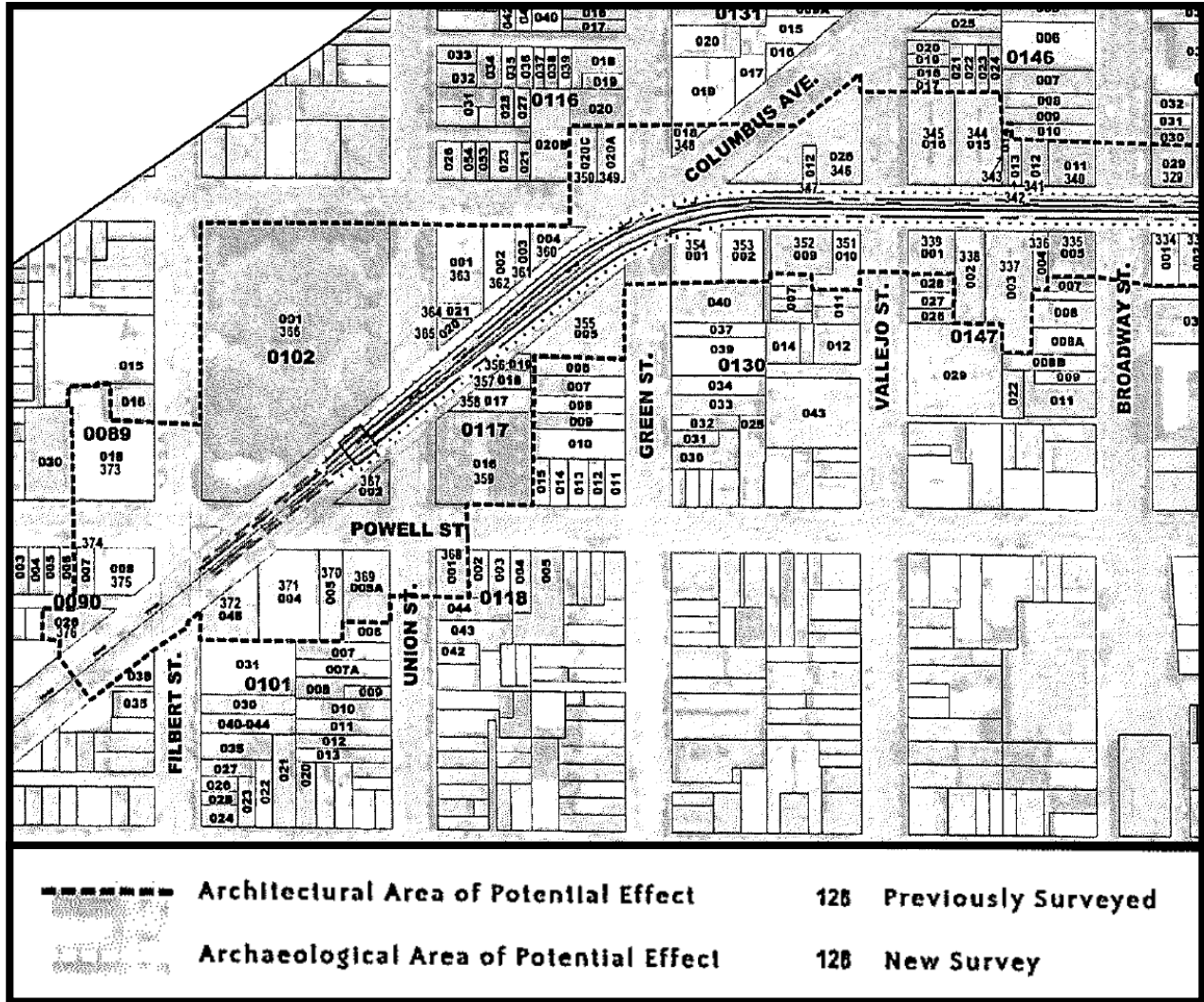
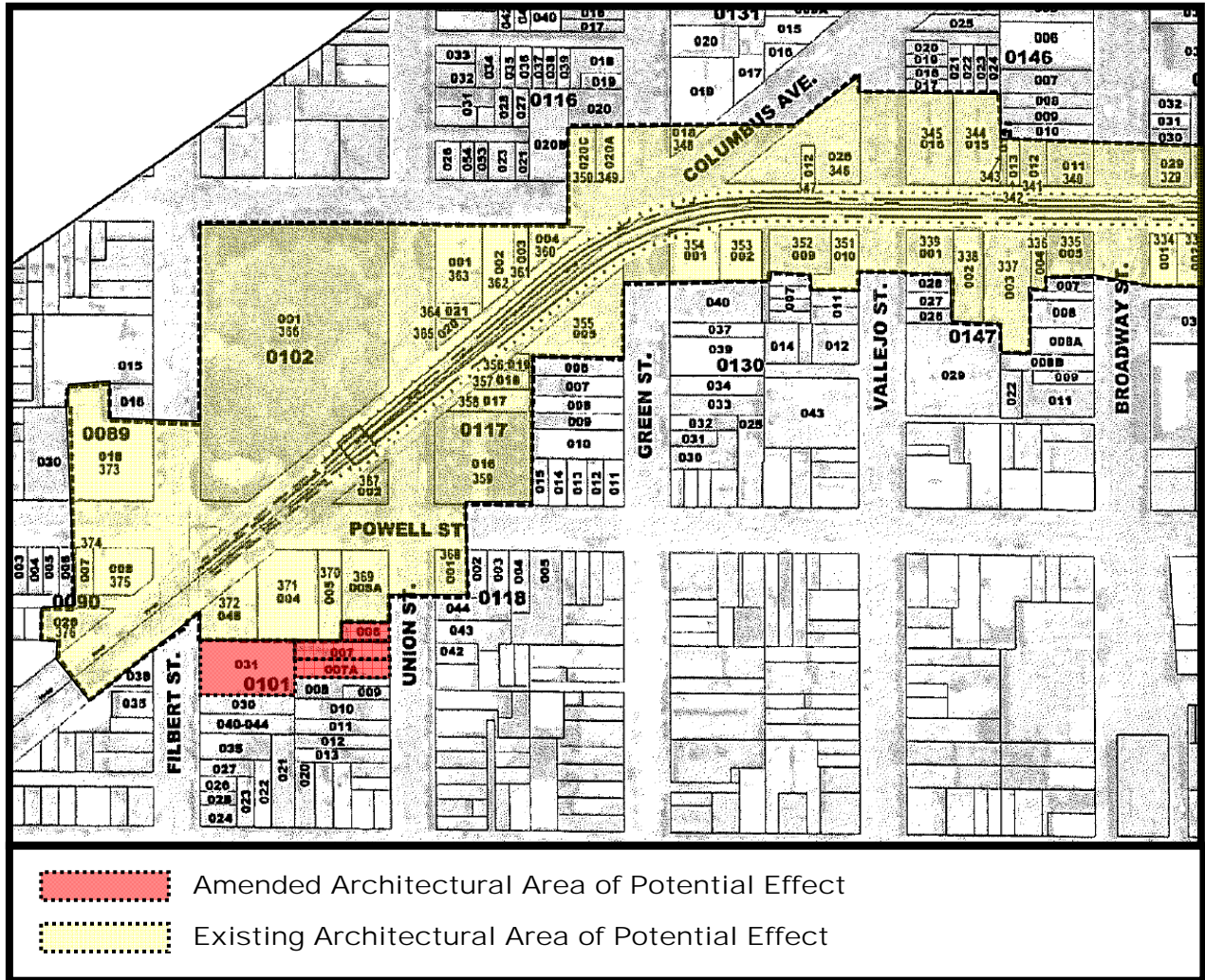


Attachment 1. Detail of Existing APE Boundaries for Alternative 3B



Prepared by Garcia and Associates and Sonoma State University

Attachment 2. Detail of Proposed APE Boundaries for Alternative 3B



*Prepared by Garcia and Associates and Sonoma State University;
 Edited by San Francisco Planning Department (January 2013)*

Attachment 3. DPR 523A, 523B and 523L Forms

- Pagoda Theater, 1731-1741 Powell Street (APN 0101/004)
- 721-725 Filbert Street (APN 0101/004)
- 728-730 Union Street (APN 0101/006)
- 732-736 Union Street (APN 0101/007)
- 738-742 Union Street (APN 0101/007A)
- Washington Square Historic District

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 3

*Resource Name or #: 1731 Powell Street

P1. Other Identifier: Pagoda Theatre

*P2. Location: Not for Publication Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco, North Date: 1995

c. Address: 1731 Powell Street City: San Francisco Zip: 94133

d. UTM: Zone: _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assesor's Parcel Number (Block/ Lot) 0101/004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Constructed in 1908, The Pagoda Theater is a two story building with a fireproof structural steel frame. The building was originally constructed in a Classical Revival style but underwent an number of Art Deco alterations in the 1920s and 30s including the stepped marquee above the primary corner entranceway that rises from the parapet wall. The western facade is comprised of four window openings while the north facing façade contains two window openings, all of which have been boarded up. The ground floor details and fenestration are covered by plywood boards.

