickmire, Stafford, Stiller, Vacillio, and Webb.⁴⁸ Based on these surnames and information gathered from the San Francisco Assessor-Recorder and Department of Building Inspection, archival research does not suggest that 1040–1042 Howard Street was associated with any particular ethnic group for which the adjacent historic district possesses significance.

For these reasons, 1040–1042 Howard Street does not appear to be individually eligible for listing under Criterion A.

543–545 Natoma Street

543–545 Natoma Street is associated with the pattern of events that occurred during the initial post-earthquake reconstruction era in San Francisco. The SoMa neighborhood was decimated, and this particular residential flats building was one of many others constructed in the years immediately following the disaster. Built in 1909 according to building permit records, it was predated by at least four extant buildings on the same block. Evaluated against the *SoMa Historic Context Statement* significance requirements for residential buildings presented above, archival research does not indicate that the building's association with reconstruction activities is a significant one; rather, it appears to have been typical and unremarkable.

The adjacent National Register-eligible Western SoMa Light Industrial and Residential Historic District “is significant under Criterion A (Events) as a representation of a noteworthy trend in development patterns and the establishment of various ethnic groups in San Francisco, most notably the Greek community. [... SoMa] was the only fully-developed and populated mixed-use area in the City that was completely destroyed and then completely redeveloped with a new light industrial emphasis. This emphasis encouraged the habitation of

⁴⁶ Ibid., 51.

⁴⁷ Page & Turnbull, California Department of Parks and Recreation District Record (DPR 523D) for the Western SoMa Light Industrial and Residential Historic District, 2009, 73, on file at the San Francisco Planning Department, <https://citypln-m-extnl.sfgov.org/external/link.ashx?Action=Download&ObjectVersion=-1&vault={A4A7DACD-B0DC-4322-BD29-F6F07103C6E0}&objectGUID={D315FBBE-2F5B-49BB-BCDD-0B129C89DF02}&fileGUID={76612D40-7CC6-450E-8202-ED93D660AB5B}>.

⁴⁸ 1915 Crocker-Langley San Francisco city directory.

particular working class ethnic groups who had not previously resided in the neighborhood.”⁴⁹ According to the 1910 San Francisco city directory, some of the earliest tenants of 543–545 Natoma Street were named Lacombe, Malone, Permanter, Rarrea, Watson, and Yeager.⁵⁰ Based on these surnames and information gathered from the San Francisco Assessor-Recorder and Department of Building Inspection, archival research does not suggest that 543–545 Natoma Street was associated with any particular ethnic group for which the adjacent historic district possesses significance.

For these reasons, 543–545 Natoma Street does not appear to be individually eligible for listing under Criterion A.

Criterion B (Person)

1040–1042 Howard Street

Evaluated against the *SoMa Historic Context Statement* significance requirements for residential and commercial buildings presented above, preliminary archival research does not indicate that 1040–1042 Howard Street is associated with prominent labor leaders, community activists, religious leaders, or others advocating for the betterment of neighborhood conditions. Historically, the building was part of the multi-property real estate portfolio of a few different local property owners, and none of the building’s residents appeared to have remained there for longer than a few years. Additionally, the ground-floor commercial space does not appear to be associated with important industrialists or businesspersons. For these reasons, 1040–1042 Howard Street does not appear to be individually eligible for listing under Criterion B.

543–545 Natoma Street

Evaluated against the *SoMa Historic Context Statement* significance requirements for residential buildings presented above, preliminary archival research does not indicate that 543–545 Natoma Street is associated with prominent labor leaders, community activists, religious leaders, or others advocating for the betterment of neighborhood conditions. Historically, the building was part of the real estate portfolio of a few different local property owners, and none of the building’s residents appeared to have remained there for longer than a few years. For these reasons, 543–545 Natoma Street does not appear to be individually eligible for listing under Criterion B.

Criterion C (Design/Construction)

1040–1042 Howard Street

1040–1042 Howard Street is an altered example of a typical mixed-use building constructed in 1914 after the initial post-earthquake reconstruction era. It does not represent an unusual or distinctive property type, possess high artistic values, or represent the work of a prominent designer (the original architect is unknown). The contributions by Marie-Louise Laleyan, the architect of the building’s 1980s rehabilitation, appear to be minimal and completed too recently for consideration as a potentially significant alteration. When compared to other individually eligible, listed, or landmarked mixed-use buildings in SoMa and evaluated against the *SoMa Historic Context Statement* significance requirements for residential and commercial buildings presented above, 1040–1042 Howard Street exhibits little architectural interest or distinction. For these reasons, 1040–1042 Howard Street does not appear to be individually eligible for listing under Criterion C.

⁴⁹ Page & Turnbull, California Department of Parks and Recreation District Record (DPR 523D) for the Western SoMa Light Industrial and Residential Historic District, 2009, 73, on file at the San Francisco Planning Department, <https://citypln-m-extn1.sfgov.org/external/link.ashx?Action=Download&ObjectVersion=-1&vault={A4A7DACD-B0DC-4322-BD29-F6F07103C6E0}&objectGUID={D315FBBE-2F5B-49BB-BCDD-0B129C89DF02}&fileGUID={76612D40-7CC6-450E-8202-ED93D660AB5B}>.

⁵⁰ 1910 Crocker-Langley San Francisco city directory.

543–545 Natoma Street

543–545 Natoma Street is an altered example of a typical residential flats building constructed during San Francisco’s post-earthquake reconstruction era. Somewhat atypical is the fact that it was one of few such buildings in SoMa designed by a recognized architect of merit, Charles O. Clausen. Archival research suggests that 543–545 Natoma Street was one of Clausen’s first commissions in San Francisco as a licensed architect, and he rose to prominence as one of the architects responsible for designing many single-family residences in the Sunset District during the 1930s. It was during that period that Clausen designed his best-known buildings, including the Doelger Building at 320 Judah Street (extant; San Francisco Landmark No. 265). As an early and altered example of Clausen’s work, 543–545 Natoma Street does not appear to be an important or representative example of his architectural legacy. Therefore, 543–545 Natoma Street does not appear to be individually eligible for listing under Criterion C.

Criterion D (Information Potential)

According to guidance in the *SoMa Historic Context Statement*, residential and commercial buildings in the SoMa neighborhood are not eligible for listing on the National Register under Criterion D (information potential).⁵¹ Therefore, an evaluation of properties in the APE under Criterion D is not presented.

Historic District Considerations

Based on the architectural descriptions provided above and documentation of the physical development of the project area, the four buildings located within the APE—1038 Howard, 1040–1042 Howard, 1044 Howard, and 543–545 Natoma streets—do not together form a historic district. They were constructed independently of one another over the course of nearly 55 years by different property owners. No cohesive design or use unites the grouping of buildings. None of the buildings appear to be related in terms of architectural design, function, or historical development. As such, none of the subject buildings contribute to a potential historic district.

The APE is located across Howard and Russ streets from the National Register-eligible Western SoMa Light Industrial and Residential Historic District. The historic district represents a concentration of light industrial, residential, and commercial properties constructed primarily between 1906 and ca. 1936 that are cohesive in scale, building typology, materials, architectural style, and relationship to the street.⁵² As originally documented in 2009, the Western SoMa Light Industrial and Residential Historic District included a total of 1,053 properties and encompassed the previously documented National Register-eligible Sixth Street Lodginghouse Historic District as well as the four buildings in the APE.⁵³ Upon review, Planning Department preservation staff recommended that the two historic districts should be geographically separate and proposed redrawn boundaries of the Western SoMa Light Industrial and Residential Historic District to exclude the Sixth Street Lodginghouse Historic District as well as the four buildings in the APE and other nearby buildings located between the historic districts.⁵⁴ A motion to adopt the *SoMa Historic Resources Survey* as amended was put before the San Francisco Historic Preservation Commission, and it was officially adopted on February 16, 2011.⁵⁵

⁵¹ The *SoMa Historic Context Statement* allows that public assembly/institutional buildings may possess significance under Criterion D, but no other building types (i.e., residential, commercial, and industrial) may be eligible for information potential. Page & Turnbull. *South of Market Area Historic Context Statement*. June 2009, 102–104.

⁵² Page & Turnbull, California Department of Parks and Recreation District Record (DPR 523D) for the Western SoMa Light Industrial and Residential Historic District, 2009, 1, on file at the San Francisco Planning Department, <https://citypln-m-extnl.sfgov.org/external/link.ashx?Action=Download&ObjectVersion=-1&vault={A4A7DACD-B0DC-4322-BD29-F6F07103C6E0}&objectGUID={D315FBBE-2F5B-49BB-BCDD-0B129C89DF02}&fileGUID={76612D40-7CC6-450E-8202-ED93D660AB5B}>.

⁵³ Ibid.

⁵⁴ San Francisco Planning Department, “Executive Summary of SoMa Historic Resource Survey Findings (Case no. 2010.0486U),” prepared for the San Francisco Historic Preservation Commission, December 1, 2010.

⁵⁵ San Francisco Planning Department, “Historic Preservation Commission Motion 0103 to Adopt the SoMa Historic Resources Survey (Case no. 2010.0486U),” prepared for the San Francisco Historic Preservation Commission, adopted February 16, 2011.

Because the officially adopted boundaries of the National Register-eligible Western SoMa Light Industrial and Residential Historic District exclude the four buildings in the APE, no further analysis of considerations relative to the historic district is presented.

Integrity Analysis

In addition to being eligible for listing under at least one of the four National Register criteria, a property must also retain integrity, i.e., the ability of a property to convey its significance through the retention of essential physical features that express its historic identity. As neither 1040–1042 Howard Street nor 543–545 Natoma Street appear to be individually significant under any National Register criteria, a discussion of integrity is not applicable.

Conclusion

Based on a site survey, archival research, and the analysis presented in this memo, ESA recommends the buildings at 1040–1042 Howard Street nor 543–545 Natoma Street as ineligible for individual listing in the National Register under any criteria. As such, neither 1040–1042 Howard Street nor 543–545 Natoma Street would be considered historic properties for the purposes of NHPA Section 106. Because no historic properties are located within the APE, ESA recommends the project would result in a finding of **No Historic Properties Affected**.

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Appendix A

DPR Series 523 Form-sets for
1040–1042 Howard Street and
543–545 Natoma Street

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

***Resource Name or #:** 1040–1042 Howard Street

P1. Other Identifier: N/A

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** San Francisco

***b. USGS 7.5' Quad** San Francisco North

Date 2021

T 2S; R 5W; ¼ of ¼ of Sec ; B.M.

c. Address 1040–1042 Howard Street

City San Francisco

Zip 94103

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 3726-018

***P3a. Description:**

The building located at 1040–1042 Howard Street is a three-story, mixed-use building that was constructed in 1914. It features an I-shaped footprint (formed by two lightwells on the side walls), is of wood-frame construction, is clad in stucco, and is capped by a flat roof. According to the 1990s Sanborn map, the first floor contains one commercial space, and a total of five apartments are contained within the second and third floors.

The primary (southeast) façade faces Howard Street. At the first floor, an aluminum-frame storefront assembly is located behind a metal security grille. The storefront is flanked by two recessed entrances to the residential units above. The recessed entrances are fitted with metal security grilles and contain concrete steps, and the steps to the east entrance are covered with mosaic tiles. Stacked, angled bay windows on the second and third floors feature one-over-one, single-hung, wood-sash windows; some of the original windows have been replaced with single-hung, vinyl-sash windows. The façade terminates in a simple cornice with egg-and-dart molding that disguises a stepped parapet behind.

The side (northeast and southwest) façades are clad in channel-drop wood siding, and fixed, sliding, and single-hung, aluminum-sash windows are located within the light wells. The rear (northwest) façade features stacked, angled bay windows and a metal fire escape.

***P3b. Resource Attributes:** HP3. Multiple Family Property, HP6. 1-3 Story Commercial Building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).



P5b. Description of Photo:

View of primary (southeast) façade on Howard Street, facing northwest. Photo by ESA, August 31, 2023.

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both

1914. Source: San Francisco Department of Building Inspection.

***P7. Owner and Address:**

Michael Kwong
120 Howard Street
San Francisco, CA 94103

P8. Recorded by:

Amy Langford / ESA
180 Grand Avenue, Suite 1050
Oakland, CA 94612

***P9. Date Recorded:** August 31, 2023

***P10. Survey Type:** Intensive

***P11. Report Citation:** ESA. *1044 Howard Street Project—Section 106 Cultural Resources Survey Report*. Prepared for the San Francisco Mayor's Office of Housing and Community Development. October 2023.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1040–1042 Howard Street *NRHP Status Code 6Z

Page 2 of 6

- B1. Historic Name: N/A
B2. Common Name: 1040–1042 Howard Street
B3. Original Use: Mixed Use B4. Present Use: Mixed Use

*B5. Architectural Style: Edwardian

*B6. Construction History:

Constructed in 1914. A review of building permit records indicate that the building remained largely unchanged until the installation of new fire escape ladders in 1966. Between 1966 and 1978, the building underwent various repairs, including new sprinklers, plaster work, and stair repairs. Between 1985 and 1991, the building underwent substantive rehabilitation repairs, including structural work, foundation repair, and repairs related to a 1987 fire. In 2016, repairs were made to damaged drywall, one window, and replace egress doors. ESA staff observed that original windows on the second and third floor, original decorative medallions, and original panel cornice were removed from the exterior sometime after 1974.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features: None

B9a. Architect: Original architect is unknown; ca. 1980s rehabilitation architect is Marie-Louise Laleyan b. Builder: Unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

South of Market Neighborhood

1040–1042 Howard Street is located two blocks south of Market Street in the heart of San Francisco's South of Market neighborhood (SoMa). The following brief history of SoMa is summarized from the 2009 *South of Market Area Historic Context Statement* (Page & Turnbull, 2009) and focuses on the early 20th-century Reconstruction Period (1906–13).

