



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Don Lewis
Project Address: **1266 9th Avenue**
Block/Lot: 1742/043
Case No.: **2007.1397E**
Date of Review: April 8, 2008
Planning Dept. Reviewer: Shelley Perdue
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PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing two-story, wood-frame, commercial/residential building and the adjacent surface parking lot in order to construct a three-story commercial/residential building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not listed on any local, state or national historic resource registers or surveys.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of 9th Avenue between Lincoln Way and Irving Street in the Inner Sunset Neighborhood of San Francisco. The site is zoned as the Inner Sunset Neighborhood Commercial District and 40-X Height and Bulk District. The immediate blocks contain a mixture of residential, commercial, and mixed use buildings. The buildings located along 9th Avenue between Lincoln Way and Irving Street were constructed primarily between 1900-1930, while approximately 30% of the buildings were constructed post-1960.

The Sunset's street grid was laid out circa 1875 in anticipation of development resulting from the construction of Golden Gate Park, which was initiated in 1870. In 1894 the California Midwinter International Exposition took place in the new park, resulting in the creation of a new entrance gate at 9th Avenue and establishing the street as an important thoroughfare in the district. Many businesses were established along 9th Avenue at this time to service the exposition visitors, and new housing soon began to spring up in the nearby area. When the Affiliated Colleges (later UCSF) opened in 1898, development again experienced a surge in the commercial and residential markets.

Although steady, development of the Inner Sunset was relatively slow at the beginning of the 20th century due to the difficulty of accessing the area. Because of the distance from downtown, accessibility relied mainly upon the automobile and train. This issue was resolved with the construction of the Twin Peaks Tunnel in 1917 with the associated L car in 1919 and the Sunset Tunnel with the associated N Judah car in 1928. The new transportation options resulted in the first major residential development in the 1920s, consisting mainly of middle-income row-houses. The 1930s saw an even greater level of

developmental growth, and the remaining lots in the Inner Sunset were filled out in the post-WWII period.

1. California Register Criteria of Significance: *Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Persons: or	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Architecture: or	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Information Potential:	<input type="checkbox"/> Further investigation recommended.		
District or Context:	<input checked="" type="checkbox"/> Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1890-1940

Notes: The two-story, wood-framed building at 1266 9th Avenue was constructed in 1907 as a store and residential apartment and was significantly expanded in the 1950s with the construction of a rear addition, a second-floor deck, a porte cochere, and a hip roof parapet. Although originally built in the Classical Revival style, the original appearance of the building has been compromised by these later alterations. In the later half of the 20th century, the three adjacent lots to the south were cleared of their structures to create a surface parking lot for the Hogan & Sullivan Funeral Home. The building was last occupied by the Chapel of the Avenues from 2005-07. The building has been continuously used as a funeral parlor/ mortuary from the 1910s through 2007.

The subject property is located on a significant thoroughfare within the Inner Sunset district, which contains a large number of buildings constructed between 1890 and 1940 that have, overall, retained a fairly high degree of historical integrity. The Inner Sunset district represents the early phase of commercial and residential architectural development in the Avenues spurred by the construction of Golden Gate Park and the installation of the streetcar lines. While portions of the neighborhood may be eligible for listing on the California Register as a historic district under Criteria A and C due to their association with this significant period within the city's history and for the cohesive architectural fabric found within it, this portion of 9th Avenue does not appear to contribute to such a historic district. Ninth Avenue between Lincoln Way and Irving Street does not retain a high level of historical integrity as approximately 30% of its buildings were not constructed during period of significance. The remaining buildings also appear to have undergone significant alterations, such as garage installations and unsympathetic storefront infill, which have compromised their individual integrity. Therefore, the building does not appear eligible for the Register under Criteria A or C either as an individual resource or as a contributor to a historic district.

No information concerning the tenants or owners of the subject property indicates that the building would be eligible for listing on the California Register under Criteria B for an association with significant persons.

2. Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but

it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: As noted above, the subject property has undergone significant alterations that have obscured the building's historic appearance and compromised its character defining features. The building's association with the early development of the neighborhood is lacking due to the introduction of modern buildings in the streetscape and the demolition of the three adjacent historic buildings to the south. The building's original design has been obscured by the alteration of the roof line and the addition of the chapel and port cochere/deck structure. The setting, originally a built-out lot with adjacent buildings has been altered by the demolition of the adjacent buildings and introduction of the parking lot. The alterations combined have significantly altered the feeling of the building which can no longer be read as an early 20th century building.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, *Preservation Coordinator*

Date: _____

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File

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