*P3b. Resource Attributes: (List attributes and codes) HP10: Theatre

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



*P5b. Description of Photo: (View, and date)

View of the west façade

01/14/13

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1907

SF Dept. of Building Inspection
Permit Records

*P7. Owner and Address:

Campos Joel

454 Hazel Avenue

San Bruno Ca, 94066

*P8. Recorded by: (Name, affiliation, and address)

City & County of San Francisco,

Planning Dept., RS, SP

1650 Mission Street

*P9. Date Recorded:

01/14/13

*P10. Survey Type: Intensive

*P11. Report Citation: Pagoda Theatre Supplemental Information Form, page & Turnbull, June 2007.

*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

Page 2 of 3

*NRHP Status Code: 6Z

*Resource Name or # (Assigned by recorder) 1731 Powell Street

- B1. Historic Name: Washington Square Amusement Company Theatre, Milano Theatre, Palace Theatre
- B2. Common Name: Pagoda Theatre
- B3. Original Use: Vaudeville Theatre
- B4. Present Use: Vacant

*B5. Architectural Style: Neo-Classical (original); Art Deco (later) now heavily altered

*B6. Construction History: (Construction date, alterations, and date of alterations)

In 1909, The North Beach Amusement Company constructed a Classical Revival-style, brick theatre on the site of a former church. Designed by architect A.M. Edelman, permits were filed for the building to have a brick and concrete foundation, brick walls, reinforced concrete floors, and a corrugated steel roof. In 1922, architect Bernard Julius Joseph designed alterations to the building; including plastering the walls, replacing the entrance doors, providing a fire escape to the south end of the building and erecting an electric marquee with steel frame work. In 1928, a new operator's toilet room was added along with a brick chimney. In 1929, the Washington Square Theatre was renamed the Milano Theatre. In 1933, alterations were made to the floor and plaster walls were repaired. In 1934, one two-faced horizontal neon electric sign was installed. In 1937, the proscenium walls were set back, the size of the stage was reduced, the balcony was extended and the projection room was replaced. (continued)

*B7. Moved? No Yes Unknown Date: _____ Original Location:

*B8. Related Features: None

B9a. Architect: Abram M. Edelman

b. Builder: Same

*B10. Significance: Theme: Vaudeville Theatre

Area: North Beach, San Francisco

Period of Significance: N/A Property Type: Theatre Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The Pagoda Theatre was constructed in 1908 by architect Abram Edelman for Antonietta Pisanelli as the Washington Square Theatre. The 1,000 square-foot Washington Square Theatre opening in April 1909 as the leading entertainment center in North Beach, showing live Italian productions for five or ten cents per seat. Pisanelli was considered the impresario of San Francisco Italian theatre and her new venue was especially popular among Italian immigrants, who were having trouble assimilating into American culture. Pisanelli's productions, especially the comedies, helped them ease into their roles as Italian-Americans by offering entertainment in their own language. Italian variety theatre began to decline after World War I as Italians began to leave North Beach and settle in the suburbs. (continued)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

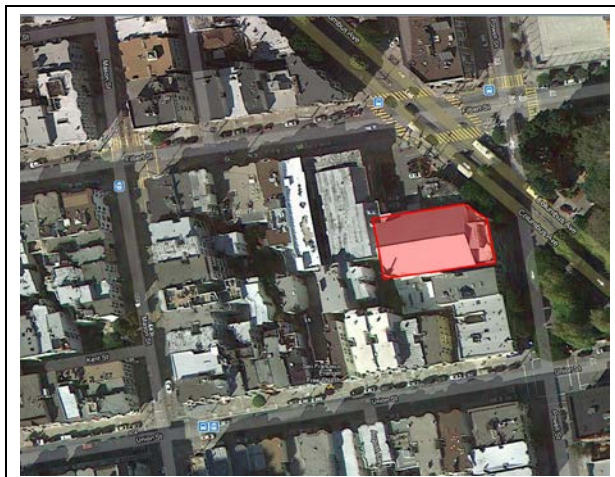
Pagoda Theatre Supplemental Information Form, Page & Turnbull, June 2007.

B13. Remarks: Central Subway Project, Section 106

*B14. Evaluator: Richard Sucre, Susan Parks
City & County of San Francisco, Planning Dept.

*Date of Evaluation: January 2013

(This space reserved for official comments.)



*Recorded by: City & County of San Francisco, Planning Dept *Date: January 2013 x Continuation Update

***B6. Construction History, continued:**

These alterations lent the theatre its Art Deco stylings. In 1937, the theatre reopened as the Palace Theatre. In 1963, a canvas awning was installed over the shop below. In 1971, a new concrete and masonry stage was poured a covered with plywood, existing basement tunnels were blocked off with masonry and fire sprinklers were installed at the stage. In 1975, new gates with push bar hardware were installed over the alleyways to provide protection against illegal access. In 1977, the three sided marquee reading "Pagoda Theatre" replaced the old marquee. In 1992, alterations were made to reinforce the brick parapet per SF Hazard Ordinance. The Pagoda Theatre officially closed in 1994. In 2000, interior demolitions and exterior structural changes occurred to accommodate a new theatre. The permit cites the renovation of the interior, but the permit expired before work was complete leaving the interior gutted. The theatre is currently vacant.

***B10. Significance, continued:**

By 1925, the Washington Square Theatre had been sold to a Jewish company and converted to show sound motion pictures. The theatre operated from 1929 to 1937 as the Milano, though it began to decline in popularity, until it received an Art Deco remodel and became the ultra-modern Palace Theatre, which opened on November 5, 1937; the Palace Theatre garnered success showing mainstream and second-run Hollywood films. The Palace Theatre was the center of neighborhood life, providing entertainment that was affordable and convenient; anchoring the neighborhood from its central location on Washington Square.

In 1967, the Palace Theatre again changed ownership and became a Chinese movie theatre, showing Chinese language films attended by the residents of neighboring Chinatown. However, by 1969, the theatre was also running a series of midnight movies on the weekends called the Nocturnal Dream Shows. The shows featured eclectic screenings ranging from Betty Boop cartoons and Busby Berkeley movies to alternative independent films. The shows were generally attended by hippies dressed in wild costumes. The Nocturnal Dream Shows started as just a movies series, but live performances by a group of drag queens called the Cockettes were incorporated into the Palace Theatre's after-midnight entertainment starting on New Year's Eve in 1969. Started by a man named Hibiscus, the Cockettes' colorful show was unprecedented, and marked the transition between the Haight-Ashbury hippie counterculture of the 1960s and the sexual revolution and gay liberation of the 1970s, both of which were important San Francisco cultural movements. The Cockettes became a cult favorite, performing funny, flamboyant midnight musicals at the Palace Theatre until 1972.

The Palace was renamed the Pagoda Palace (also known simply as the Pagoda Theatre) on August 5, 1974. In 1985, the Pagoda Palace was purchased by the Renaissance-Rialto theatre chain, which operated the Pagoda as a repertory house showing classic, revival, and specialty movies until 1986. The completion was stuff due to several other repertory houses in the city, and the Pagoda failed to draw enough revenue to cover costs. Renaissance-Rialto kept its lease and rented out the space for special events until November 1994, when the theatre officially closed.

As a result of its many renovations and rehabilitation proposals, the Pagoda theatre has retained little to no historic integrity. Despite its original Classical Revival design, the theatre is most known for its Art Deco design. From the street, its former glory is recognized only by the Art Deco stepped marquee. The remaining exterior character-defining features; including the marquee sign and projecting canopy have been removed. Undocumented additional fenestration has occurred across the second floor. The exterior is sheathed in seismic bracing, with the first floor hidden by a plywood construction barrier. The interior also retains little to no integrity as it was completely gutted and abandoned in 2000.

The Pagoda Theatre retains integrity of location and setting, having never been moved. It maintains its integrity of association as a theatre. The building does not retain integrity of feeling, workmanship, materials, and design because the exterior has been heavily altered and the interior has been gutted.

The Pagoda Theatre does not appear to be eligible for listing in the National Register, California Register or local designation through survey evaluation. The building is not associated with any known persons significant in the history of San Francisco or the State of California. The building is associated with events significant to the history of San Francisco and the State of California. The Pagoda Theatre is an example of an altered Art Deco movie theatre in the North Beach neighborhood. It is not considered an early, highly developed, or influential example of theatre architecture in San Francisco.

The CHRSC of '6Z' assigned to this property means that "it has been found ineligible for the National Register California Register, and Local designation through survey evaluation."

*Recorded by: Rich Sucre & Susan Park, SF Planning Dept

*Date: January 2013 Continuation Update

Background:

In June 1982, 721 Filbert Street was evaluated as part of the North Beach Historical Project on "Historic Resources Inventory" forms completed by Anne Bloomfield (See Attached DPR Forms). According to OHP's Historic Property Data File, 721 Filbert was assigned a CHRSC of "7N" in July 2001. The CHRSC of "7N" defines this property as "Needs to be reevaluated (Formerly NR Status Code 4)."

As part of the Amended APE for the Central Subway Project, 721 Filbert Street has been evaluated and found to be a historic resource eligible for the National Register of Historic Places under Criterion C (Design/Construction). As part of this evaluation, the newly assigned CHRSC for 721 Filbert Street would be "3S," which defines this property as "Appears eligible for NR as an individual property through survey evaluation." 721 Filbert Street is not listed as a contributing resource to any of the nearby historic districts, including the Washington Square Historic District.