By the early 20th century, SoMa had become one of San Francisco's most ethnically diverse and densely populated neighborhoods. The majority of SoMa's residential workforce was manual workers, and the rest were seasonally or intermittently employed. Consequently, the neighborhood was uncommonly transient and attracted residents less likely to own property and more likely to reside at one address for long periods of time. In contrast to the large-scale, masonry commercial buildings that dominated Market Street, SoMa's industrial buildings and warehouses were interspersed among a growing number of wood-frame tenements, residential hotels, and apartments that accommodated the primarily single, male, and working-class population.

SoMa was decimated by the earthquake that hit San Francisco on April 18, 1906. Numerous fires ravaged the area's aging wood-frame building stock and destroyed the neighborhood within six hours. With several notable exceptions (e.g., the U.S. Mint and the U.S. Post Office and Court of Appeals buildings), nearly every building and structure in SoMa was consumed.

The first years of the post-earthquake reconstruction period (1906–13) in SoMa were largely devoted to clearing debris and salvaging any stable and intact buildings and structures. Once active reconstruction commenced, most of investors' attention and capital was directed towards rebuilding the district's infrastructure as well as its industrial and commercial core. Throughout the late 1910s and 1920s, concentrated areas of reinforced concrete or steel-frame and brick buildings dominated the district south of Howard Street. Light industrial and commercial buildings populated major roads, such as the 6th Street commercial corridor, and operated as retail or office spaces, restaurants, and service shops. (Continued on page 3)

B11. Additional Resource Attributes: None

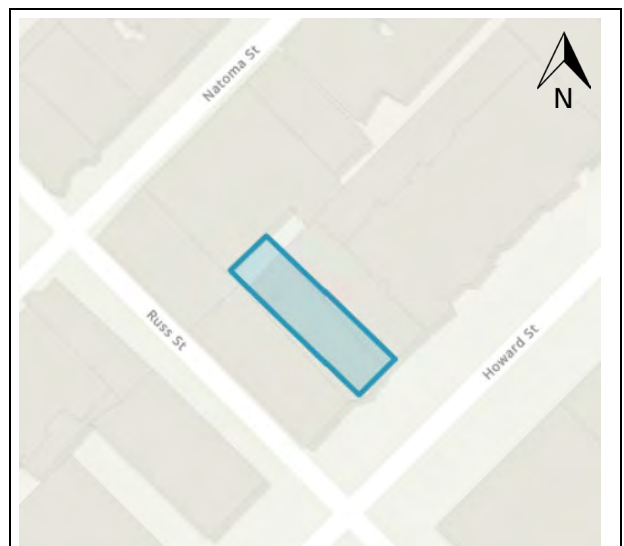
*B12. References: See page 6

B13. Remarks: None

*B14. Evaluator: Johanna Kahn / ESA

*Date of Evaluation: September 2023

(This space reserved for official comments.)



Source: San Francisco Planning Department's Property Information Map

***B10. Significance:** (Continued from page 2)

Most were constructed during a second building boom during the 1920s and were typically made of concrete and had multi-lite windows in the upper stories to provide natural light. Less austere than the warehouses and industrial buildings in the district, these new commercial buildings often incorporated ornamentation derived from Art Deco, Spanish Colonial Revival, or Classical Revival architectural styles.

The district also underwent a demographic shift during the reconstruction period. While commercial and industrial areas grew relatively quickly, residential reconstruction was limited and sporadically funded. As a result, the district's residential population shrank dramatically. Between 1900 and 1910, SoMa's residential population dropped from 62,000 to 24,000. The neighborhood's working-class inhabitants, who lacked the financial reserves to remain in the recovering district, largely relocated to the working-class Potrero and Mission districts or eventually secured single-family dwellings along the outskirts of the city. Small yet vibrant Greek, Japanese, and Filipino enclaves developed along Folsom Street and in the vicinity of South Park, and many single, white, American-born males also settled in SoMa. Subsequent restrictive immigration laws exacerbated this trend and ensured that SoMa's residential population remained predominantly white and American-born until World War II.

Edwardian-Era Multi-Family Residential Architecture

After the 1906 Earthquake, the pressing demands for housing resulted in the construction of numerous flats, residential hotels, boarding houses, cottage courts, and the occasional single-family residence. Between 1906 and 1913, residential reconstruction produced buildings from three major categories: wood-frame or masonry residential hotels and apartment buildings ranging from three to six stories tall; wood-frame, single-family dwellings and cottages; and wood-frame multi-family flats. While hotels and apartment houses were typically designed in Colonial Revival or Classical Revival styles, cottages and flats were often designed in Craftsman and Mission Revival styles.

Edwardian-era multi-family residential buildings dating from the post-1906 reconstruction period—including 1040–42 Howard Street—share several notable defining characteristics. The San Francisco Planning Department defines the term “Edwardian” to encompass popular architectural styles in Great Britain and its territories during the reign of King Edward VII (1901–10). Edwardian-era architecture is comprised primarily of five contemporaneous styles: Beaux-Arts, Arts and Crafts, Gothic Revival, Baroque Revival, and Neo-Georgian. Much like other early 20th-century American variants, Edwardian-era residential buildings in SoMa are typically wood-frame apartment buildings or multi-unit flats that are clad in stucco or wood siding and feature flat roofs, decorative cornices, and angled bay windows. Apartments and residential flats from this period typically featured restrained ornamentation such as simple wood door and window moldings, modillion or box cornices, and raised or recessed spandrels and are predominantly situated along 10th, Folsom, and Howard streets. Some multi-family residences were mixed-use buildings with street-level spaces devoted to commercial or light industrial uses. Such buildings often feature commercial storefronts with recessed entry vestibules, storefront transoms, plate glass display windows, and fabric awnings.

Ownership and Occupancy History

The ownership history of 1040–1042 Howard Street is summarized in the table below. A preliminary review of San Francisco city directories and U.S. Federal Census records did not identify any long-term (i.e., 10 years or more) tenants or commercial occupants of 1040–1042 Howard Street.

Year(s)	Name(s)	Note
1935	Oliver Goldblatt	
1946	Erich R. & Christel Klawonn	
1966	Anchor Realty Co.	Anchor Realty Co. (est. 1945) is a San Francisco-based brokerage and property management firm.
1976	Transamerican Title Insurance	
1985	Frances Clewans	Frances Clewans was a local property owner. A 1954 <i>San Francisco Examiner</i> article names her as the owner of a nearby apartment building at 159–165 Russ Street.
Unknown – 1998	Prana Associates Fifteen LP	
1998–2002	Declan Ryan	
2001–02	Gregory Moore	
2002 – Unknown	Susan Choy & Michael Kwong	
2023	Michael Kwong	

Marie-Louise Laleyan, Rehabilitation Architect of 1040–1042 Howard Street

Surviving buildings records on file at the San Francisco Department of Building Inspection do not identify the original architect for the building at 1040–1042 Howard Street. Architectural plans for the 1985–86 rehabilitation of the building were designed by Bulgarian-born architect Marie-Louise Laleyan (1935–2014). She immigrated to the United States in 1964 and worked briefly as an architectural designer for Hart & Turner Architects in Sacramento, California. During the mid-1960s, Laleyan worked in the Los Angeles office of Richard Neutra where she developed an expertise in color and detailing. In 1969, she relocated to San Francisco and worked for various local architecture firms before receiving her architect's license in 1972. That same year, Laleyan became an American citizen and co-founded the Organization of Women Architects, a Bay Area non-profit organization that aimed to provide professional support for women working in the male-dominated architecture and design-related fields. During the 1970s, Laleyan was a vocal advocate for women's issues within the American Institute of Architects (AIA), serving as the co-author of the 1975 AIA Affirmative Action Plan and co-chair of the AIA Task Force on Women in Architecture. In 1977, Laleyan established her own architecture firm, Laleyan Associates, which accepted commissions for commercial, institutional, medical, public, and residential buildings. Laleyan Associates particularly specialized in remodeling and alteration designs and oversaw the rehabilitation of several San Francisco apartment buildings and residence hotels. During the 1980s, one of the firm's clients was the Tenderloin Neighborhood Development Corporation, a non-profit organization that provided low-income housing.

Evaluation for National Register Eligibility

Significance Evaluation

SoMa Historic Context Statement Significance Requirements

The following significance requirements for residential and commercial buildings in the SoMa neighborhood to be eligible for listing on the National Register of Historic Places (National Register) were established in the 2009 historic context statement:

Residential Buildings

Residential buildings in the South of Market Area can be evaluated under National Register Criteria A, B, and C [...]. Given the generally rapid rate of residential reconstruction after the 1906 Earthquake, residential buildings eligible for listing in the National Register under Criterion A [...] (Event) should have been built between 1906 and 1936, with potentially the most significant examples constructed between 1906 and 1914, the earliest episode of post-quake reconstruction.

For properties to be listed under National Register Criterion B [...] (Person), residential properties should be associated with the lives of persons significant in our past. This association should be demonstrable and be related to the person's productive life. Because the South of Market Area has traditionally been a working-class neighborhood, it is likely that residential properties eligible for listing under [Criterion] B [...] will be associated with prominent labor leaders, community activists, religious leaders, or others advocating for the betterment of neighborhood conditions.

Most dwellings in the South of Market Area are vernacular in origin, having been built by private individuals and contractors without the assistance of a trained architect. Some buildings, in particular larger apartment buildings and residential hotels, do have a conventional architectural pedigree as defined as having been architect-designed and/or manifesting "high artistic values." Therefore, in order for residential buildings to be determined eligible for listing in the National Register under Criterion C [...] (Design/Construction) they should ideally have been constructed between 1906 and 1914 and demonstrate distinctive characteristics of a "type, period, region, or period of construction." Most of the residential building types are examples of fairly common types citywide, so in order to be individually eligible, the property should either represent an unusual or distinctive property type, such as an intact bungalow court, or possess "high artistic values" or "represent the work of a master" architect, builder, or designer.

Commercial Buildings

Commercial buildings in the South of Market Area can be evaluated under National Register Criteria A, B, and C [...]. Currently undesignated properties can be determined eligible for listing under National Register Criterion A [...] (Event) if they represent an important context, such as survivors of the 1906 Earthquake or as buildings constructed during the immediate post-quake reconstruction era. They can also represent other important events localized to the individual building.

For properties to be listed under National Register Criterion B [...] (Person), commercial properties should be associated with the lives of persons significant in our past. This association should be demonstrable and be related to the person's productive life. Commercial properties eligible for listing under [Criterion] B [...] should be associated with important industrialists or businesspersons who may have built and/or occupied a

building in the area for the most important part of their career. Comparatively few buildings will qualify under this Criterion.

After industrial buildings, the most common significant individual resource type in the South of Market Area are commercial properties that appear eligible for listing in the National Register under Criterion C [...] (Design/Construction). This is the dominant building type within the area bounded by Market, 1st, Howard, and 3rd streets with isolated examples outside this area. [...] Many of the most individually significant commercial properties are already individually designated or determined eligible for listing in the National Register, the California Register, locally designated City Landmarks, or contributors to historic districts and conservation districts. Of undesignated commercial buildings, those that are eligible are those constructed between 1906 and 1914 and during the 1920s, and a handful of later examples constructed during the 1930s. Entire block-faces, such as New Montgomery Street, the south side of Market Street between 1st and 9th streets, and much of Mission Street between 1st and 3rd streets are still lined with such buildings.

Criterion A—Event

1040–1042 Howard Street is associated with the pattern of events that occurred immediately following the initial post-earthquake reconstruction era in San Francisco that ended in 1913. The SoMa neighborhood was decimated, and this particular mixed-use (commercial and residential) building was constructed in 1914, one year after the initial wave of reconstruction activities ended and America had entered a recession that lasted the duration of World War I. 1040–1042 Howard Street is the only extant building on the subject block constructed during wartime; the next oldest surviving building was constructed in 1926 (1014 Howard Street). Evaluated against the *SoMa Historic Context Statement* significance requirements for residential and commercial buildings presented above, archival research does not indicate that the building's association with reconstruction activities is a significant one or that it is significantly associated with any known events localized to the building itself. Rather, it appears to have been typical and unremarkable among contemporary residential and commercial buildings.

The adjacent National Register-eligible Western SoMa Light Industrial and Residential Historic District “is significant under Criterion A (Events) as a representation of a noteworthy trend in development patterns and the establishment of various ethnic groups in San Francisco, most notably the Greek community. [...] SoMa] was the only fully-developed and populated mixed-use area in the City that was completely destroyed and then completely redeveloped with a new light industrial emphasis. This emphasis encouraged the habitation of particular working class ethnic groups who had not previously resided in the neighborhood.” According to the 1915 San Francisco city directory, some of the earliest tenants of 1040–1042 Howard Street were named Davis, Goldblatt, Gribble, Griffin, Lundgren, Quickmire, Stafford, Stiller, Vacillio, and Webb. Based on these surnames and information gathered from the San Francisco Assessor-Recorder and Department of Building Inspection, archival research does not suggest that 1040–1042 Howard Street was associated with any particular ethnic group for which the adjacent historic district possesses significance.

