



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 4301 3rd Street
Block/Lot: 5278/016
Case No.: 2010.00626E
Date of Review: September 2, 2010
Planning Dept. Reviewer: Pilar LaValley
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PROPOSED PROJECT Demolition Alteration

PROJECT DESCRIPTION

The proposed project is rehabilitation and adaptive use of the existing vacant industrial building, formerly used as a medical office and clinic, for use as offices and meeting rooms for a non-profit college preparatory program. Proposed work includes seismic upgrade, interior remodeling, replacement of existing skylights, installation of new windows and awnings, installation of a new entrance storefront, and repair and re-pointing of brick. The proposed project is depicted in conceptual plans, dated August 31, 2010, prepared by Turnbull Griffin Haesloop Architects. Page & Turnbull, Inc. prepared a memorandum, dated July 28, 2010, evaluating the proposed project for conformance with the *Secretary of the Interior's Standards for Rehabilitation* (Page & Turnbull memo). KDI Land Use Planning also prepared a Supplemental Form for Historic Resources, dated June 11, 2006 (KDI report).

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1927, the subject property was previously surveyed in the 1990 Unreinforced Masonry Building Survey and as part of the Historic Resources Survey for the Bayview/Hunter's Redevelopment Plan and EIR (prepared by Carey & Co., August 2001, with update in April 2004). The Bayview/Hunter's Point Survey assigned a status code of "5," or "appears eligible for local designation." Although the subject property is not included on the National or the California Registers, the previous surveys and recorded date of construction make it a "Category B" building for the purposes of CEQA review by the Planning Department. For the purposes of this review of potential impacts, the property is presumed to be an historical resource pursuant to CEQA.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the southeast corner of 3rd Street and Jerrold Avenue in the Bayview/Hunter's Point neighborhood. Adjacent properties contain a four-story residential-over-commercial building (3rd Street) constructed in 2007 and a two-story-over-basement residential building (Jerrold Avenue) constructed in 1910. Other properties in the vicinity on 3rd Street include a two-story church (1950), vacant lots, and one- to two-story commercial/industrial buildings. Visual continuity is mixed in terms of architectural style and materials along 3rd Street although Jerrold Avenue contains a number of residential buildings of a similar architectural vocabulary.

Several nearby buildings along 3rd Street were also included in the Carey & Co. survey for the Bayview/Hunter's Point Redevelopment Plan and EIR.

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** Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property appears potentially eligible for listing on the California Register under Criterion 3 (Architecture) as an example of a late 1920s industrial/commercial, unreinforced masonry building in the Bayview/Hunter's Point neighborhood. For the purposes of this review, the property is presumed to be an historical resource, however, a detailed evaluation of the property against the criteria has not been conducted to date. The property and building description are taken from the Page & Turnbull memo and KDI report.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

To date, no information related to an association with significant events and the subject property has been provided. Therefore, the subject property does not appear eligible under Criterion 1.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

According to the KDI report, the subject property was developed by Sisto Rasori, the documented owner and builder of the existing building. No further information about Rasori has been located. Subsequent owners include Attilio and Amelia Armanino (?-1969), Bert R. Mayta (1973-1989), and Jensen & Mayta (1989-present). According to information in the KDI report, Attilio Armanino was the manager of the Bayview branch of the Bank of Italy. Bert Mayta was one of the founders of San Francisco-based remodeling contracting business, Jensen & Mayta. The potential significance under Criterion 2 cannot be determined at this time. Given the available information, it does not appear that the subject property is associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property contains a one-story, industrial-style building, with a flat composite roof with parapet with a gabled centerpiece. A concrete cartouche is centered on the gabled parapet and the roof contains several modern, domed skylights. The brick building is comprised of beige bricks laid in an English bond pattern on the primary and Jerrold Avenue façades. The primary façade contains five bays and the side (Jerrold) façade contains nine bays; all original window openings have been filled with lath and plaster. At the front façade, the central bay projects slightly and features an arched entrance that contains a metal roll-up door surmounted by a canopy. The entrance is capped by a fan-shaped transom light. The interior contains contemporary office partitions and a drop ceiling; the original steel truss system is visible above the ceiling.

Based on Assessor's records and Building Permit information, it appears that the subject building was constructed in 1927 for use as a machine shop. There is no information regarding an architect or contractor associated with the construction of the building. The building was altered in 1970 for office use and fenestration was infilled.

The subject property embodies the distinctive characteristics of a type (masonry industrial) and period (1920s). The subject property appears potentially eligible for the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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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:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Although the property's materials and workmanship have been compromised by the removal and infill of original windows, the property generally retains all aspects of historic integrity and continues to convey its potential historical significance.

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3. **Determination of 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 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 will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Staff has reviewed the project proposal and concurs with Page & Turnbull's *Secretary of the Interior Standards for Rehabilitation (Standards)* analysis. Based upon this analysis, staff finds that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The project would not negatively impact the character-defining features of the building and would install new windows and entrance storefront that are clearly differentiated but compatible with the historic materials, features, size, scale, and proportion of the existing building.
- The historic character of the property will be retained and preserved. The proposed project will re-point brick, re-open windows and the main entrance, and rehabilitate the fanlight transom and decorative concrete cartouche. These significant features will be repaired and retained.
- The proposed seismic upgrade will consist of new foundation and on the interior walls would be reinforced with shotcrete. The proposed shotcrete shear walls will not block existing fenestration openings nor will the proposed seismic upgrade physically alter the exterior appearance of the existing building.
- With the exception of the seismic upgrade, all proposed work could be removed entirely in the future without harming the historic integrity building.

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.

Staff concurs with Page & Turnbull's identification of character-defining features of the building as:

- Irregularly-shaped plan.
- One-story massing with parapet roof.


- Brick piers, steel trusses, and brick cladding.
 - Fenestration pattern and configuration of windows and main entrance.
 - Fanlight above main entrance, cartouche, and brick cladding.
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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

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 09-03-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File

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