Construction History:

Originally designed by architect M.J. Lyon, 721 Filbert Street (formerly known as the Hildebrand Stables and commonly known as the Columbus Garage) was constructed as a stable with storefronts on either side. In 1924, Lyon oversaw designed and oversaw the building's conversion into a garage. Lyon's plans called for the removal of the existing partitions and columns on the main floor and the removal of a hay loft. A concrete floor was laid in the basement, while offices, ramps and drains were installed on the main floor. In 1937, a permit was filed for the removal of the front wall of the existing building to install folding gates. Support columns were to be enclosed in iron sheets. Iron sheets were also to be used for the installation of a new parapet layback and gutters. Two hoists were to be installed in the interior of the building and support columns on the west end of the building were to be moved according to the engineer's drawings. The project engineer was the Standard Oil Company. In 1951, interior changes were made to accommodate Columbus Motors, a used car sales showroom; a decorative ceiling was added eight feet above the main floor. In 1956, the building was used for an office and storage garage and a mezzanine level was created over the interior ramps. In 1971, wood and plaster were removed from the exterior masonry. In 1973, the interior mezzanine was extended, new stairs elevator lights, and a new rood was added. The exterior was also revised and a water closet was added. Seven permits were filed in 1940, 1941, 1947, 1951, 1958, 1960 and 1970 for sign changes, resulting from change in ownership and change in gasoline suppliers. In 1989, a new roof was installed and in 1990, the parapet was strengthened.



*Recorded by: Rich Sucre & Susan Park, SF Planning Dept

*Date: January 2013 Continuation Update

721 Filbert Street (San Francisco Planning Department, January 14, 2013)

Significance:

During the Gold Rush San Francisco expanded north from downtown into parts of what is now North Beach. Located in a valley between Russian and Telegraph Hills, North Beach was developed early in San Francisco's history because the city's steep hills were considered too muddy a location for building desirable homes. Much of North Beach was considered to be fashionable especially along Grant and Stockton, while the rest of the neighborhood was characterized by its multicultural generally lower income composition. Groups of immigrants from South America and Europe settled in North Beach during this time. By the early 1880s, North beach had become home to a large concentration of Italian immigrants. Many of these immigrants were poor unskilled laborers who did not speak English, and they formed a community in the back alleys of North Beach in which speaking Italian was not an economic barrier, but an asset. The Italian community was just one of the many groups that settled in North Beach, but its size and strength led to its dominance in the neighborhood, North Beach continues to be associated with San Francisco's Italian community today.

Washington Square developed as both the geographical and civic center of the North Beach community. In the 1880s, the Square became the gathering place for members of the Italian community that had formed in the area, and it remains such today. North Beach was severely damaged in the 1906 Earthquake and Fire. In the period following the earthquake the area around the park was rebuilt with Edwardian wood frame apartments over stores, though it gradually acquired other styles.

721 Filbert Street is eligible for listing in the National Register of Historic Places under Criterion C (Design/Construction) for its high artistic values and as a rare example of a Mission Revival garage with a clinker brick exterior. The subject building is located at the prominent street corner of Filbert and Columbus, just west of Washington Square. Despite its many interior renovations, and some exterior work that included lowering the window sills, installing metal sashes, sandblasting to remove paint, the building maintains a surprisingly high level of integrity. Key stylistic details such as the central Mission-style arched parapet and the pent roof are combined with contrasting red brick decorative elements such as voussoirs, string-courses and hood molding. The dark textured brick building contrasts with its painted wood Edwardian neighbors, denoting the subject property as a distinguished and rare example in the neighborhood.

Originally designed as a stable, 721 Filbert Street is accessed through a central archway. Since 1924, the subject property has operated as a garage. It is associated with its original owner, notorious politician Abraham Reuf, who purchased the property along with the neighboring parcel. After the fire, Reuf developed the adjacent parcel into the prominent Washington Square Theatre, which later became the Pagoda Theatre.

721 Filbert Street retains historic integrity. The subject property retains integrity of location and setting, having never been moved and due to the surrounding residential context and adjacent Columbus Avenue. The subject property maintains integrity of association as its original stable form is evident as its is primary use as a garage. Finally, the subject property retains integrity of feeling, workmanship, materials, and design because the character-defining features of the exterior are intact, including the clinker brick exterior, terracotta tile, and prominent parapet.

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 3

*Resource Name or #: 728-730 Union St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco, North Date: 1995

c. Address: 728-730 Union Street City: San Francisco Zip: 94133

d. UTM: Zone: _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assesor's Parcel Number (Block/Lot) 0101/006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Constructed in 1907, 728-730 Union Street is a stucco-clad, two-story-over-basement two-family residential building located on a 1,981 square foot lot on the north side of Union Street between Mason and Powell Streets. While it retains its original massing and parapet roof, the exterior has been heavily modified, stuccoed, the projecting cornice has been removed and it was stripped of its character-defining details and ornamentation. At grade is a gated entry passageway capped with a modernistic stepped archway and Spanish tile stairs leading to the front door. Two equally spaced windows are located on the right side of the ground floor. As the grade and sidewalk slope, the original basement-level service door, a boarded window, and a grated hung window are located below the ground floor windows. The second floor contains two symmetrically-placed bay windows that are visually divided from the parapet by simplistic wooden belt course. All of the windows have been replaced with aluminum/vinyl fixed-over-casement windows.

*P3b. Resource Attributes: (List attributes and codes) HP3: Multi-Family Property

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



*P5b. Description of Photo: (View, and date)

View of the south façade

01/14/13

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1907

SF Dept. of Building Inspection
Permit Records

*P7. Owner and Address:

Yee, Check Wei Trustees

730 Union Street

San Francisco, CA 94133

*P8. Recorded by: (Name, affiliation, and address)

City & County of San Francisco,

Planning Dept., RS, SP

1650 Mission Street

*P9. Date Recorded:

01/14/13

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*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

Page 2 of 3

*NRHP Status Code: 6Y

*Resource Name or # (Assigned by recorder) 728-730 Union St.

B1. Historic Name: 728-730 Union Street

B2. Common Name: Same

B3. Original Use: Two-Family Dwelling

B4. Present Use: Two-Family Dwelling

*B5. Architectural Style: Modified Edwardian

*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1907 by Owner G. Garibaldi of Alameda and Architect was J.A. Porporato whose offices were located nearby at 921 Union Street. In 1941, the front of the building was stuccoed. In 1970, repairs were made to remediate termite damage and a rear storage shed was removed from the property. Between 1970 and 1972, a fire occurred and in February 1972, Owner Check Yee filed permits to repair fire damage and add handrails at the front stairs. The following month, Mr. Yee renovated the kitchen at 730 Union, which added a 50 square foot one-story, horizontal addition to the rear of the building. The building was reroofed in 1990.

*B7. Moved? No Yes Unknown Date: _____ Original Location:

*B8. Related Features: None

B9a. Architect: J.A. Porporato

b. Builder: Unknown

*B10. Significance: Theme: N/A

Area: N/A

Period of Significance: 1907 Property Type: Residential Flats Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
During the Gold Rush San Francisco expanded north from downtown into parts of what is now North Beach. Located in a valley between Russian and Telegraph Hills, North Beach was developed early in San Francisco's history because the city's steep hills were considered too muddy a location for building desirable homes. Much of North Beach was considered to be fashionable especially along Grant and Stockton, while the rest of the neighborhood was characterized by its multicultural generally lower income composition. Groups of immigrants from South America and Europe settled in North Beach during this time. By the early 1880s, North beach had become home to a large concentration of Italian immigrants. Many of these immigrants were poor unskilled laborers who did not speak English, and they formed a community in the back alleys of North Beach in which speaking Italian was not an economic barrier, but an asset. The Italian community was just one of the many groups that settled in North Beach, but its size and strength led to its dominance in the neighborhood, North Beach continues to be associated with San Francisco's Italian community today. (continued)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

San Francisco Dept. of Building Inspection building permits (including # 385993, 64912,363755,656717,365422)

B13. Remarks: Central Subway Project, Section 106

*B14. Evaluator: Richard Sucre, Susan Parks
City & County of San Francisco, Planning Dept.

*Date of Evaluation: January 2013

(This space reserved for official comments.)



*Recorded by: City & County of San Francisco, Planning Dept.

*Date: January 2013 Continuation Update

***B10. Significance, Continued:**

Washington Square developed as both the geographical and civic center of the North Beach community. In the 1880s, the Square became the gathering place for members of the Italian community that had formed in the area, and it remains such today. North beach was severely damaged in the 1906 Earthquake and Fire. In the period following the earthquake the area around the park was rebuilt with Edwardian wood frame apartments over stores, though it gradually acquired other styles.

728-730 Union Street was constructed in 1907 by owner G. Garibaldi of Alameda and the architect was J.A. Porporato, whose offices were located nearby at 921 Union Street. In 1941, the front of the building was stuccoed. In 1970, repairs were made to remediate termit damage and a rear storage shed was removed from the property. Between 1970 and 1972, a fire occurred and in February 1972, Owner Check Yee filed permits to repair fire damage and add handrails at the front stairs. The following month, Mr. Yee renovated the kitchen at 730 Union, which added a 50 square foot one-story, horizontal addition to the rear of the building. The building was reroofed in 1990. Undocumented work has occurred to the building overtime, as the original windows have been replaced, the rustic siding has been replaced with stucco. The original cornice has also been removed.