For these reasons, 1040–1042 Howard Street does not appear to be individually eligible for listing under Criterion A.

Criterion B—Person

Evaluated against the *SoMa Historic Context Statement* significance requirements for residential and commercial buildings presented above, preliminary archival research does not indicate that 1040–1042 Howard Street is associated with prominent labor leaders, community activists, religious leaders, or others advocating for the betterment of neighborhood conditions. Historically, the building was part of the multi-property real estate portfolio of a few different local property owners, and none of the building's residents appeared to have remained there for longer than a few years. Additionally, the ground-floor commercial space does not appear to be associated with important industrialists or businesspersons. For these reasons, 1040–1042 Howard Street does not appear to be individually eligible for listing under Criterion B.

Criterion C—Design/Construction

1040–1042 Howard Street is an altered example of a typical mixed-use building constructed in 1914 after the initial post-earthquake reconstruction era. It does not represent an unusual or distinctive property type, possess high artistic values, or represent the work of a prominent designer (the original architect is unknown). The contributions by Marie-Louise Laleyan, the architect of the building's 1980s rehabilitation, appear to be minimal and completed too recently for consideration as a potentially significant alteration. When compared to other individually eligible, listed, or landmarked mixed-use buildings in SoMa and evaluated against the *SoMa Historic Context Statement* significance requirements for residential and commercial buildings presented above, 1040–1042 Howard Street exhibits little architectural interest or distinction. For these reasons, 1040–1042 Howard Street does not appear to be individually eligible for listing under Criterion C.

Criterion D—Potential to Yield Information. According to guidance in the *SoMa Historic Context Statement*, residential and commercial buildings in the SoMa neighborhood are not eligible for listing on the National Register under Criterion D (information potential). Therefore, an evaluation of properties in the APE under Criterion D is not presented.

Page 6 of 6

*Resource Name or # 1041–1042 Howard Street

*Recorded by: Johanna Kahn / ESA

*Date: September 2023

☒ Continuation

☐ Update

Integrity

In addition to being eligible for listing under at least one of the four National Register criteria, a property must also retain integrity, i.e., the ability of a property to convey its significance through the retention of essential physical features that express its historic identity. As 1040–1042 Howard Street does not appear to be individually significant under any National Register criteria, a discussion of integrity is not applicable.

Summary

1040–1042 Howard Street does not appear to be individually eligible for listing in the National Register, and an assessment of integrity is not applicable. Therefore, it does not qualify as a historic property under Section 106 of the National Historic Preservation Act.

***B12. References:** (Continued from page 2)

City and County of San Francisco Planning Department. *San Francisco Neighborhood Commercial Buildings Historic Context Statement, 1865-1965*. 2022.

City and County of San Francisco Planning Department. "San Francisco Preservation Bulletin No. 18: Residential and Commercial Architectural Periods and Styles in San Francisco." Accessed September 13, 2023. <https://sf-planning.org/sites/default/files/FileCenter/Documents/5099-PresBulletin18ARCHSTYLES.pdf>.

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----- California Department of Parks and Recreation District Record (DPR 523D) for the Western SoMa Light Industrial and Residential Historic District, 2009. On file at the San Francisco Planning Department.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 7

***Resource Name or #:** 543–545 Natoma Street

P1. Other Identifier: N/A

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** San Francisco

***b. USGS 7.5' Quad** San Francisco North **Date** 2021

T 2S; **R** 5W; **¼ of ¼ of Sec** ; **B.M.**

c. Address: 543–545 Natoma Street, 51–55 Russ Street

City: San Francisco

Zip: 94103

d. UTM: Zone , **mE/** **mN**

e. Other Locational Data: APN 3726-046

***P3a. Description:**

The building located at 543–545 Natoma Street (also addressed as 51–55 Russ Street) was constructed in 1909 and contains residential flats. It features a roughly rectangular footprint, is of wood-frame construction, and is capped by a flat roof. Typical windows are one-over-one, single-hung, wood-sash windows except where replacement windows are described below. The northeast portion of the building (addressed 543–545 Natoma Street) contains three flats and is three stories over a basement, and the southeast portion of the building (addressed 51–55 Russ Street) contains three flats and is three stories in height.

The primary (northwest) façade faces Natoma Street, is clad in stucco, and is composed of three structural bays. At the first floor, the east bay features an arched opening fitted with a metal security grille that contains a recessed entry. The center and west bays each contain a pair of one-over-one, single-hung, wood-sash windows behind metal security grilles. Angled bay windows on the second and third floors as well as the horizontal space between the bays feature one-over-one, single-hung, wood-sash windows. The façade terminates in a cornice with egg-and-dart molding, dentil molding, and carved brackets. (Continued on page 3)

***P3b. Resource Attributes:** HP3. Multiple Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

View of primary (northwest) and secondary (southwest) façades, view facing southeast. Photo by ESA, August 31, 2023.

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both

1909. Source: San Francisco Department of Building Inspection.

***P7. Owner and Address:**

Marilyn J. Devera, Marilyn J. Devera Living Trust
22 Clear View Drive
Daly City, CA 94015

P8. Recorded by:

Amy Langford / ESA
180 Grand Avenue, Suite 1050
Oakland, CA 94612

***P9. Date Recorded:** August 31, 2023

***P10. Survey Type:** Intensive

***P11. Report Citation:** ESA. *1044 Howard Street Project—Section 106 Cultural Resources Survey Report*. Prepared for the San Francisco Mayor's Office of Housing and Community Development. October 2023.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 543–545 Natoma Street *NRHP Status Code 6Z

Page 2 of 7

B1. Historic Name: N/A

B2. Common Name: 543–545 Natoma Street, 51–55 Russ Street

B3. Original Use: Multiple-Family Residence

B4. Present Use: Multiple-Family Residence

*B5. Architectural Style: Edwardian

*B6. Construction History:

The building was constructed in 1909. A review of building permit records indicates that the wood-frame building was originally clad in channel-drop wood siding on all facades. The building's primary and secondary facades were re-clad in cement (i.e., stucco) in 1931. Between 1939 and 1940, the building underwent minor structural work, repairs were made to stairs, and the basement was repaired and cemented. ESA staff observed that the original exposed concrete basement was clad in stucco, two original windows were replaced, original bay window trim was removed, and an original decorative medallion above the Russ Street entrance was removed at some point between 1940 and 2007. Between 2012 and 2019, the building underwent various repairs, including repairs to siding, rear stairs, and guardrails, the installation of metal window grilles at the first floor. During this time, the building was also reroofed and underwent seismic retrofitting.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features: None

B9a. Architect: Charles O. Clausen

b. Builder: Ratto and Giannini

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

South of Market Neighborhood

543–545 Natoma Street is located two blocks south of Market Street in the heart of San Francisco's South of Market neighborhood (SoMa). The following brief history of SoMa is summarized from the 2009 *South of Market Area Historic Context Statement* (Page & Turnbull, 2009) and focuses on the early 20th-century Reconstruction Period (1906–13).

By the early 20th century, SoMa had become one of San Francisco's most ethnically diverse and densely populated neighborhoods. The majority of SoMa's residential workforce was manual workers, and the rest were seasonally or intermittently employed. Consequently, the neighborhood was uncommonly transient and attracted residents less likely to own property and more likely to reside at one address for long periods of time. In contrast to the large-scale, masonry commercial buildings that dominated Market Street, SoMa's industrial buildings and warehouses were interspersed among a growing number of wood-frame tenements, residential hotels, and apartments that accommodated the primarily single, male, and working-class population.

SoMa was decimated by the earthquake that hit San Francisco on April 18, 1906. Numerous fires ravaged the area's aging wood-frame building stock and destroyed the neighborhood within six hours. With several notable exceptions (e.g., the U.S. Mint and the U.S. Post Office and Court of Appeals buildings), nearly every building and structure in SoMa was consumed.

The first years of the post-earthquake reconstruction period (1906–13) in SoMa were largely devoted to clearing debris and salvaging any stable and intact buildings and structures. Once active reconstruction commenced, most of investors' attention and capital was directed towards rebuilding the district's infrastructure as well as its industrial and commercial core. Throughout the late 1910s and 1920s, concentrated areas of reinforced concrete or steel-frame and brick buildings dominated the district south of Howard Street. Light industrial and commercial buildings populated major roads, such as the 6th Street commercial corridor, and operated as retail or office spaces, restaurants, and service shops. (Continued on page 3)

B11. Additional Resource Attributes: None

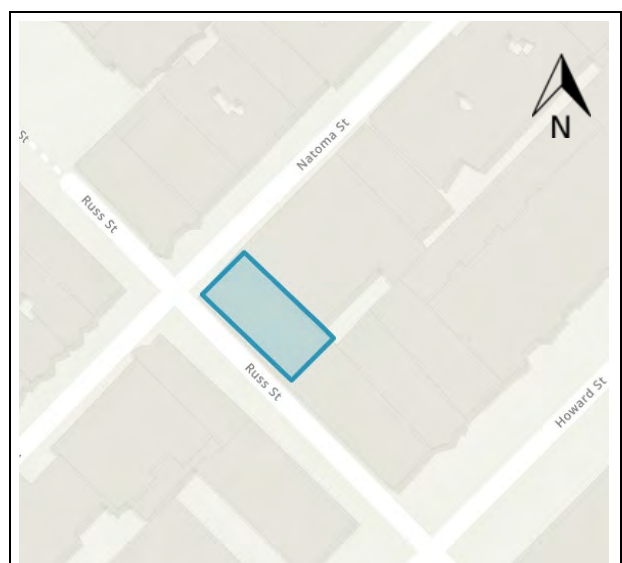
*B12. References: See page 6

B13. Remarks: None

*B14. Evaluator: Johanna Kahn / ESA

*Date of Evaluation: September 2023

(This space reserved for official comments.)



Source: San Francisco Planning Department's Property Information Map

***P3a. Description:** (Continued from page 1)

The secondary (southwest) façade faces Russ Street and is clad in stucco. The first floor features four pairs of one-over-one, single-hung, wood-sash windows and one individual one-over-one, single-hung, wood-sash window; a gated doorway; and an arched opening with concrete steps and a metal security grille. The second floor features four pairs of one-over-one, single-hung, wood-sash windows and one individual one-over-one, single-hung, wood-sash window as well as one pair of sliding, vinyl-sash replacement windows. The third floor features five pairs of one-over-one, single-hung, wood-sash windows and one individual one-over-one, single-hung, wood-sash window. The façade terminates in a cornice with egg-and-dart molding, dentil molding, and carved brackets. The rear façade faces southeast and is clad in channel-drop wood siding. Only the third story is visible above the adjacent building at 1044 Howard Street, and it features a pair of one-over-one, single-hung, wood-sash windows.

***B10. Significance:** (Continued from page 2)

Most were constructed during a second building boom during the 1920s and were typically made of concrete and had multi-lite windows in the upper stories to provide natural light. Less austere than the warehouses and industrial buildings in the district, these new commercial buildings often incorporated ornamentation derived from Art Deco, Spanish Colonial Revival, or Classical Revival architectural styles.

The district also underwent a demographic shift during the reconstruction period. While commercial and industrial areas grew relatively quickly, residential reconstruction was limited and sporadically funded. As a result, the district's residential population shrank dramatically. Between 1900 and 1910, SoMa's residential population dropped from 62,000 to 24,000. The neighborhood's working-class inhabitants, who lacked the financial reserves to remain in the recovering district, largely relocated to the working-class Potrero and Mission districts or eventually secured single-family dwellings along the outskirts of the city. Small yet vibrant Greek, Japanese, and Filipino enclaves developed along Folsom Street and in the vicinity of South Park, and many single, white, American-born males also settled in SoMa. Subsequent restrictive immigration laws exacerbated this trend and ensured that SoMa's residential population remained predominantly white and American-born until World War II.

Edwardian-Era Multi-Family Residential Architecture

After the 1906 Earthquake, the pressing demands for housing resulted in the construction of numerous flats, residential hotels, boarding houses, cottage courts, and the occasional single-family residence. Between 1906 and 1913, residential reconstruction produced buildings from three major categories: wood-frame or masonry residential hotels and apartment buildings ranging from three to six stories tall; wood-frame, single-family dwellings and cottages; and wood-frame multi-family flats. While hotels and apartment houses were typically designed in Colonial Revival or Classical Revival styles, cottages and flats were often designed in Craftsman and Mission Revival styles.

Edwardian-era multi-family residential buildings dating from the post-1906 reconstruction period—including 543–545 Natoma Street—share several notable defining characteristics. The San Francisco Planning Department defines the term "Edwardian" to encompass popular architectural styles in Great Britain and its territories during the reign of King Edward VII (1901–10). Edwardian-era architecture is comprised primarily of five contemporaneous styles: Beaux-Arts, Arts and Crafts, Gothic Revival, Baroque Revival, and Neo-Georgian. Much like other early 20th-century American variants, Edwardian-era residential buildings in SoMa are typically wood-frame apartment buildings or multi-unit flats that are clad in stucco or wood siding and feature flat roofs, decorative cornices, and angled bay windows. Apartments and residential flats from this period typically featured restrained ornamentation such as simple wood door and window moldings, modillion or box cornices, and raised or recessed spandrels and are predominantly situated along 10th, Folsom, and Howard streets.

Ownership and Occupancy History

The ownership history of 543–545 Natoma Street is summarized in the table below. A preliminary review of San Francisco city directories and U.S. Federal Census records did not identify any long-term (i.e., 10 years or more) tenants of 543–545 Natoma Street.

Year(s)	Name(s)	Note
1909–1931	Louis Haas	Louis Haas was a local property owner. A 1913 <i>San Francisco Examiner</i> article lists Haas as the owner of the properties at 1666–1668 Howard Street and 1524–1526 Golden Gate Avenue.
1935	Louis and Carrie Haas	SF Block Book records for 1935 also list Haas as the owner for the nearby property at 551 Natoma Street.
1939–40	Teresa Stadlberger	Teresa Stadlberger was a local property owner. The 1935 Block Book lists her as the owner of the properties at 516, 519, 556, 558, and 560 Natoma Street. The 1946 Block Book lists her as the owner of the properties at 543–545, 552, 554, 556, 558, and 560 Natoma Street.
1946	Teresa Stadlberger and Arthur Liebschutz	Arthur Liebschutz was a local property owner. The 1946 Block Book lists him as the owner of the properties at 519 and 529 Natoma Street.
1963	Teresa Doely and Arthur Liebschutz	
1975–91	Francis W.K. Hom and Sui Ying Hom Estate of Francis W.K. Home and Daniel W. Hom	
1991–92	Prana Associates Fourteen	
1992	Shari Vlahos and James Vlahos	
1992–2016	Manuel L. Devera and Marilyn J. Devera	
2016 – present	Marilyn J. Devera, Marilyn J. De Vera Living Trust	

Charles O. Clausen, Architect of 543–545 Natoma Street

Charles O. Clausen (1886–1973) was a local architect who designed a variety of commercial buildings, theaters, apartments, and single-family residences throughout San Francisco. Clausen was born in Napa and raised in San Francisco's Inner Sunset and Richmond District neighborhoods. He apprenticed with the architecture firm Meyer and O'Brien and earned his architect's certificate by the age of 23; at age 24, Clausen opened his own office in San Francisco. The 1909 construction date of the residential flats building at 543–545 Natoma Street within the APE establishes it as one of Clausen's earliest designs as a licensed architect.

Some early examples of Clausen's work include a 1911 Tudor Revival-style residence at 2844 Woolsey Street in Berkeley (extant) and the 1913 Mission Revival-style Larkspur City Hall (extant). During this period and into the early 1940s, Clausen designed many Beaux Arts-inspired apartment buildings and single-family residences in San Francisco's Pacific Heights (1910, 1923), Potrero Hill (1912), the Tenderloin (1914), the Mission District (1914, 1916), Presidio Heights (1918), Russian Hill (1923, 1926), St. Francis Wood (1935), and Sea Cliff (1940) neighborhoods. In 1927, Clausen embarked on a four-year partnership with architect F. Frederick Amandes and designed numerous apartment buildings, residences, and theaters including the 1928 Parkside Theater in the Sunset District (no longer extant).

Like many creative professionals during the Great Depression, Clausen underwent a career shift during the early 1930s. After ending his partnership with Amandes in 1931, Clausen was hired by small-scale developers to design modest, single-family homes. Working out of his home office in the Richmond District, Clausen designed small tracts and individual homes largely inspired by the Mediterranean Revival style. Clausen was also one of a select group of architects commissioned to build single-family residences in San Francisco's Sunset District. His best-known work in San Francisco, and one of the few buildings he designed in a Modern style, is the Art Deco-style Doelger Building constructed in 1932 at 320 Judah Street (extant; San Francisco Landmark No. 265).

The San Francisco Planning Department considers Clausen an architect of merit.

Evaluation for National Register Eligibility

Significance Evaluation

SoMa Historic Context Statement Significance Requirements

The following significance requirements for residential and commercial buildings in the SoMa neighborhood to be eligible for listing on the National Register of Historic Places (National Register) were established in the 2009 historic context statement:

Residential Buildings

Residential buildings in the South of Market Area can be evaluated under National Register Criteria A, B, and C [...]. Given the generally rapid rate of residential reconstruction after the 1906 Earthquake, residential buildings eligible for listing in the National Register under Criterion A [...] (Event) should have been built between 1906 and 1936, with potentially the most significant examples constructed between 1906 and 1914, the earliest episode of post-quake reconstruction.

For properties to be listed under National Register Criterion B [...] (Person), residential properties should be associated with the lives of persons significant in our past. This association should be demonstrable and be related to the person's productive life. Because the South of Market Area has traditionally been a working-class neighborhood, it is likely that residential properties eligible for listing under [Criterion] B [...] will be associated with prominent labor leaders, community activists, religious leaders, or others advocating for the betterment of neighborhood conditions.

Most dwellings in the South of Market Area are vernacular in origin, having been built by private individuals and contractors without the assistance of a trained architect. Some buildings, in particular larger apartment buildings and residential hotels, do have a conventional architectural pedigree as defined as having been architect-designed and/or manifesting "high artistic values." Therefore, in order for residential buildings to be determined eligible for listing in the National Register under Criterion C [...] (Design/Construction) they should ideally have been constructed between 1906 and 1914 and demonstrate distinctive characteristics of a "type, period, region, or period of construction." Most of the residential building types are examples of fairly common types citywide, so in order to be individually eligible, the property should either represent an unusual or distinctive property type, such as an intact bungalow court, or possess "high artistic values" or "represent the work of a master" architect, builder, or designer.

Commercial Buildings

Commercial buildings in the South of Market Area can be evaluated under National Register Criteria A, B, and C [...]. Currently undesignated properties can be determined eligible for listing under National Register Criterion A [...] (Event) if they represent an important context, such as survivors of the 1906 Earthquake or as buildings constructed during the immediate post-quake reconstruction era. They can also represent other important events localized to the individual building.

For properties to be listed under National Register Criterion B [...] (Person), commercial properties should be associated with the lives of persons significant in our past. This association should be demonstrable and be related to the person's productive life. Commercial properties eligible for listing under [Criterion] B [...] should be associated with important industrialists or businesspersons who may have built and/or occupied a building in the area for the most important part of their career. Comparatively few buildings will qualify under this Criterion.

After industrial buildings, the most common significant individual resource type in the South of Market Area are commercial properties that appear eligible for listing in the National Register under Criterion C [...] (Design/Construction). This is the dominant building type within the area bounded by Market, 1st, Howard, and 3rd streets with isolated examples outside this area. [...] Many of the most individually significant commercial properties are already individually designated or determined eligible for listing in the National Register, the California Register, locally designated City Landmarks, or contributors to historic districts and conservation districts. Of undesignated commercial buildings, those that are eligible are those constructed between 1906 and 1914 and during the 1920s, and a handful of later examples constructed during the 1930s. Entire block-faces, such as New Montgomery Street, the south side of Market Street between 1st and 9th streets, and much of Mission Street between 1st and 3rd streets are still lined with such buildings.

Criterion A—Event

543–545 Natoma Street is associated with the pattern of events that occurred during the initial post-earthquake reconstruction era in San Francisco. The SoMa neighborhood was decimated, and this particular residential flats building was one of many others constructed in the years immediately following the disaster. Built in 1909 according to building permit records, it was predated by at least four extant buildings on the same block. Evaluated against the *SoMa Historic Context Statement* significance requirements for residential buildings presented above, archival research does not indicate that the building's association with reconstruction activities is a significant one; rather, it appears to have been typical and unremarkable.

The adjacent National Register-eligible Western SoMa Light Industrial and Residential Historic District "is significant under Criterion A (Events) as a representation of a noteworthy trend in development patterns and the establishment of various ethnic groups in San Francisco, most notably the Greek community. [...] SoMa] was the only fully-developed and populated mixed-use area in the City that was completely destroyed and then completely redeveloped with a new light industrial emphasis. This

emphasis encouraged the habitation of particular working class ethnic groups who had not previously resided in the neighborhood." According to the 1910 San Francisco city directory, some of the earliest tenants of 543–545 Natoma Street were named Lacombe, Malone, Permanter, Rarrea, Watson, and Yeager. Based on these surnames and information gathered from the San Francisco Assessor-Recorder and Department of Building Inspection, archival research does not suggest that 543–545 Natoma Street was associated with any particular ethnic group for which the adjacent historic district possesses significance.

For these reasons, 543–545 Natoma Street does not appear to be individually eligible for listing under Criterion A.

Criterion B—Person

Evaluated against the *SoMa Historic Context Statement* significance requirements for residential buildings presented above, preliminary archival research does not indicate that 543–545 Natoma Street is associated with prominent labor leaders, community activists, religious leaders, or others advocating for the betterment of neighborhood conditions. Historically, the building was part of the real estate portfolio of a few different local property owners, and none of the building's residents appeared to have remained there for longer than a few years. For these reasons, 543–545 Natoma Street does not appear to be individually eligible for listing under Criterion B.

Criterion C—Design/Construction

543–545 Natoma Street is an altered example of a typical residential flats building constructed during San Francisco's post-earthquake reconstruction era. Somewhat atypical is the fact that it was one of few such buildings in SoMa designed by a recognized architect of merit, Charles O. Clausen. Archival research suggests that 543–545 Natoma Street was one of Clausen's first commissions in San Francisco as a licensed architect, and he rose to prominence as one of the architects responsible for designing many single-family residences in the Sunset District during the 1930s. It was during that period that Clausen designed his best-known buildings, including the Doelger Building at 320 Judah Street (extant; San Francisco Landmark No. 265). As an early and altered example of Clausen's work, 543–545 Natoma Street does not appear to be an important or representative example of his architectural legacy. Therefore, 543–545 Natoma Street does not appear to be individually eligible for listing under Criterion C.

Criterion D—Potential to Yield Information

According to guidance in the *SoMa Historic Context Statement*, residential and commercial buildings in the SoMa neighborhood are not eligible for listing on the National Register under Criterion D (information potential). Therefore, an evaluation of properties in the APE under Criterion D is not presented.

Integrity

In addition to being eligible for listing under at least one of the four National Register criteria, a property must also retain integrity, i.e., the ability of a property to convey its significance through the retention of essential physical features that express its historic identity. As 543–545 Natoma Street does not appear to be individually significant under any National Register criteria, a discussion of integrity is not applicable.

Summary

543–545 Natoma Street does not appear to be individually eligible for listing in the National Register, and an assessment of integrity is not applicable. Therefore, it does not qualify as a historic property under Section 106 of the National Historic Preservation Act.

***B12. References:** (Continued from page 2)

"BAHA Preservation Awards 2012 Part Two." *Berkeley Architectural Heritage Association*. Accessed September 6, 2023. <http://berkeleyheritage.com/awards/awards2012.2.html>.

----- *San Francisco Neighborhood Commercial Buildings Historic Context Statement, 1865-1965*. 2022.

----- "San Francisco Preservation Bulletin No. 18: Residential and Commercial Architectural Periods and Styles in San Francisco." Accessed September 13, 2023. <https://sf-planning.org/sites/default/files/FileCenter/Documents/5099-PresBulletin18ARCHSTYLES.pdf>.

----- *Sunset District Residential builders, 1925-1950, Historic Context Statement*. 2013. Accessed September 6, 2023. https://www.kevinandjonathan.com/wp-content/uploads/2016/01/Adopted_SunsetHCS.pdf.

----- *Architecture, Planning, and Preservation Professionals: A Collection of Biographies* (draft). n.d.. Accessed September 7, 2023. <https://sfplanning.org/project/architecture-planning-and-preservation-professionals-collection-biographies>.

CONTINUATION SHEET

Trinomial

Page 7 of 7

*Resource Name or # 543-545 Natoma Street

*Recorded by: Johanna Kahn / ESA

*Date: September 2023

☒ Continuation

☐ Update

ICF. *Flats and Small Apartment Buildings 1915-1978 Historic Context Statement*. Prepared for San Francisco Planning Department, San Francisco, CA. 2023.

Landmark Designation Report: Doelger Building, 320-326 Judah Street, Landmark No. 265. Prepared for the San Francisco Historic Preservation Commission. 2012. Accessed September 6, 2023.

https://default.sfplanning.org/Preservation/landmarks_designation/Approved_Doelger_Final_LM_Report.pdf.

Page & Turnbull. *South of Market Area Historic Context Statement*. Prepared for City and County of San Francisco Planning Department. San Francisco, CA. 2009.

----- California Department of Parks and Recreation District Record (DPR 523D) for the Western SoMa Light Industrial and Residential Historic District, 2009. On file at the San Francisco Planning Department.