728-730 Union Street retains integrity of location and setting, having never been moved. It maintains its integrity of association as a three-family dwelling. The building does not retain integrity of feeling, workmanship, materials, and design because the exterior has been heavily altered; including the removal of original detailing, removal of original windows and recladding of the front façade. 728-730 Union Street is not a contributor to the National Register-eligible Washington Square Historic District largely because of its lack of association with the civic and commercial functions of the Districts' other properties with a dominant Art Deco stylistic theme, along with its overall lack of architectural integrity.

728-730 Union Street does not appear to be eligible for listing in the National Register, California Register or local designation through survey evaluation. The building is not associated with any known persons significant in the history of San Francisco or the State of California. None of the residents are associated with significant events in the history of San Francisco or the State of California. 728-730 Union Street is an example of an altered Edwardian flat in the North Beach neighborhood. It is not considered an early, highly developed, or influential example of residential architecture in San Francisco.

The CHRSC of '6Y' assigned to this property means that it has been found "ineligible for the National Register by consensus through the Section 106 process and has not been evaluated for the California Register or local listings".

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 3

*Resource Name or #: 732-736 Union Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco, North Date: 1995

c. Address: 732-736 Union Street City: San Francisco Zip: 94133

d. UTM: Zone: _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Block /Lot) 0101/007

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
732-736 Union Street is a stucco-clad, three-story-over-raised basement three-family apartment building. It is located on a 11,835 square foot lot on the north side of Union Street between Mason and Powell Streets. This building is identical to its western neighbor, but was built three years earlier in 1908. It is comprised of three stories over a raised basement and was designed as a three-family dwelling, however current records list the building as having five units. The exterior of the building retains its original massing, with two symmetrical and dominant bay windows at the upper floors, its original projecting cornice and parapeted roof. Throughout the years the building has been heavily modified stuccoed, and stripped of its character-defining details and ornamentation. On the front façade, is a gated, arched inset entry portico with limestone stairs leading to the triple front entry doors and a Chicago-style grouping of three double hung windows, complete with a larger central double hung window flanked on either side by a slightly narrower double hung window. Just below these windows, as the grade and sidewalk slope downwards, a basement level service door and two smaller double hung windows roughly align with those above. The second and third floors are comprised of two symmetrical, projecting angled bay windows. All of the windows on the front façade have been replaced with vinyl windows.

*P3b. Resource Attributes: (List attributes and codes) HP3: Multi-Family Property

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



P5b. Description of Photo: (View, and date)

View of the south façade

01/14/13

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1908

SF Dept. of Building Inspection

Permit Records

*P7. Owner and Address:

Ng Siu Chuen & Shiu Quan Hung

734 Union Street

San Francisco Ca, 94133

*P8. Recorded by: (Name, affiliation, and address)

City & County of San Francisco,

Planning Dept., RS SP

1650 Mission Street

*P9. Date Recorded:

01/14/13

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*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

Page 2 of 3

*NRHP Status Code: 6Y

*Resource Name or # (Assigned by recorder) 732-736 Union Street

B1. Historic Name: 732-736 Union Street

B2. Common Name: Same

B3. Original Use: Three-Family Dwelling

B4. Present Use: Three-Family Dwelling

*B5. Architectural Style: Modified Edwardian

*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was commissioned by owner Stefano Daneri in 1911. The architect was L. Traverso whose offices were located nearby at 854 Union Street. The frame building was constructed on a concrete foundation with rustic wall covering and an asphalt shingled roof. In 1982, wood flooring in the basement was removed and new concrete footings were installed due to termite damage. In 1995, the building was reroofed, old material was removed and new sheet metal was applied (this permit states the building is three stories with four dwelling units). Also in 1995, the building was brought into code compliance, the basement was fireproofed, a sprinkler system was installed and the electrical system was upgraded.

*B7. Moved? No Yes Unknown Date: _____ Original Location:

*B8. Related Features: None

B9a. Architect: L. Traverso

b. Builder: Adolf Pedroni

*B10. Significance: Theme: N/A

Area: North Beach, San Francisco

Period of Significance: N/A Property Type: Residential Flats Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

During the Gold Rush San Francisco expanded north from downtown into parts of what is now North Beach. Located in a valley between Russian and Telegraph Hills, North Beach was developed early in San Francisco's history because the city's steep hills were considered too muddy a location for building desirable homes. Much of North Beach was considered to be fashionable especially along Grant and Stockton, while the rest of the neighborhood was characterized by its multicultural generally lower income composition. Groups of immigrants from South America and Europe settled in North Beach during this time. By the early 1880s, North beach had become home to a large concentration of Italian immigrants. Many of these immigrants were poor unskilled laborers who did not speak English, and they formed a community in the back alleys of North Beach in which speaking Italian was not an economic barrier, but an asset. The Italian community was just one of the many groups that settled in North Beach, but its size and strength led to its dominance in the neighborhood, North Beach continues to be associated with San Francisco's Italian community today. (continued)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

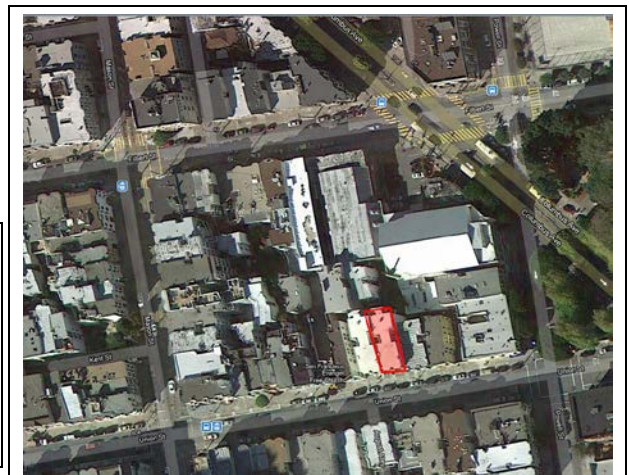
San Francisco Dept. of Building Inspection building permits (including #36898, 496352, 775799, 536883)

B13. Remarks: Central Subway Project, Section 106

*B14. Evaluator: Richard Sucre, Susan Parks
City & County of San Francisco, Planning Dept.

*Date of Evaluation: January 2013

(This space reserved for official comments.)



*Recorded by: City & County of San Francisco, Planning Dept.

*Date: January 2013 Continuation Update

***B10. Significance, Continued:**

Washington Square developed as both the geographical and civic center of the North Beach community. In the 1880s, the Square became the gathering place for members of the Italian community that had formed in the area, and it remains such today. North beach was severely damaged in the 1906 Earthquake and Fire. In the period following the earthquake the area around the park was rebuilt with Edwardian wood frame apartments over stores, though it gradually acquired other styles.

732-736 Union Street was constructed in 1911, as a three family dwelling by Stefano Denari. Daneri was an Italian immigrant who owned this property and the adjacent property at 738-742 Union Street, both designed in the Edwardian style. 732-736 is frame building constructed on a concrete foundation. It originally was clad with rustic wall covering with an asphalt shingled roof. In 1982, new concrete footings were installed and the basement floors were replaced due to termite damage. In 1995, the building was reroofed, old material was removed and new sheet metal was applied. Also in 1995, the building was brought into code compliance, the basement was fireproofed, a sprinkler system was installed and the electrical system was upgraded. Undocumented work has occurred to the building overtime, as the original windows have been replaced, the rustic siding has been replaced with stucco. The original cornice has also been removed.

732-736 Union Street retains integrity of location and setting, having never been moved. It maintains its integrity of association as a three-family dwelling. The building does not retain integrity of feeling, workmanship, materials, and design because the exterior has been heavily altered. 732-736 Union Street is not a contributor to the National Register-eligible Washington Square Historic District largely because of its lack of association with the civic and commercial functions of the Districts' other properties with a dominant Art Deco stylistic theme, along with its overall lack of architectural integrity.

732-736 Union Street does not appear to be eligible for listing in the National Register, California Register or local designation through survey evaluation. The building is not associated with any known persons significant in the history of San Francisco or the State of California. None of the residents are associated with significant events in the history of San Francisco or the State of California. 732-736 Union Street is an example of an altered Edwardian flat in the North Beach neighborhood. It is not considered an early, highly developed, or influential example of residential architecture in San Francisco.

The CHRSC of '6Y' assigned to this property means that "it has been found ineligible for the National Register by consensus through the Section 106 process and has not been evaluated for the California Register or local listings."

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 3

*Resource Name or #: 738-742 Union Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco, North Date: 1995

c. Address: 738-742 Union Street City: San Francisco Zip: 94133

d. UTM: Zone: _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Block/Lot) 0101/007a

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
738-742 Union Street is a stucco-clad, three-story-over-raised basement three-family apartment building. It is located on a 11,835 square foot lot on the north side of Union Street between Mason and Powell Streets. This building was built in 1908 and is identical to its eastern neighbor built three years later in 1911. The exterior of the building retains its original massing, with two symmetrical and dominant bay windows at the upper floors, its original projecting cornice and parapeted roof. Throughout the years the building has been heavily modified, stuccoed, and stripped of its character-defining details and ornamentation. On the front façade, is an arched inset entry portico with limestone stairs leading to the triple front entry doors, and a Chicago-style grouping of three double hung windows, complete with a larger central double hung window flanked on either side by a slightly narrower double hung window. Just below these windows, as the grade and sidewalk slope downwards, a basement level service door and two smaller double hung windows roughly align with those above. The second and third floors are comprised of two symmetrical, projecting angled bay windows. All of the windows on the front façade have been replaced with vinyl windows.