**Native American Heritage Commission
Native American Contact List
San Francisco County
10/18/2023**

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Amah Mutsun Tribal Band of Mission San Juan Bautista	N	Irene Zwielerlein, Chairperson	3030 Soda Bay Road Lakeport, CA, 95453	(650) 851-7489	(650) 332-1526	amahmutsuntribal@gmail.com	Costanoan	Alameda, Contra Costa, Monterey, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz	
Costanoan Rumsen Carmel Tribe	N	Carla Munoz, Tribal Council	604 W Fernleaf Ave Pomona, CA, 91766	(415) 690-3110		carlamarieohlone@gmail.com	Costanoan	Alameda, Monterey, San Francisco, San Mateo	8/18/2023
Costanoan Rumsen Carmel Tribe	N	Desiree Munoz, Tribal Liaison		(909) 491-8254		ohlonesisters@gmail.com	Costanoan	Alameda, Monterey, San Francisco, San Mateo	8/18/2023
Indian Canyon Mutsun Band of Costanoan	N	Kanyon Sayers-Roods, MLD Contact	1615 Pearson Court San Jose, CA, 95122	(408) 673-0626		kanyon@kanyonconsulting.com	Costanoan	Alameda, Contra Costa, Monterey, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz	4/17/2018
Indian Canyon Mutsun Band of Costanoan	N	Ann Marie Sayers, Chairperson	P.O. Box 28 Hollister, CA, 95024	(831) 637-4238		ams@indiancanyon.org	Costanoan	Alameda, Contra Costa, Monterey, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz	
Muwekma Ohlone Indian Tribe of the SF Bay Area	N	Monica Arellano, Vice Chairwoman	20885 Redwood Road, Suite 232 Castro Valley, CA, 94546	(408) 205-9714		monicavarellano@gmail.com	Costanoan	Alameda, Contra Costa, Marin, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa	7/12/2019
The Ohlone Indian Tribe	N	Vincent Medina, Cultural Leader	17365 Via Del Rey San Lorenzo, CA, 94580	(510) 610-7587		vincent.d.medina@gmail.com	Bay Miwok Ohlone Patwin Plains Miwok	Alameda, Contra Costa, San Francisco, San Mateo, Santa Clara	7/24/2023
The Ohlone Indian Tribe	N	Andrew Galvan, Chairperson	P.O. Box 3388 Fremont, CA, 94539	Phone: (510) 882-0527	(510) 687-9393	chochenyo@AOL.com	Bay Miwok Ohlone Patwin Plains Miwok	Alameda, Contra Costa, San Francisco, San Mateo, Santa Clara	7/24/2023
Wuksachi Indian Tribe/Eshom Valley Band	N	Kenneth Woodrow, Chairperson	1179 Rock Haven Ct. Salinas, CA, 93906	(831) 443-9702		kwood8934@aol.com	Foothill Yokut Mono	Alameda, Calaveras, Contra Costa, Fresno, Inyo, Kings, Madera, Marin, Mariposa, Merced, Mono, Monterey, San	6/19/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

Record: PROJ-2023-004862
Report Type: List of Tribes
Counties: All
NAHC Group: All

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed United Playaz Building Renovation - 1044 Howard Street Project, San Francisco County.

From: [Guadiana, Lorena \(MYR\)](#)
To: [Guadiana, Lorena \(MYR\)](#)
Subject: Consultation Request: United Playaz – 1044 Howard Street Building Renovation Project in San Francisco
Attachments: [Native American Consult Invitation FINAL-signed.pdf](#)

United Playaz – 1044 Howard Street Building Renovation Project in San Francisco –
Consultation Request on Archeological Resources and any Traditional, Cultural, and
Religious Values

Dear Tribe Representative:

Your contact information was shared by the California Native American Heritage Commission (NAHC). United Playaz, a San Francisco-based violence prevention and youth development non-profit organization, is proposing the rehabilitation of an existing building located at 1044 Howard Street, San Francisco, CA 94103. In compliance with the National Environmental Policy Act (NEPA) of 1969, as amended; and Title 24 Part 58 of the Code of Federal Regulations, as amended; the San Francisco Mayor's Office of Housing and Community Development (MOHCD) as the responsible entity (RE) will be asked to certify an Environmental Assessment (EA) that will, among other things, analyze the effects of the proposed project on historic architectural and archeological resources.

MOHCD is reaching out to you to consult about any historical resource information not found in the California Historical Resources Information System (CHRIS) inventory, and for your traditional, cultural, and religious heritage values. For more information about this project and the consultation request please review the attached PDF letter. Please kindly requesting your optional public comments for this project regarding archeological resources and advise on any traditional, cultural, and religious values. All written comments must be submitted and received by **5:00 PM on Thursday, December 14, 2023**, to Lorena.Guadiana@sfgov.org. You may also call me at 628-652-5965 if you have any questions.

Note: Your response to this consultation request is completely optional.

Best Regards,

Lorena Guadiana (she/hers/they)
Data Analyst & Acting Compliance Coordinator
Data, Evaluation, and Compliance Team
Mayor's Office of Housing and Community Development (MOHCD)
City and County of San Francisco
1 South Van Ness Avenue, 5th Floor

San Francisco, CA 94103

p: 628-652-5965

e: Lorena.Guadiana@sfgov.org

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Mayor's Office of Housing and Community Development
City and County of San Francisco



London N. Breed
Mayor

Eric D. Shaw
Director

November 13, 2023

***United Playaz – 1044 Howard Street Building Renovation Project in San Francisco –
Consultation Request on Archeological Resources and any Traditional, Cultural, and Religious
Values***

Dear Tribe Representative:

Your contact was shared with us by the California Native American Heritage Commission (NAHC). United Playaz (the project sponsor), a San Francisco-based violence prevention and youth development organization, is proposing the rehabilitation of an existing building located at **1044 Howard Street, San Francisco, CA 94103** (APN 3726/019). Funding sources for the proposed project or Undertaking include financial assistance from the United States Department of Housing and Urban Development (HUD). In compliance with the National Environmental Policy Act (NEPA) of 1969, as amended; and Title 24 Part 58 of the Code of Federal Regulations, as amended; San Francisco Mayor's Office of Housing and Community Development (MOHCD) as the responsible entity (RE) will be asked to certify an Environmental Assessment (EA) that will, among other things, analyze the effects of the proposed project on historic architectural and archeological resources. The project is being managed by United Playaz.

As shown in **Figure 1**, the proposed Undertaking involves the 1044 Howard Street property which is located at the corner of Russ and Howard Street in the South of Market neighborhood of San Francisco. The Undertaking proposed by United Playaz seeks to renovate, seismically rehabilitate, expand, and change the use of an existing building to develop a community facility for additional program space. With this purpose, United Playaz proposes substantially rehabilitating the one-story building located at 1044 Howard Street, which was constructed in 1964, and convert it into a new two-story, 6,000-square-foot community center. The project would retain most of the existing Howard Street concrete masonry unit (CMU; often referred to as "concrete block") wall while demolishing the existing west, north, and east CMU walls and replacing them with new, reinforced CMU walls that would be constructed around a newly building steel structural frame. Portions of the existing foundation and the slab-on-grade would be retained with an estimated excavation area of 751 square feet and volume of excavation of 167 cubic yards. The existing floors and roof would be replaced with a concrete-over-metal deck system. Further, the project would upgrade and strengthen the existing concrete perimeter foundations, which would be tied to the new steel structural system. All building mechanical, electrical, and plumbing (MEP) systems would also be replaced with a maximum depth of excavation 2.5 to 6 feet (30 to 72 inches).

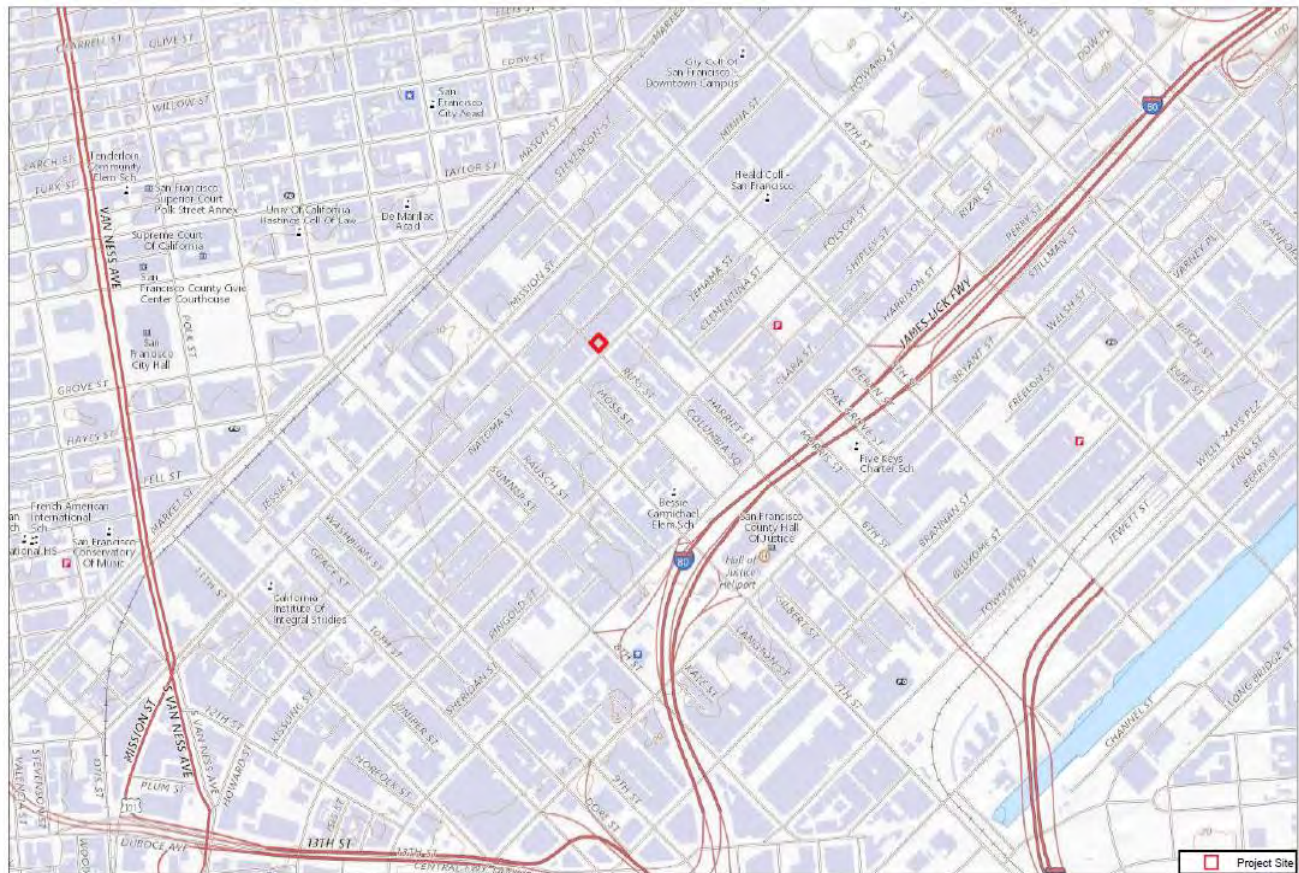


Figure 1. Project Location and Vicinity

Figure 2, the Area of Potential Effect (APE) for this Undertaking encompasses four properties, of which 1038 Howard Street (APN 3726/017), 1044 Howard Street (APN 3726/019), 1040-1042 Howard Street (APN 3726/018) and 543-545 Natoma Street (APN 3726/046) which were determined ineligible for listing on the National Register of Historic Properties. The San Francisco Planning Department concluded there are no historic properties within the project site.



The APE is outlined in red. The project site is shaded blue. A portion of the adjacent National Register-eligible Western SoMa Light Industrial and Residential Historic District is shaded yellow.

SOURCE: Google Maps, 2023; edited by ESA, 2023

1044 Howard Street Project Cultural Resources Survey Report

Figure 2
Area of Potential Effects (red outline)

Regarding consideration and treatment of archeological resources, a records search to the Northwest Information Center of the California Historical Resources Information System (CHRIS) was requested and conducted for 1044 Howard Street. The records search by CHRIS concluded that there were no recorded resources on file in proposed project area. CHRIS indicated that the proposed project area is in an area of generalized archaeological sensitivity, as per the project description, and that the previous extent of disturbance exceeds the proposed project work. Therefore, there was no further study for archaeological resources recommended at this time. However, CHRIS advised we reach out to local/regional Native American tribes that might have historical resource information not in the California Historical Resources Information System (CHRIS) inventory, and for your traditional, cultural, and religious heritage values. **For this reason, we are consulting with you and kindly requesting your optional public comments for this project regarding archeological resources and advise on any traditional, cultural, and religious values.**

All written comments must be submitted and received by **5:00 PM on Thursday, December 14, 2023**, to Lorena.Guadiana@sfgov.org. You may also call me at 628-652-5965 if you have any questions.