*P3b. Resource Attributes: (List attributes and codes) HP3: Multi-Family Property

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



*P5b. Description of Photo: (View, and date)

View of the south façade

01/14/13

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1908

SF Dept. of Building Inspection
Permit Records

*P7. Owner and Address:

Ng Siu Chuen & Shiu Quan Hung

734 Union Street

San Francisco Ca, 94133

*P8. Recorded by: (Name, affiliation, and address)

City & County of San Francisco,

Planning Dept., RS, SP

1650 Mission Street

*P9. Date Recorded:

01/14/13

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*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

Page 2 of 3

*NRHP Status Code: 6Y

*Resource Name or # (Assigned by recorder) 738-742 Union Street

- B1. Historic Name: 738-742 Union Street
- B2. Common Name: Same
- B3. Original Use: Three-Family Dwelling
- B4. Present Use: Three-Family Dwelling – 5 Units

*B5. Architectural Style: Modified Edwardian

*B6. Construction History: (Construction date, alterations, and date of alterations)

738-742 Union Street was constructed in 1908 by Owner Stefano Daneri, who also served as the project architect. The wood frame building was constructed on a brick foundation with rustic wall covering and a flat tin roof. In 1938, the front of the building was stuccoed. In 1977, repairs were made from termite damage, the permit lists the building as apartments, and no longer a dwelling. There is no record of the conversion. The following year, in 1978, repairs were made to bring the building into compliance with code. These repairs included adding rear stairs, upgrading and adding electrical outlets throughout the building, and adding handrails to the front steps.

*B7. Moved? No Yes Unknown Date: _____ Original Location:

*B8. Related Features: None

B9a. Architect: Owner, Stefano Daneri

b. Builder: Adolf Pedroni

*B10. Significance: Theme: N/A

Area: North Beach, San Francisco

Period of Significance: N/A Property Type: Residential Flats Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
During the Gold Rush San Francisco expanded north from downtown into parts of what is now North Beach. Located in a valley between Russian and Telegraph Hills, North Beach was developed early in San Francisco's history because the city's steep hills were considered too muddy a location for building desirable homes. Much of North Beach was considered to be fashionable especially along Grant and Stockton, while the rest of the neighborhood was characterized by its multicultural generally lower income composition. Groups of immigrants from South America and Europe settled in North Beach during this time. By the early 1880s, North beach had become home to a large concentration of Italian immigrants. Many of these immigrants were poor unskilled laborers who did not speak English, and they formed a community in the back alleys of North Beach in which speaking Italian was not an economic barrier, but an asset. The Italian community was just one of the many groups that settled in North Beach, but its size and strength led to its dominance in the neighborhood, North Beach continues to be associated with San Francisco's Italian community today. (continued)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

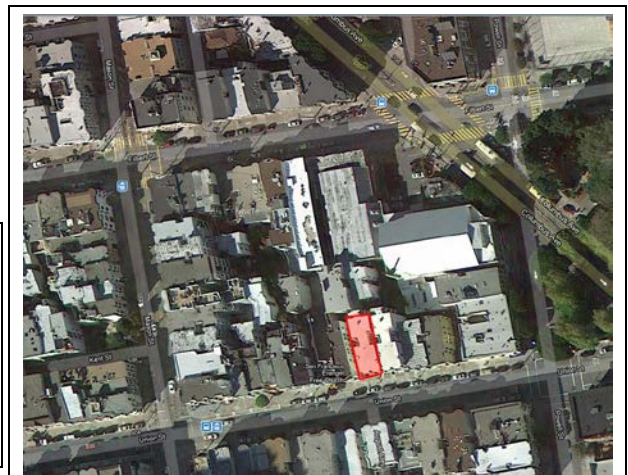
San Francisco Dept. of Building Inspection building permits (including #36898, 496352, 775799, 536883)

B13. Remarks: Central Subway Project, Section 106

*B14. Evaluator: Richard Sucre, Susan Parks
City & County of San Francisco, Planning Dept.

*Date of Evaluation: January 2013

(This space reserved for official comments.)



*Recorded by: City & County of San Francisco, Planning Dept.

*Date: January 2013 Continuation Update

***B10. Significance, Continued:**

Washington Square developed as both the geographical and civic center of the North Beach community. In the 1880s, the Square became the gathering place for members of the Italian community that had formed in the area, and it remains such today. North beach was severely damaged in the 1906 Earthquake and Fire. In the period following the earthquake the area around the park was rebuilt with Edwardian wood frame apartments over stores, though it gradually acquired other styles.

738-742 Union Street was constructed in 1908, as a three family dwelling by Stefano Denari. Daneri, an Italian immigrant, is credited as the project architect. He owned this property and the adjacent property at 728-736 Union Street. Noth buildings were designed in the Edwardian style. The framed building was constructed on a brick foundation with rustic wall covering and a flat tin roof. In 1938, the front of the building was stuccoed. In 1977, repairs were made due to termite termite damage. This permit lists the building as apartments, and no longer a dwelling. There is no record of the conversion. The following year, in 1978, repairs were made to bring the building into code compliance; including the addition of rear stairs, upgrading and adding electrical outlets throughout the building, and adding handrails to the front steps. Undocumented work has occurred to the building overtime, as the original windows have been replaced, the rustic siding has been replaced with stucco. The original cornice has also been removed.

738-742 Union Street retains integrity of location and setting, having never been moved. It maintains its integrity of association as a three-family dwelling. The building does not retain integrity of feeling, workmanship, materials, and design because the exterior has been heavily altered. 738-742 Union Street is not a contributor to the National Register-eligible Washington Square Historic District largely because of its lack of association with the civic and commercial functions of the Districts' other properties with a dominant Art Deco stylistic theme, along with its overall lack of architectural integrity.

738-742 Union Street does not appear to be eligible for listing in the National Register, California Register or local designation through survey evaluation. The building is not associated with any known persons significant in the history of San Francisco or the State of California. None of the residents are associated with significant events in the history of San Francisco or the State of California. 738-742 Union Street is an example of an altered Edwardian flat in the North Beach neighborhood. It is not considered an early, highly developed, or influential example of residential architecture in San Francisco.

The status code of 6Y assigned to this property means that it has been found ineligible for the National Register by consensus through the Section 106 process and has not been evaluated for the California Register or local listings. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 4D SHL _____ Loc _____
UTM: A 552125/4183820 B 552150/4183620
10/ C 551950/4183595 D 551890/4183740

IDENTIFICATION

1. Common name: Washington Square
2. Historic name: Washington Square
3. Street or rural address: multiple, see continuation sheets
City San Francisco Zip 94133 County San Francisco
4. Parcel number: multiple, see continuation sheets
5. Present Owner: multiple, see continuation sheet Address: _____
City _____ Zip _____ Ownership is: Public _____ Private _____
6. Present Use: multiple Original use: multiple

DESCRIPTION

- 7a. Architectural style: Art Deco or Moderne, vernacular Classic
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Washington Square District consists of a nearly level park, "Washington Square," occupying a full rectangular city block, and of all the buildings which face or corner on it. The diagonal of Columbus Avenue cuts off the southwest corner of the park which, behind a fence, contains large trees and a small pond. The majority of the Square is open lawn with a circular path, scattered trees, a children's playground in one corner, and many benches. The Square is heavily used. Its architectural focus is SS. Peter & Paul Church, Italian Romanesque of line and Art Deco of sculpture, centered on the long north side of the Square, its 190-foot-towers rising above the treetops. Art Deco or Moderne is the stylistic theme of the district's architecture: of the 17 contributing buildings 3 on the east side were created in that style, 2 previously existing structures on the west were given completely new Art Deco selves, and 3 on the south in remodeling retained their vernacular Classic bones under a thin skin of smooth stucco and

Attach Photo(s) Here

(See continuation page 1.)