Sincerely,

Lorena Guadiana
Acting Compliance Coordinator
SF MOHCD

PROGRAMMATIC AGREEMENT (PA)
BY AND AMONG
THE CITY AND COUNTY OF SAN FRANCISCO,
THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER,
AND THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
REGARDING HISTORIC PROPERTIES AFFECTED BY USE OF REVENUE FROM THE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PART 58 PROGRAMS

WHEREAS, the City and County of San Francisco (“City”), a “Responsible Entity” under 24 C.F.R. Part 58, proposes to administer and fund projects and programs (hereinafter referred to as “Undertakings,” as defined in 36 C.F.R. 800.16y) in the City and County of San Francisco with monies from the U.S. Department of Housing and Urban Development (“HUD”) programs (“Programs”) delegated to the City pursuant to 24 C.F.R. Part 58 or any other pertinent HUD regulations; and

WHEREAS, pursuant to the Housing and Community Development Act of 1974, as amended, HUD has delegated to the City its responsibility to request the comments of the Advisory Council on Historic Preservation (ACHP) pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, (16 U.S.C. §470f); and

WHEREAS, the City has determined that the implementation of these Undertakings and Programs may have an effect on properties included in or eligible for inclusion in the National Register of Historic Places (“Historic Properties”) and has consulted with the California State Historic Preservation Officer (“SHPO”) and the Advisory Council on Historic Preservation (“ACHP”) pursuant to Section 800.14(b) of the regulations, 36 C.F.R. Part 800, implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f) (“Act”); and

WHEREAS, the City is a Certified Local Government (“CLG”) pursuant to Section 101 of the Act and its implementing regulations found at 36 CFR Part 61; and as such has a qualified staff in the employ of the San Francisco Planning Department which possesses the professional expertise necessary to evaluate properties which may be significant in the fields of architecture, history and archeology; this staff meets the appropriate qualifications set forth in 36 CFR Part 61, Appendix A and is knowledgeable in work relevant to the locale; and

WHEREAS, in light of these qualifications, the San Francisco Planning Department will provide oversight for the implementation, monitoring and reporting activities contemplated by this Undertaking; and

WHEREAS the Planning Department has created a workplan for a Comprehensive Citywide Cultural and Historical Resource Survey (Survey Plan) which is designed to complete cultural resource surveys in all active area plans and update and verify all pre-existing survey information within the area plans, as well as initiate independent surveys throughout the city while also developing a citywide context statement for San Francisco; and

WHEREAS, the Mayor’s Office of Community Development, the Mayor’s Office of Housing and the Planning Department will execute a Memorandum of Understanding (MOU) that will set

forth any additional procedures that may be necessary to implement Section 106 Review of Undertakings covered by this Agreement; and

WHEREAS, pursuant to the ACHP's Section 106 regulations, "Protection of Historic and Cultural Properties" ("Regulations") (36 CFR §800.2(c), the City has requested the comments of the ACHP; and

WHEREAS, pursuant to the Council's Section 106 regulations, the City has conducted outreach and has actively sought and requested the comments and participation of Indian tribes that attach religious and cultural significance to historic properties that may be affected by Undertakings funded under the terms of this Agreement; and these Tribes did not respond to our requests to engage in such consultation; and,

WHEREAS, the City will continue to conduct outreach and will actively seek and request the comments and participation of Indian tribes that attach religious and cultural significance to historic properties that may be affected by Undertakings funded under the terms of this Agreement; and

WHEREAS, pursuant to the Council's Section 106 Regulations, the City has considered the nature of the program and its likely effects on historic properties and has taken steps to involve individuals, organizations and entities likely to be effected by the Undertaking; and

WHEREAS, pursuant to the Council's Section 106 Regulations, the City has arranged for public participation appropriate to the subject matter and scope of the Programmatic Agreement by providing notice to the public and has held hearings before the Landmarks Preservation Board concerning the Undertaking for the purpose of informing the public and including them in the consultation process; and

WHEREAS, subrecipients receiving Part 58 funds, which are the subject matter of this agreement, by, from or through the City agree as a condition of receiving funding to comply fully with the requirements of the National Historic Preservation Act of 1966 (16 U.S.C. 470) and the procedures set forth in 36 C.F.R. Part 800 on the Historic Preservation Procedures for Protection of Historic Properties; and

WHEREAS, the goals and objectives of this Programmatic Agreement are to (1) provide a coordinated, clear and efficient process for implementation of Section 106, (2) identify and protect historic resources while facilitating the production of affordable housing and the construction of and rehabilitation of community and public facilities, (3) provide an orderly process for the resolution of conflicts, consideration of feasible alternatives and appropriate mitigation, (5) maintain the confidence of the public in the City as a Certified Local Government and (6) provide for public participation in the local implementation of Section 106; and

NOW, THEREFORE, the City, the SHPO, and the ACHP agree that the Undertakings shall be administered in accordance with the following stipulations to satisfy the City's Section 106 responsibilities for all individual Undertakings of the Programs.

STIPULATIONS

The City will ensure that the following measures are carried out:

I. TERMINATION OF EXISTING MEMORANDUM OF UNDERSTANDING.

- A. The Memorandum of Agreement (MOA) entered into on September 16, 1982 by the Advisory Council on Historic Preservation, the California State Historic Preservation Officer and the City and County of San Francisco is hereby terminated by mutual agreement and is no longer in effect as of the effective date of this Programmatic Agreement. The stipulations agreed to in the MOA are replaced in their entirety by the stipulations agreed to in this PA.

II. APPLICABILITY OF THE PROGRAMMATIC AGREEMENT

- A. The City shall comply with the stipulations set forth in this Programmatic Agreement (“PA”) for all Undertakings that (1) are assisted in whole or in part by revenues from the HUD Programs subject to 24 CFR Part 58 and that (2) can result in changes in the character or use of any Historic Properties that are located in an Undertaking’s Area of Potential Effect (“APE”), as defined in Stipulation VI, below.
- B. The review process established by this PA shall be completed before the City’s final approval of any application for assistance under these Programs, before a property is altered by either the City or a property owner, and before the City or a property owner initiates construction or makes an irrevocable commitment to construction that may affect a property that is fifty (50) years of age or older, or that is otherwise eligible for listing in the National Register of Historic Places.
- C. Any Undertaking not qualifying for review under the terms of this PA but nevertheless subject to Section 106 of the National Historic Preservation Act (16 U.S.C. 470f) shall be reviewed in accordance with 36 CFR Part 800, even if such Undertaking involves a building, structure, site or object that is less than 50 years old.

III. COORDINATION WITH OTHER FEDERAL AGENCIES –36 CFR §800.2

- A. Other Federal agencies providing permits, licenses, or financial assistance for Program activities covered under the terms of this Agreement may, with the concurrence of the City and SHPO, satisfy their Section 106 responsibilities by accepting and complying with the terms of this Agreement. In such situations, the City and the Federal Agency shall notify the SHPO and ACHP in writing of their intent to use this Agreement to achieve compliance with Section 106 requirements. If the SHPO and ACHP do not respond within 21 days of receipt of such a notice of intent, the City and other Federal agency will assume SHPO and

ACHP concurrence, as referenced above. Copies of all such notification letters shall be maintained in the files established by Certified Staff for each such undertaking.

IV. UNDERTAKINGS NOT REQUIRING REVIEW BY THE SHPO OR THE ACHP

The following Undertakings do not require review by SHPO or ACHP and no signatory is required by this PA to determine the National Register of Historic Places ("NRHP") eligibility of properties affected by these Undertakings.

- A. Undertakings only affecting properties that are less than fifty (50) years old.
- B. Undertakings limited exclusively to interior portions of single-family residential properties where the proposed work will not be visible from the property's exterior.
- C. Undertakings limited exclusively to the activities listed in Appendix "A" of this PA. Undertakings not so limited shall be reviewed pursuant to this PA. Undertakings involving Historic Properties but nevertheless exempt from review pursuant to Appendix "A" shall be designed to conform to the greatest extent feasible with the California State Historic Building Code, [State of California, Title 24, Building Standards, Part 8 ("SHBC")] as well as *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Building*, 1995.
- D. The City shall document actions taken pursuant to this Stipulation in the manner prescribed in Stipulation XIX.A.

V. CERTIFIED LOCAL GOVERNMENT COORDINATION; CITY STAFFING

- A. The responsibilities of the City under the terms of this PA shall be coordinated by assigned individual(s) employed by the San Francisco Planning Department who meet the Secretary of the Interior's Professional Qualification Standards in History and Architectural History found at 36 CFR Part 61, Appendix A.
- B. All such reviews, as required under this PA, shall be carried out by or under the direction of the City's CLG Coordinator. The City shall allocate appropriate staff as necessary to ensure that its responsibilities under this PA are carried out. Such staff shall monitor, in keeping with the City's standard environmental review, permit, and inspection processes, Undertakings included in Appendix A of this PA and shall certify that the manner in which they are implemented is consistent with the content of Appendix A. Such staff shall also certify that all other work subject to this PA is carried out in compliance with the PA's terms and shall include such certification in the documentation required pursuant to Stipulation XIX, "Documentation and Reporting of Activities", below.

VI. AREA OF POTENTIAL EFFECTS

- A. The Area of Potential Effects (“APE”) for Undertakings covered by this PA shall be limited to the legal lot lines of a property when the Undertaking consists exclusively of rehabilitating a property’s interior or exterior features.
- B. Improvements to Infrastructure. The Area of Potential Effects for general construction and installation of infrastructure shall be as follows:
 - 1. Water and sewer lines, the APE shall be the trunk of the sewer and water line;
 - 2. Curb Cuts for disability access; the actual curb area under construction shall be the APE;
 - 3. Pavements; the APE shall be the pavement structure and pavement base.
 - 4. In all other infrastructure improvements the APE shall be analogous in purpose, structure and location to the APE of those listed in subsections 1 through 3 above.
- C. In all other cases, the City shall determine and document the area of potential effects, in accordance with 36 CFR §800.16(d).
- D. If a member of the public objects to the manner or scope in which the APE for an Undertaking has been delineated, the City shall seek to resolve the dispute in accordance with the procedures set forth in Stipulation XIV.C

VII. IDENTIFICATION AND EVALUATION OF HISTORIC PROPERTIES

- A. The City shall review all existing information on any property within an Undertaking’s APE, as required by 36 C.F.R. 800.4, to determine if such properties may be Historic Properties. At a minimum the City shall:
 - 1. Review the current listing of the NRHP.
 - 2. Review lists of Historic Properties maintained by the City and SHPO, and the Northwest Information Center of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California, or its successors and any other information available in the City’s Planning Department records pertaining to any property within an Undertaking’s APE.
 - 3. Visit the site and evaluate in accordance with the Section 106 process.
 - 4. If the property is one to which Indian Tribes attach religious and cultural significance, those Indian tribes will be consulted by the City regarding the Undertaking.

5. The City shall consult with the San Francisco Landmarks Preservation Advisory Board (“LPAB”) when necessary to determine the significance of a resource.
- B. If a property is listed or has already been determined eligible for listing in the NRHP, the City shall proceed in accordance with Stipulation VIII, unless exempted by Stipulation IV.
- C. If the CITY, in consultation with the SHPO, has determined a property to be ineligible for listing in the NRHP within a period of five (5) years prior to the City’s approval of an Undertaking covered by this PA and if no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
- D. Unless exempt pursuant to Stipulation IV or to Sections B. and C. of this Stipulation, the City shall evaluate all properties that may be affected by an Undertaking using the National Register Criteria set forth in 36 CFR Section 60.4. All evaluations shall be documented by the City on a State of California Historic Resources Inventory Form – DPR 523.
1. If the City determines that the property is eligible for inclusion in the NRHP, the determination shall be documented on a State of California Historic Resources Inventory Form – DPR 523 and submitted by the City to the SHPO for review.
 - a. If the SHPO concurs in the determination, the property shall be considered a Historic Property under this PA.
 - b. If the SHPO does not concur in the determination, the City and the SHPO shall immediately consult for a period of time not to exceed ten (10) calendar days to resolve this disagreement. If the disagreement cannot be resolved within this time frame, the City shall obtain a determination of NRHP eligibility from the Keeper of the National Register in accordance with 36 CFR Section 800.4(c)(2). The Keeper’s determination shall be final and binding on the parties of this PA.
 - c. If the SHPO does not respond to the City’s determination within fifteen (15) calendar days following receipt, the City may assume that the SHPO does not object to the determination and shall proceed in accordance with any other applicable requirements of this PA.

2. If the City determines that the property is not eligible for inclusion in the NRHP, the City may proceed in accordance with any other applicable requirements of this PA. The City is not required to submit such determination individually to the SHPO for review but shall submit a list of such properties semi-annually as part of the documentation required pursuant to Stipulation XIX. Such properties shall not be considered Historic Properties under this PA for a period of five (5) years following the date of the determination and need not be reevaluated during this time frame, unless any signatory to this PA notifies the other signatories in writing that changing perceptions of significance justify a reevaluation.

VIII. TREATMENT OF HISTORIC PROPERTIES

- A. Section B (Rehabilitation – Option 1) of this Stipulation shall be followed when an Undertaking does NOT involve investment tax credits pursuant to Section 47 of the Internal Revenue Code of 1986, as amended (“IRC”), when Part 2 certification under the IRC is denied, or when an Undertaking is not changed in accordance with any conditions attached to Part 2 certification under the IRC. Otherwise, Section C (Rehabilitation – Option 2 – IRC) of this Stipulation shall be followed.

B. Rehabilitation – Option 1

The City shall ensure that scopes of work, plans and specification for Undertakings that may affect Historic Properties and that are not exempt from review under this PA conform to the recommended approaches in the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Building, 1995* (“Standards”) and to the greatest feasible extent, to the SHBC.

1. The City shall review appropriate project documents to determine conformance of the Undertaking with the Standards and SHBC.
 - a. If the City determines that the Undertaking conforms to the Standards and the SHBC and if no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 - b. If the City determines that the Undertaking does not conform to the Standards and SHBC, the City shall recommend changes to ensure that the Undertaking conforms to the Standards and the SHBC. If the recommended changes are adopted, the City shall determine that the Undertaking conforms to the Standards and SHBC. If no other provisions of this PA require the City to take further steps

with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.