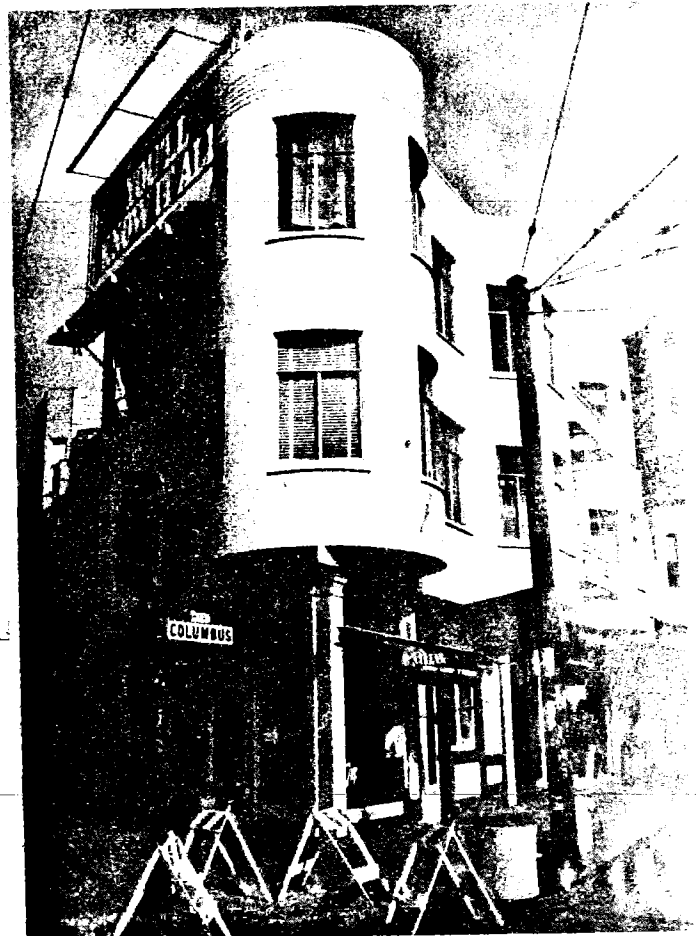
8. Construction date: 1906-1939
Estimated _____ Factual x
9. Architect multiple
10. Builder multiple
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 10.3
12. Date(s) of enclosed photograph(s)
1982

CONTRIBUTING BUILDINGS

On the following continuation pages, all elements which contribute architecturally and/or historically to the Washington Square District are listed, alphabetically by streets and in numerical order on each street. Entries are numbered in this order on the following pages and on the map. Non-contributing structures and potential contributions are not listed. For each element the most significant information is given. First come abbreviated identification, construction and use data, then description and/or history, finally (sources). Any building name given was found on the structure itself, on Sanborn insurance maps, or in the San Francisco Directory during the structure's initial years. The following abbreviations are used:

a architect
Alt alterations (major)
B basement
BPA Building Permit Application
c contractor
DCP Department of City Planning, San Francisco, 1976 Architectural Survey: 5 is highest rating, 0 is worth noting
Ed Ab Edwards Abstract of Records
est estimated
IU interim use
oo original owner
PO present owner
PU present use
s sculptor

1. 552-566 Columbus Ave. Parcel 117/20. 1909 & 1938 est. PO: Albert A. Devincenzi. PU: offices over cafe & 2 stores. IU: Raffaello Cava shoe-maker, 1909. Alt: huge billboard on Union facade; windows. This 3-B frame has a round bay at the intersection of Columbus and Union, and 2 more bays along the Avenue. The corner cafe is an unaltered 1910-era shopfront. The upper floors were stripped, including a cupola, stuccoed and given a streamlined cornice, probably for the 1939 Exposition.



13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: storefronts, facades on non-contributing buildings
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial X Other: _____
16. Threats to site: None known ___ Private development X Zoning X Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: landscaping & sculpture in park

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
 Washington Square is the civic center of the North Beach community, encompassing its major church, its Post Office, its private athletic club, a lodge, a theater. Most of all, the park itself is a meeting place, a space for tossing frisbes or lying in the sun, a place where seniors gather on single-sex ethnic benches for sun and chatting, and the focus of civic events like parades, carnivals, the first-ever performance by the Municipal Band (1912) and the visit by the President of Italy (1982). Its nine restaurants include a nearly 100-year-old business Fior d'Italia, where the Italian men's lunch club Il Cenacolo meets weekly; a typical old-style Italian family restaurant La Felce; a chic watering hole for literati and politicians which Herb Caen calls the "Wash Square Barn Grill"; and the first home of the now many-branched Mama's, excellent brunch cafeteria. The Square was set aside as public open space on William Eddy's San Francisco map of 1849. In the mid-1870s Montgomery Avenue, now Columbus Avenue, was cut through the corner. In the

(See continuation page 1.)

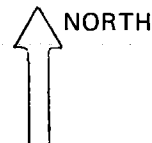
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 4 Arts & Leisure 1
 Economic/Industrial 3 Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

See continuation page 1.

22. Date form prepared June 1982
 By (name) Anne Bloomfield
 Organization No. Beach Hist'l Project
 Address: 2229 Webster St.
 City San Francisco, CA Zip 94115
 Phone: (415) 922-1063

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



ITEM 7b. (cont.)

streamlined cornices. Six of the Square's buildings are nearly intact typical North Beach vernacular Classic stores-under-flats buildings with bay windows. Anchoring the corner cut off by Columbus is a 3-story pale brick apartment block of the era when vernacular Classic first looked towards the Mission Revival and Arts & Crafts styles. Normal height around the Square is three stories, and vistas from it include Telegraph Hill's Coit Tower and a superb panorama of the high-rise apartments on Russian Hill. Non-contributing structures include the church's new playground/garage/boys club, and a gas station. Several structures heavily remodeled since World War II are potential contributors is restored.

ITEM 19. (cont.)

1880s "this square became the central social gathering place for the 'connazionali'" or Italians (Gumina: 29), as it has continued to this day. After the 1906 fire it housed nearly 600 people, first in tents and then in small temporary frames. Its periphery was soon built up with vernacular Classic frame apartments-over-stores buildings, and it gradually acquired major structures in later styles. The last unifying architectural influence was the Golden Gate International Exposition of 1939, for which the whole city dressed itself up. "Even our own Italian quarter of North Beach has caught the spirit and is falling in line in the movement of beautification," reported SS. Peter & Paul's parish magazine in its January 1939 fund raising for completion of the church facade (Messaggero, 26/1: 19-20).

ITEM 21. SOURCES.

Antonini, Harold, 798 Green Street, interview with surveyor,
2 Nov. 1981.

Building Permit Applications.

Edwards Abstract of Records, San Francisco.

Gumina, Deanna Paoli, The Italians of San Francisco, 1850-1930, New York, 1978, Center for Migration Studies.

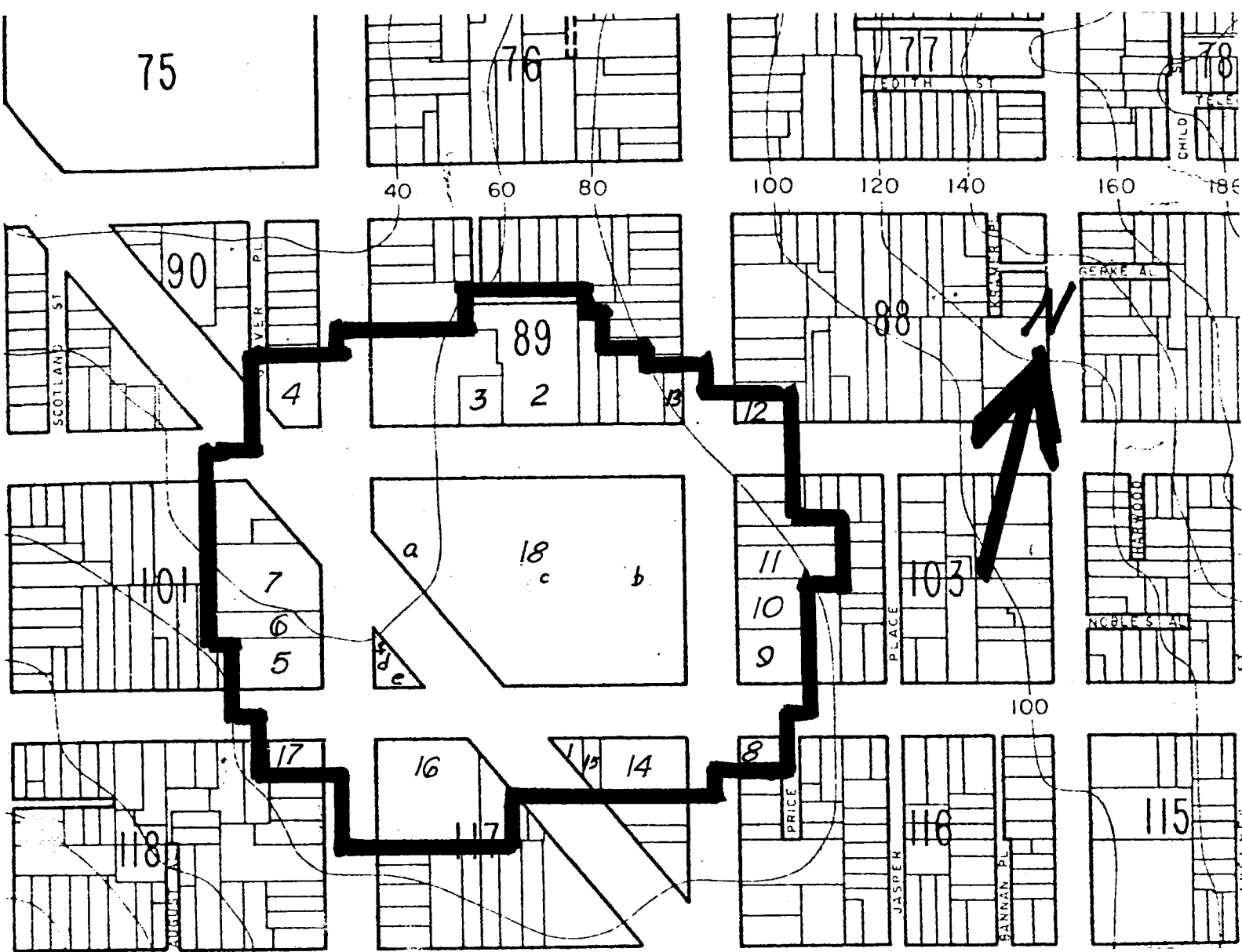
Il Messaggero di Don Bosco, San Francisco (parish magazine, SS. Peter & Paul Church.

L'Italia, San Francisco (Italian language daily), special edition 1907 (probably c. April 18).

Myrick, David, San Francisco's Telegraph Hill, Berkeley, 1972, Howell North Books.

San Francisco Assessor's Records.

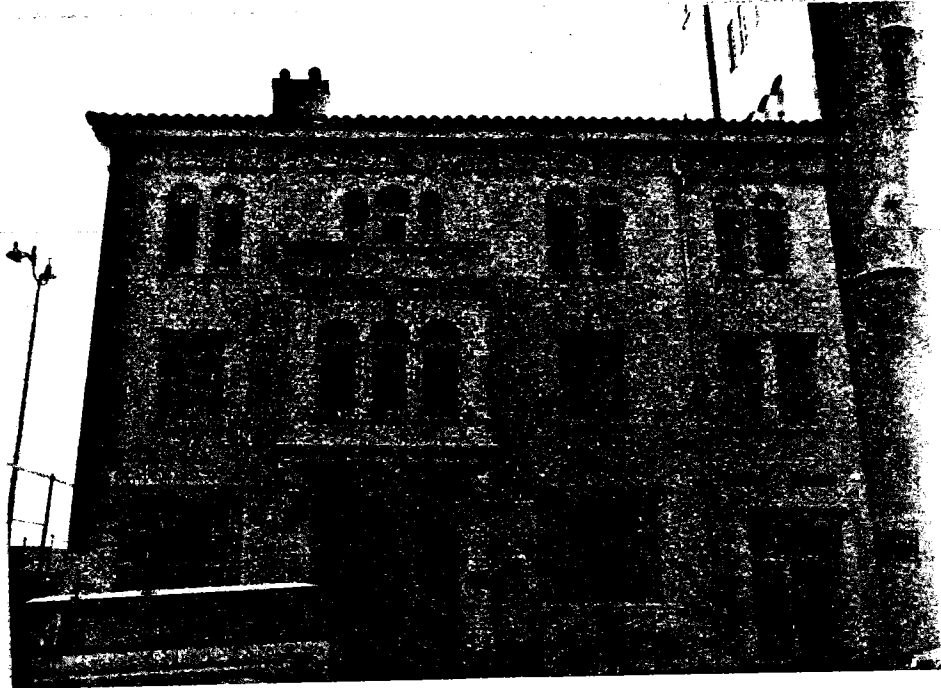
San Francisco Directory, various years.



WASHINGTON SQUARE DISTRICT
 SAN FRANCISCO



2. Church of Saints Peter & Paul, 650 Filbert St. Parcel 89/15. 3 construction phases: 1912-1914, foundation & basement, a: Shea & Lofquist; 1922-1924, building, a: Charles Fantoni; 1939-1940, facade surface, a: John A. Porporato, s, 4 Gospel figures: Ettore Cadorin, s, side tympanums, A. Fernandez. PO & OO: R. C. Archbishop of San Francisco. The church facade and spires provide a focal point for Washington Square and for the entire North Beach area, both visually & culturally. (See individual Inventory Form.) DCP: 2.



3. Priests' Residence, 666 Filbert St. Parcel 89/16. 1915 est; 1928 alterations & additions, a: Charles Fantoni. PO & OO: R. C. Archbishop of San Francisco. This 3-B Venetian Gothic frame originally was a symmetrical 2-B frame with Classical ornament and balcony over rusticated entry. Fantoni added bay, 3rd story, novelty cornice & recessed pavilion adjoining the church. (BPA #172177; Scott photo, "Dante Council," 1927, North Beach Museum.)



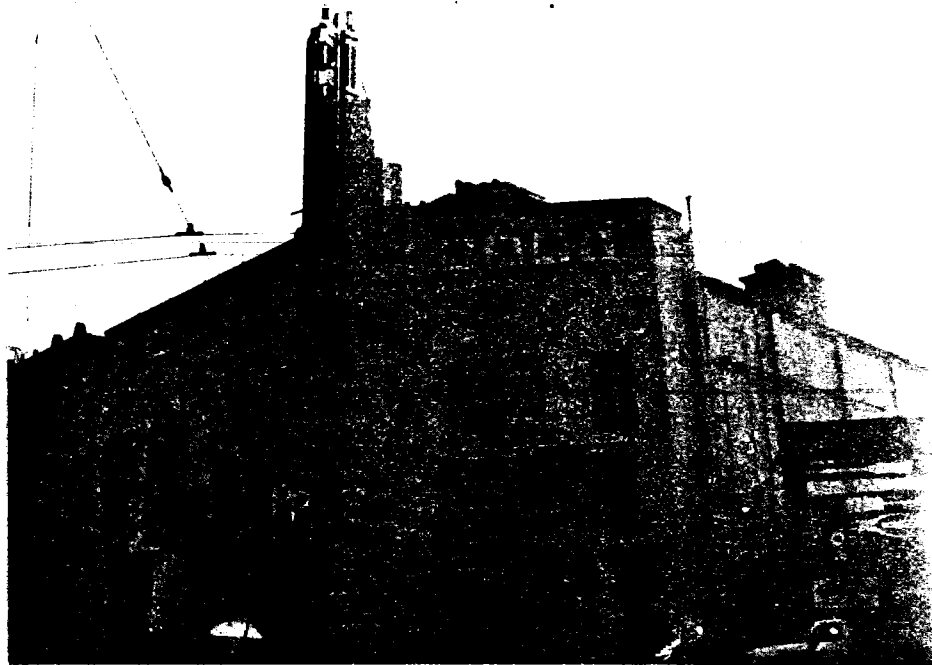
4. 700 Filbert St./700 Columbus Ave./1811-1821 Powell St. Parcel 90/8. 1906, a: Wm. Knowles, oo: George Hind. DCP: 1. PO: Ben W. & Way B. Louie. PU: apartments over Cafferata Ravioli Factory plus other shops. OU: same. This 3-story frame contributes to both the Washington Square district and the Powell Shops district (q.v.).



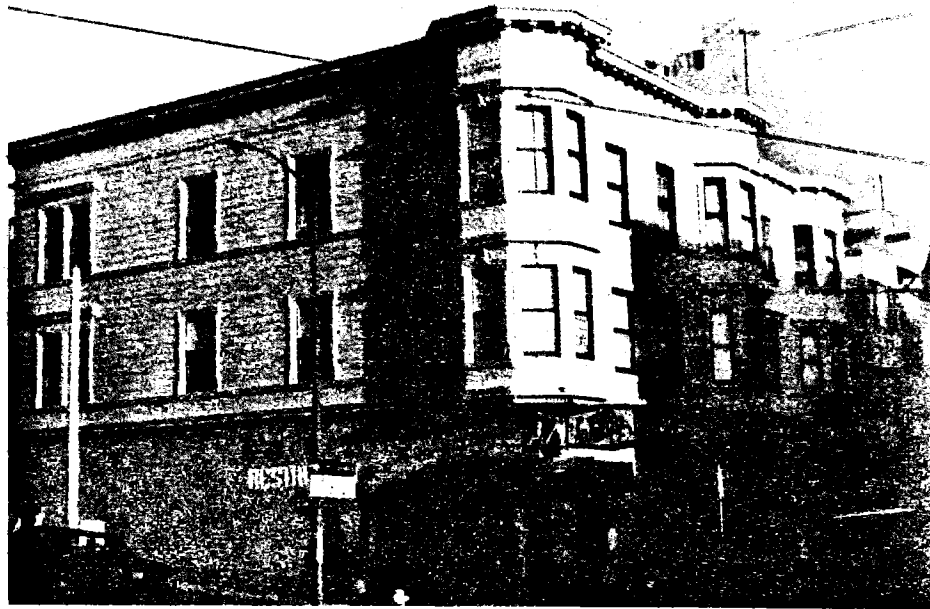
5. 1701-1711 Powell St. Parcel 101/5. 1908 est. PO: Edna Lagomarsino. PU: 2 restaurants, apartments. IU: Antonetta Malani restaurant, 1933; Milano Inn, 1944. The upper floor of this 2-B frame typifies the North Beach vernacular Classic flats with its 6 bays, 4 of which have open segmental pediments. The Washington Square Bar & Grill has recreated a 1910-era shopfront and good signage. At the rear 720-722 Union stands free as a 2-story, 2-flat frame by Porporato.