- c. If the Undertaking is not changed to conform to the Standards and the SHBC, the City and the SHPO shall consult for a period of time not to exceed thirty (30) calendar days to develop a Standard Mitigation Measures Agreement (“SMMA”) in accordance with Stipulation IX unless the SHPO recommends that development of a SMMA is not appropriate. If a SMMA is developed and executed by the City and the SHPO, and if no other provision of the PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
- d. When the Undertaking does not meet the Standards and the SHBC and the SHPO recommends that development of a SMMA is not appropriate, the City shall immediately notify the ACHP and initiate the consultation process set forth in 36 CF R Section 800.6.

C. Rehabilitation – Option 2 – IRC

- 1. If the owner of a property subject to the terms of this PA applies for investment tax credits pursuant to the IRC, the City shall ensure that the following measures are implemented before authorizing the Undertaking to proceed:
 - a. If the property owner applies to the National Park Service (“NPS”) for Part 1 Certification and is denied certification, no further review of the Undertaking is required as of effective the date of NPS denial, unless the Undertaking may affect other Historic Properties. If no other Historic Properties may be affected, the City may determine in writing that there are no Historic Properties within the Undertaking’s APE. If no other provisions of the PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 - b. If the property owner submits a Part 2 Historic Preservation Certification Application to NPS, the review required by the certification process shall supersede the Option 1 review specified above. If the Undertaking receives Part 2 Certification from NPS without conditions, it shall be deemed to conform to the Standards and will require no further review under this PA. If the

Undertaking is certified with conditions, the City shall require that the Undertaking be changed in accordance with the conditions before granting any discretionary approval. If the Undertaking is changed accordingly, no further review under this PA will be required. The City shall document the successful completion of the Part 2 Certification Process in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed.

- c. If Part 2 Certification is denied or if the Undertaking is not changed in accordance with conditions attached to the certification, review of the Undertaking shall proceed in accordance with Section B.1.c or Section B.1.d of this Stipulation.

D. Relocation of Historic Properties – Individual Properties and Historic District Contributors

- 1. If relocation of a Historic Property is an Undertaking or part of an Undertaking subject to this PA and the Historic Property contributes to a historic district, every reasonable effort shall be made by the City to relocate the Property within the same historic district. Before approving any relocation, the City shall forward to the SHPO documentation that explains the need for relocation, describes the relocation site, indicates why the proposed relocation site was selected, states whether the relocation site contains archeological properties, and summarizes the alternatives to relocation that were considered. If the SHPO does not respond to the City's submittal within thirty (30) calendar days following receipt, and if no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed without further review.
 - a. If the SHPO agrees to the relocation as proposed and if no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed without further review.
 - b. If the SHPO does not agree to the relocation as proposed, the City and the SHPO shall consult for a period of time not to exceed thirty (30) calendar days to identify a mutually acceptable relocation site. If the City and SHPO identify a mutually acceptable relocation site and if no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed without further review.

- c. Any relocation of Historic Properties pursuant to this PA shall be carried out in accordance with the recognized approaches in *Moving Historic Buildings* (John Obed Curtis, reprinted 1991 by W. Patram for the International Association of Structural Movers, IASM, P.O. Box 1213) by a professional mover who has the capability to move historic properties properly.
- d. If no mutually acceptable relocation site is identified, the City and the SHPO shall consult to develop a SMMA in accordance with Stipulation IX unless the SHPO recommends that a SMMA is not appropriate. If a SMMA is developed and no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
- e. When no mutually acceptable relocation site is identified or the SHPO recommends that a SMMA is not appropriate, the City shall immediately notify the ACHP and initiate the consultation process set forth in 36 CFR Section 800.6.

E. Demolition

- 1. If demolition of an Historic Property is an Undertaking or part of an Undertaking subject to this PA, the City shall forward documentation to the SHPO that explains the need for demolition, includes an independent structural analysis of the Historic Property (if demolition of the property is required in whole or in part due to a lack of structural integrity), summarizes alternatives considered, discusses future plans for the site, sets forth a mitigation plan and includes comments received from the public. If the SHPO does not respond to the City's submittal within 30 (thirty) calendar days following receipt, the City shall initiated the consultation process set forth in 36 CFR Section 800.6.
- 2. If the SHPO agrees to the proposed demolition and determines that development and execution of a SMMA in accordance with Stipulation IX is appropriate, the City and the SHPO shall proceed with development and execution of a SMMA. If no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
- 3. When the SHPO does not agree to the proposed demolition or determines that development of a SMMA is not appropriate, the City shall

immediately notify the ACHP and initiate the consultation process set forth in 36 CFR Section 800.6.

F. New Construction and Relocation of Non-Historic Properties

1. The City shall ensure that the design of any new construction, in-fill construction or construction of additions to Historic Properties is compatible with the historic qualities of the Historic Property, of any historic district or of adjacent historic buildings in terms of size, scale, massing, color, features, and materials and that the design is responsive to the recommended approaches for new construction set forth in the Standards. In addition, the City shall ensure that any proposal to move a non-historic property next to a Historic Property or into a historic district as well as any subsequent work on the exterior of the non-historic property is responsive to the recommendations set forth in the “District/Neighborhood” section of the Standards.
 - a. The City shall review appropriate project documents to determine conformance of the Undertaking to the design requirements set forth in Section F.1 of this Stipulation VIII.
 - b. If the City determines that the Undertaking conforms and if no other provision of the PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 - c. If the City determines that the Undertaking does not conform or would otherwise result in an adverse effect to Historic Properties, the City shall recommend changes to ensure that the Undertaking conforms or that adverse effects can be avoided. If the recommended changes are adopted, the City shall determine that the Undertaking conforms to the design requirements set forth in Section F.1 of this Stipulation VIII and will not otherwise adversely affect Historic Properties. If no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 - d. If the recommended changes are not adopted, the City and the SHPO shall consult for a period of time not to exceed thirty (30) calendar days to develop a SMMA in accordance with Stipulation IX. unless the SHPO recommends that the development of a SMMA is not appropriate. If a SMMA is developed and executed and no other provision of the PA requires the City to take further

steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.

- e. When an Undertaking does not conform to the design requirements set forth in Section F.1 of this Stipulation VIII., will otherwise adversely affect Historic Properties, or the SHPO recommends that development of a SMMA is not appropriate, the City shall immediately notify the ACHP and initiate the consultation process set forth in 36 CFR Section 800.6.

IX. RESOLUTION OF ADVERSE EFFECTS

- A. When required by the terms of this PA, the City and the SHPO shall consult for a period of time not to exceed thirty (30) calendar days to determine if Historic Properties affected by an Undertaking should be treated in accordance with the Standard Mitigation Measures set forth in Appendix B of this PA or if the consultation process set forth in 36 SFR Section 800.6 should be initiated.
 - 1. As part of this consultation, the City shall provide the SHPO with documentation that may include but may not necessarily be limited to an alternatives analysis, recent independent structural analyses or other assessments of a Historic Property's condition, cost estimates for rehabilitation, information about any economic, social or program-related considerations that should be taken into account, marketing studies and a draft SMMA prepared in accordance with Appendix B of this PA.
 - 2. If the City and the SHPO determine that the effects of the Undertaking may be resolved by executing and implementing a SMMA, the City and SHPO shall execute and the City shall implement a SMMA developed in compliance with Appendix B of this PA. The City shall promptly furnish the SHPO with a copy of the fully executed SMMA. If no other provision of this PA requires the City to take further steps; with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 - 3. If the City and the SHPO cannot agree on the terms of a SMMA or if the SHPO does not respond to the City's request for consultation within the time frame applicable to this consultation, the City shall notify the ACHP and initiate the consultation process set forth in 36 CFR Section 800.6.
- B. The City and the SHPO shall not execute a SMMA under any of the following circumstances without first completing the consultation process set forth in 36 CFR Section 800.6:

1. When the SHPO determines that a SMMA is not appropriate for the Undertaking;
2. When the SHPO fails to respond within the time frame applicable to this consultation;
3. When the Undertaking will adversely affect a National Historic Landmark;
4. When human remains are present within the Undertakings APE.

X. EMERGENCY UNDERTAKINGS

- A. This Stipulation shall apply only to situations in which a duly authorized local official has determined in accordance with applicable law, that an imminent threat to the public health and safety exists and that such threat must be removed forthwith (“Emergency Conditions”).
- B. When the City determines that Emergency Conditions require immediate demolition of a Historic Property in connection with an activity subject to this PA, the City shall in writing, concurrently notify the Council, the Landmarks Preservation Advisory Board, the State Historic Preservation Officer and any Indian Tribe that may attach religious and cultural significance of the proposed removal and afford these parties a maximum of seven (7) days to comment on the proposed demolition. Any notification by the City shall be accompanied by documentation that includes, but is not limited to, a description of the Emergency Conditions, the name location and significance of the affected Historic Property, an assessment of the historic Property’s current condition supplemented by photographs, and the date by which the Emergency Conditions must be abated. If the City determines that circumstances do not permit seven days for comment, the City shall notify the Council, the SHPO, the LPAB and the Indian tribe and invite any comments within the time available
- C. The City shall require that any mitigation measures recommended by the Council, the LPAB, the SHPO and any affected Indian Tribe be implemented if the City deems such measures to be feasible.
- D. The City shall document the actions taken pursuant to this Stipulation in the manner prescribed by Stipulation XIX.A.
- E. Immediate rescue and salvage operations conducted to preserve life and property are exempt from the provisions of Section 106. [36 CFR §800.12(d)].

XI. CONSIDERATION AND TREATMENT OF ARCHEOLOGICAL RESOURCES

- A. The following types of ground-disturbing activities have the potential to affect archeological resources:
1. Ground disturbing site preparation, such as grading or excavation, in connection with property relocation or new construction.
 2. Footing and foundation work occurring more than two feet from any existing footings or foundations, including soils improvement/densification techniques.
 3. Installation of underground utilities such as sewer and water lines, storm drains, electrical, gas or leach lines and septic tanks, except where installation is restricted to areas previously disturbed by installation of these utilities.
 4. Installation of underground irrigation or sprinkler systems, except where installation is restricted to areas previously disturbed by such systems.
- B. When an Undertaking may include the foregoing types of ground-disturbing activities and the Undertaking does not qualify as an exception under this provision, the City shall request that the Northwest Information Center of the California Historical Resources Information System at Sonoma State University, Rohnert Park, California ("IC") conduct a records search for the Undertaking's APE.
1. Exceptions
 - a. The City is NOT required to request the IC for a records search under the following circumstances:
 - i. When the ground-disturbing activities set forth in Sections A.2, A.3 and A.4 of this stipulation will occur exclusively within the legal lot lines of a parcel used as a single family residence, or
 - ii. When the ground-disturbing activities set forth in the Sections A.2, A.3 and A.4 of this stipulation will be outside the legal lot lines of a single family residence and will be confined to areas previously disturbed by such activities.
- C. Unless the IC informs the City that an archeological property is located within the Undertaking's APE or recommends that a qualified archeologist conduct a survey or an archival research of the APE, no further consideration of archeological resources by the City is required. If no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.

- D. If the IC informs the City that an archeological property is located within the Undertaking's APE or recommends that a survey be conducted, the City shall promptly furnish the SHPO with a copy of the IC's response and request the comments of the SHPO.
1. If the SHPO recommends that the APE should be surveyed or subject to archival research, the City shall engage a qualified archeologist to conduct the survey of the APE and prepare a written report.
 2. If the SHPO recommends that a survey is not necessary and the Undertaking's APE does not contain a known archeological resource, no further consideration of such resources by the City is required. If no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 3. If the Undertaking's APE contains known archeological resources or such resources are identified through a survey, the City shall cause the Undertaking to be redesigned if feasible to avoid said resources and shall notify the SHPO of these actions. If no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 4. If the Undertaking cannot be redesigned to avoid the resources, the City shall engage a qualified archeologist to evaluate the resources in accordance with the NRHP Criteria set forth in 36 CFR Section 60.4. This evaluation shall be documented by the archeologist in a written report submitted to the SHPO for review.
 - a. If the SHPO informs the City that the resources are Historic Properties, the City shall engage a qualified archeologist to develop a written data recovery and artifact disposition/curation plan that is consistent with the *Secretary of the Interior's Standards and Guidelines for Archeological Documentation* (36 CFR Part 61, Appendix A) that takes into account the ACHP's publication, *Treatment of Archeological Properties* and subsequent revisions made by the ACHP as well as any applicable SHPO guidance, and whose disposition/curation provisions are consistent with applicable state law. Once approved by the SHPO, the City shall ensure that the plan is implemented by a qualified archeologist and that the results of the data recovery are documented in writing by the archaeologist in accordance with

applicable professional standards and guidelines. When data recovery has been completed and if no other provisions of this PA require the City to take further steps in respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed.

- b. If the SHPO informs the City that the resources are not Historic Properties, no further consideration of these resources by the City is required. If no other provision of the PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed.
- E. As used in this Stipulation, “qualified archeologist” means a person who at a minimum meets the *Secretary of the Interior’s Professional Qualifications Standards* (36 CFR Part 61, Appendix A) for archeology.
- F. The SHPO shall respond to any request for comments submitted under this Stipulation within fifteen (15) calendar days following receipt. The City may assume that the SHPO does not object to any action deemed by the City to be appropriate under this Stipulation if the SHPO fails to respond within this time frame. If no other provisions of the PA require the City to take further steps in respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed.

XII. REVIEW OF CHANGES TO APPROVED UNDERTAKINGS

- A. The City shall promptly notify the SHPO upon discovery if:
 - 1. Previously approved scopes of work, plans or specifications for an Undertaking are changed so that, (a) the Undertaking is no longer exempt from review pursuant to Stipulation IV.C and (b) the nature of the change is such that the terms of the PA require the City to consult the SHPO about the modified Undertaking; or
 - 2. Amendments to previously executed SMMA’s are proposed.
- B. If such changes or amendments are proposed and if not otherwise precluded by other Stipulations in the PA, the City and the SHPO shall comply with the provisions of Stipulation VIII in making any such changes or amendments to the Undertaking or to any SMMA.

XIII. DISCOVERIES AND UNANTICIPATED EFFECTS

- A. The City shall notify the SHPO as soon as possible if it appears that an Undertaking may affect a previously unidentified property that may be eligible for inclusion in the NRHP or affect a known Historic Property in an unanticipated manner. The City may suspend construction of all or part of the Undertaking in the vicinity of the discovery and require that reasonable measures be taken to avoid or minimize harm to the property until the City concludes consultation with the SHPO.
- B. If the newly discovered property has not previously been included in or determined eligible for inclusion in the NRHP, the City may assume that the property is eligible for purposes of this PA. The City shall notify the SHPO at the earliest possible time and consult to develop actions that take the effects of the Undertaking on the property into account. The City shall notify the SHPO of any time constraints, and the City and the SHPO shall mutually agree on the time frames for this consultation. The City shall provide the SHPO with written recommendations that take the effect of the Undertaking into account. If the SHPO does not object to the City's recommendations within the agreed upon time frame, the City shall require the scope of work for the Undertaking to be modified as necessary to implement its recommendations.

XIV. PUBLIC INVOLVEMENT

- A. The City shall identify any public interest in the Undertakings subject to this PA; by informing the public about Historic Properties when complying with the public participation requirements set forth in 24 CFR Part 58 and in the regulations for any other Program delegated by HUD to the City as may be applicable.
- B. The City or the SHPO shall invite interested persons to participate in the development of SMMAs pursuant to Stipulation VIII and IX and to participate as interested parties whenever this PA mandates the consultation set forth in 36 CFR Section 800.6.
- C. The City shall, except where appropriate to protect confidentiality concerns of affected parties, provide the public with information about an undertaking and its effects on historic properties and seek public comment and input. Members of the public may also provide views on their own initiative for the agency official to consider in decision-making. The City may use the agency's procedures for public involvement under the National Environmental Policy Act or other program requirements in lieu of public involvement requirements in subpart B of 36 CFR part 800, if they provide adequate opportunities for public involvement consistent with that subpart.

- D. At any time during implementation of the measures stipulated in this PA, should a member of the public raise an objection pertaining to delineation of an APE or to treatment of a Historic Property, the City shall notify the SHPO immediately of the objection and then proceed to consider the objection and consult, as needed, with the objecting party and the SHPO, for a period of time not to exceed fifteen (15) calendar days. If the City is unable to resolve the conflict, the City shall forward all documentation relevant to the dispute to the ACHP in accordance with 36 C.F.R. Section 800.2(b)(2). The City, in reaching a final decision regarding the dispute, shall take any ACHP comment provided into account. The City shall also consult with its Certified Local Government (CLG) Coordinator. The City's responsibility to carry out all other actions under this PA that are not the subject of the dispute shall remain unchanged.
1. If the objection pertains to a decision by the City and the SHPO to implement a SMMA pursuant to Stipulations VIII Or IX, the City shall immediately suspend work on the Undertaking and shall initiate consultation with the SHPO and the ACHP pursuant to 36 CFR Section 800.6.

XV. TIME PERIODS FOR SHPO REVIEW

Unless otherwise stipulated, the SHPO shall respond within thirty (30) calendar days of receipt to any documentation submitted by the City pursuant to the requirements of this PA. If the SHPO does not respond within this time frame or within the time frames otherwise stipulated by this PA, the City shall proceed in accordance with the specific Stipulation(s) that apply to the SHPO review of the documentation submitted.

XVI. DISPUTE RESOLUTION

- A. Should any signatory object within the time frames specified in this PA to any plans, specifications, documents or actions provided for review pursuant to this PA, the City shall consult with the objecting party to resolve the objection. If the City determines within fifteen (15) calendar days of receipt of any such objection that such objection cannot be resolved, the City shall forward all documentation relevant to the dispute to the ACHP in accordance with 36 C.F.R. 800.2(b)(2).
1. Within thirty (30) calendar days after receipt of all pertinent documentation, the ACHP will either:
- a. Provide the City with recommendations or comments that the City shall take into account in reaching a final decision regarding the dispute, or
 - b. Notify the City that it will comment in accordance with 36 CFR Section 800.7(c) and proceed to comment.

2. If the ACHP fails to provide recommendations or to comment within the specified time period, the City may implement that portion of the Undertaking subject to dispute under this Stipulation in accordance with any documentation as submitted and amended by the City.
3. Any ACHP comments provided to the City in response to such a request shall be taken into account by the City in accordance with 36 CFR 800.7(c)(4) with reference to the subject of the dispute. Any recommendation or comment provided by the ACHP will be interpreted to pertain only to the subject of the dispute. The responsibility of the City to carry out all actions under this PA that are not the subject of the dispute shall remain unchanged.

XVII. ANTICIPATORY DEMOLITION

The City agrees that it will not assist any party in avoiding the requirements of this PA or the National Historic Preservation Act, or, having legal power to prevent it, allow a significant adverse effect to an Historic Property to occur except when any such significant adverse effect is part of an approved SMMA. (National Historic Preservation Act of 1966, §110k) The City may, after consultation with the ACHP, determine that circumstances justify granting such assistance despite the adverse effects created or permitted by the party to be assisted.

XVIII. MONITORING

The SHPO and the ACHP may monitor or review activities carried out pursuant to this PA, and the ACHP shall review any activities if requested. The City shall cooperate with the SHPO and the ACHP in carrying out these monitoring and review activities by making all relevant non-privileged files available for inspection, upon reasonable notice from the SHPO and ACHP.

XIX. DOCUMENTATION, REPORTING AND REVIEW OF ACTIVITIES

- A. The City shall document in writing all actions taken pursuant to this PA, retain this documentation in its projects files, and include such documentation as necessary in the Programmatic Agreement Compliance Report(s) ("PACR") required pursuant to Section B of this Stipulation.
- B. The City shall provide the SHPO and the ACHP with a PACR on June 30 and December 31 of every year so long as this PA is in effect. The City shall also offer copies of PACR to the San Francisco area office of the U.S. Department of Housing and Urban Development (HUD) and shall provide HUD with copies, if HUD so requests.
 1. The PACR shall: summarize activities carried out under the terms of this PA; list by property address all Undertakings, excluding those set forth in Appendix A, that were reviewed pursuant to the PA; and document all

decisions made with respect to “Identification and Evaluation of Historic Properties”, “Treatment of Historic Properties”, “Resolutions of Adverse Effects”, and “Considerations and Treatment of Archeological Resources”, include copies of all SMMAs and present the views of the City regarding the usefulness of this PA in promoting the efficiency and effectiveness of both the Programs and the consideration of Historic Properties.

- C. The City shall make PACR’s available for public inspection and comment and invite the public to submit any comments to the ACHP, the SHPO and the City.
- D. The signatories to this PA shall review PACR’s and any comments submitted pursuant to Section C of this Stipulation. Based on that review, the signatories will determine whether this PA should be amended in accordance with Stipulations XX.

XX. AMENDMENTS

- A. Any party to this PA may request that it be amended whereupon the parties shall consult in accordance with 36 C.F.R. Sections 800.14 to consider such amendments.
- B. Any resulting amendments or addenda shall be developed and executed by the parties in the same manner as the original PA.

XXI. CITY STAFFING

- A. The Certified Local Government Coordinator, for purposes of this agreement, must meet the minimum professional qualifications for history or architectural history as defined in 36 C.F.R. Part 61.
- B. The City will assign staff to assure that work is carried out as planned, and will maintain records for each project that documents compliance with the terms of this PA, and will retain the services of an Archeological Consultant (“AC”) as the need may arise in accordance with Section IV.C of this PA.

XXII. TERMINATION

Any party to this PA may terminate the PA by providing one hundred eighty (180) calendar days notice to the other consulting parties, provided that the consulting parties shall consult during the period before termination to seek agreement on amendments or other actions that would avoid termination. In the event of termination, the City will comply with 36 C.F.R. Section 800 with respect to individual Undertakings covered by this PA.

XXIII. FAILURE TO COMPLY WITH THE PROGRAMMATIC AGREEMENT

In the event the City cannot carry out the terms of this PA, the City shall not take or sanction any action or make any commitment that would result in an adverse effect to Historic Properties or that would foreclose the ACHP's consideration of modifications or alternatives to the Undertakings, and the City will comply with 36 C.F.R. Section 800 with regard to each individual Undertaking subject to this PA.

EXECUTION AND IMPLEMENTATION of this PA evidences that the City and County of San Francisco has afforded the ACHP a reasonable opportunity to comment on these Programs and that the City has satisfied its Section 106 responsibilities for all individual Undertakings of the Programs covered by this PA.

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: _____ Date: _____
John Fowler, Executive Director.

CITY AND COUNTY OF SAN FRANCISCO

By: _____ Date: _____
Gavin Newsom, Mayor

APPROVED AS TO FORM

By: _____ Date: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA STATE HISTORIC PRESERVATION OFFICER

By: _____ Date: _____
Milford Wayne Donaldson

APPENDIX A

The following Undertakings require only administrative review by the CITY and not the SHPO or the ACHP pursuant to Stipulation IV of this PA.

1. Demolition and rehabilitation of facilities that are not Historic Properties, except when a proposed addition of such facilities may affect a surrounding or adjacent historic district;
2. Repair, replacement and installation of the following systems provided that such work does not affect the exterior of a property or require new duct installation throughout the interior:
 - a. electrical work;
 - b. plumbing pipes and fixtures, including water heaters;
 - c. heating and air conditioning system improvements;
 - d. fire and smoke detector system installation;
 - e. sprinkler system installation;
 - f. ventilation system installation;
 - g. interior elevator or wheelchair conveying system; and
 - h. bathroom improvements where work is restricted to an existing bathroom.
3. Repair or partial replacement of porches, decks, cornices, exterior siding, doors, thresholds, balustrades, stairs, or other trim when the repair or replacement is done in-kind to closely match existing material and form;
4. Installation of new shelf space or improvement of such, and repair, replacement, and installation of cabinets, countertops, and appliances;
5. Repair or replacement of fencing, gates and freestanding exterior walls when work is done in-kind to match existing materials and form;
6. Repair, replacement or installation of windows and storm windows (exterior, interior, metal or wood) provided these match the shape, size and materials of the historic windows and provided that, for storm windows, the meeting rail coincides with that of the historic window. Color should match trim. If reproduction of damaged elements must be accomplished with new materials then any reproduction or replacement shall be in kind;
7. Installation of new window jambs, jamb liners, and screens;
8. Caulking, weather-stripping, reglazing and repainting of windows;
9. Roof repair or replacement of historic roofing with materials that closely match existing materials and forms. Cement asbestos shingles may be replaced with asphalt-based shingles;

10. Repair, replacement or installation of gutters and down spouts;
11. Repainting and refinishing of exterior or interior surfaces, including but not limited to walls, floors, and ceilings, provided that harmful surface preparation treatments including but not limited to water blasting, sandblasting, and chemical removal are not used and that work is done in-kind to match existing material and form;
12. Repair or replacement of awnings and signs when work is done in-kind to closely match the existing material and form;
13. Installation of insulation, with the exception of area formaldehyde foam insulation or any other thermal insulation with a water content into wall cavities, provided that decorative interior plaster or woodwork or exterior siding is not altered by this work item;
14. Installation or replacement of security devices, including dead bolts, door locks, window latches, security grilles, surveillance cameras and door peepholes, and electronic security systems;
15. Installation of grab bars, handrails, guardrails and minor interior and exterior modifications for disabled accessibility;
16. Modifications of and improvements to path of travel for persons with disabilities from, to and within a building, structure, playground, or park.
17. Repair or replacement of interior stairs when work is done in-kind to match existing material and form;
18. Replacement of non-significant flat stock trim
19. Repair or replacement of existing roads, driveways, sidewalks, curbs, curb ramps, speed bumps and gutters provided that work is done in-kind to closely match existing materials and forms and provided that there are only minimal changes in the dimensions and configurations of these features;
20. Repair, replacement and installation of the following, regardless of their location within or adjacent to an historic district:
 - a. Park furniture, including benches, picnic tables, chairs, planter boxes, barbecue pits and trellises.
 - b. Outdoor yard improvements, including play structure, matting, fencing, gates, play ground lighting, drinking fountain, play ground equipments, path of travel and ramps.
 - c. Landscaping, including tree planting, tree pruning, shrub removal, play court resurfacing or sodding, irrigation, murals and painting of game lines for school play yards and grounds.