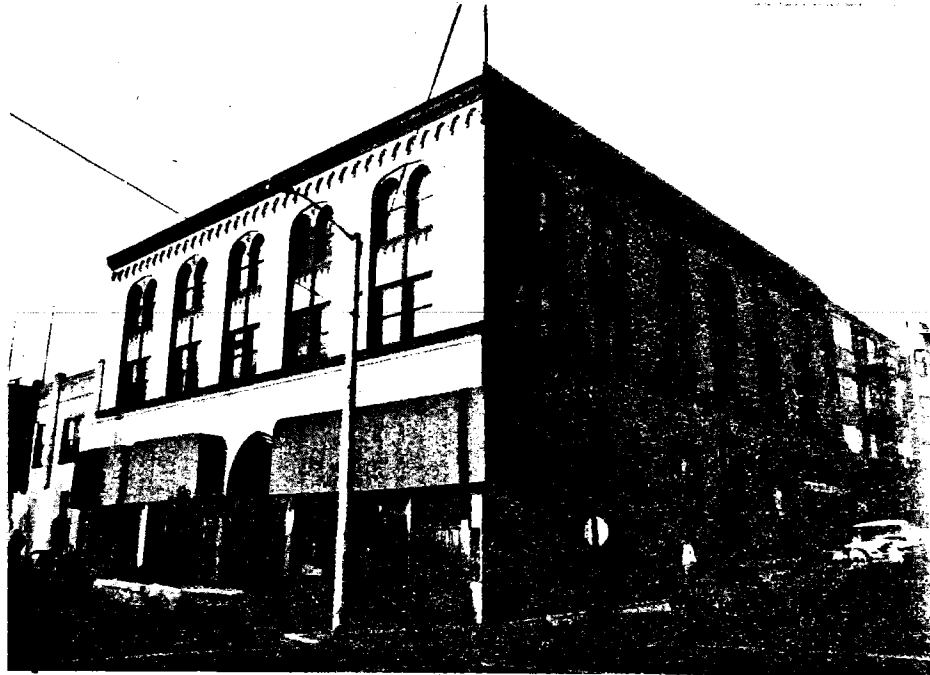
6. 1717 Powell St. Parcel 101/5. 1914 & 1938 est. PO: Washington Supply Co. PU: wholesaler. OU: G.B. Celle macaroni factory (through 1944). This 3-B frame building appears to be a stucco-fronted concrete structure of the Art Deco era, with stylized swag cornice & stepped capitals. Even the storefront is pure 1930s, down to an old "Lipton's Tea" sign in the transom & polychrome terrazzo sunburst entry floor which reads "G.B. Celle."



7. Palace Theater, 1741 Powell St. Parcel 101/4. 1908 est; 1922, a: B.J. Joseph; 1935 est. PO: Pagoda Theater of SF. Inc. PU: movie theater. OU: Washington Square Theater, 1908-1922, IU: Milano Theater, 1922- c. 1935. Prefire use: Russian Orthodox Church. This 2-B Art Deco stuccoed brick theater has a fine polychrome tile base, vestibule & ticket booth. This 1000-seat house showed live Italian theater 1909-c. 1925. (Gumina: 65-71; Myrick: 141, 143; BPA #109692; conversation, Philip Choy.)



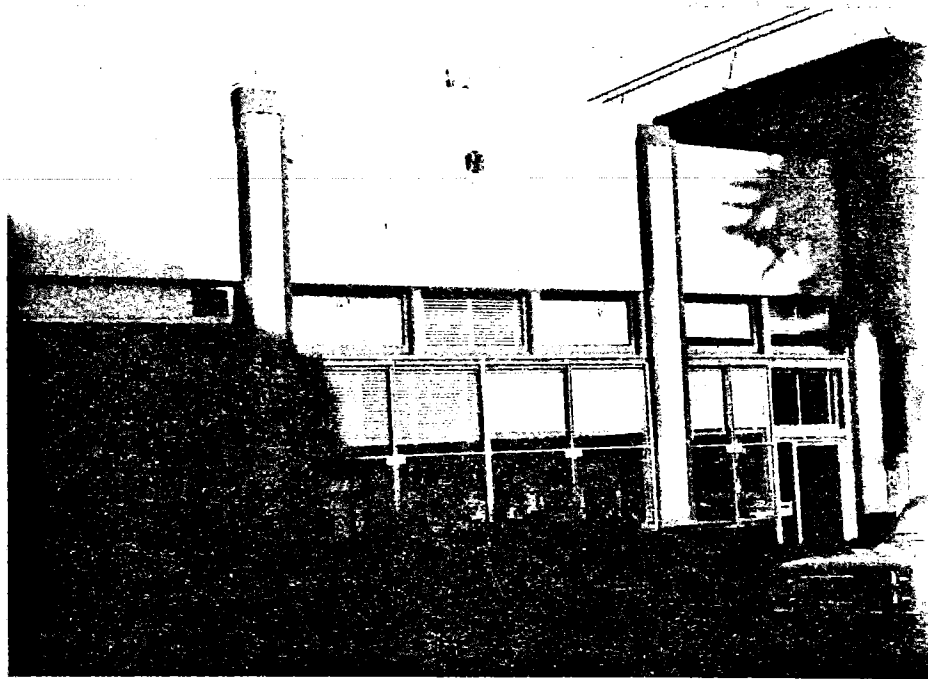
8. 1566-1570 Stockton St. Parcel 116/26. 1906, a: Righetti & Kuhl, oo: Giuseppe & C. Oneto. PO: Ming & Lau May Jay. This 3-B vernacular Classic frame has a 1930s bar facade with Art Moderne porthole window, round marquee & black glass facing. (Ed Ab 19 Sept. & 25 Oct. 1906.)



9. Dante Building, 1606 Stockton St. Parcel 103/14. 1928, a: J.A. Porporato. PO: Dante Building Assoc. (Kenneth C. Kwan, John O. Gantner, Brothers International). PU: Pompeian Hall, Venetian Hall, Rossi Drugs, offices, stores. OU: same. This 3-story, Art-Deco-tinged Venetian Gothic reinforced concrete block was a lodge building for the 100-member Dante Council, Knights of Columbus. Owners were lodge members: Porporato, lawyer & S.F. Supervisor Sylvester Andriano, real estate men Wm. Raffeto & James Raggio. (BPA #161204; Gumina: 199; Messagero: April 1928: 21-22.)



10. Italian Athletic Club Building, 1630 Stockton St. Parcel 103/14A. 1936, a: John A. Porporato, oo: Italian Athletic Building Association. PO: same. PU: S.F. Italian Athletic Club. Alt: part, first story facade. This 2-B concrete Art Deco building houses an athletic club begun as 3 rivals in 1917, 1918 & 1920. It fields a winning soccer team and for 62 years has sponsored the annual Statuto Race through North Beach. (Souvenir Program, 6 & 7 June 1936.)



11. 1640 Stockton St. Parcel 103/15. 1940 est. PO: Italia Athletic Building Assoc. PU: U.S. Post Office, North Beach Station, 94133. This 2-B Art Deco frame building was created for the Post Office and features an eagle plaque.



12. 1700-1704 Stockton St./584-586 Filbert St. Parcel 00/16. 1915 est. PO: George Soracco. PU: Liguria Bakery (since 1933), apartments. Pre-fire use: St. Peters Episcopal Church. This 3-B vernacular Classic frame has a round bay complementing #13 as the Washington Square entrance to the large residential area to the north. DCP: 0.



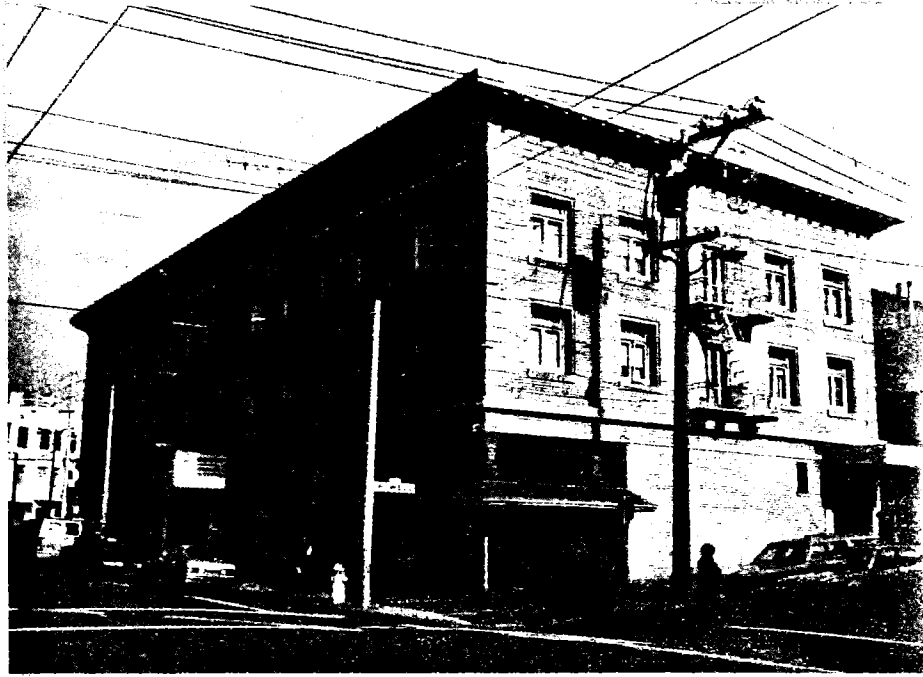
13. 1701-1715 Stockton St./600-604 Filbert St. Parcel 89/10. 1906, a: John A. Porporato, oo: Charles A. Fabian. PO: R.C. Archbishop of S.F. PU: 6 flats, the original "Mama's" restaurant, a plumber. Alt: windows. Together with #12 this 3-story frame flats building presages the vernacular Classic residential areas north and west of Washington Square. It has one bay facing the Square, 2 leading away from it, & a finely-ornamented round corner bay. (Ed Ab 21 Sept. 1906.) DCP: 0.



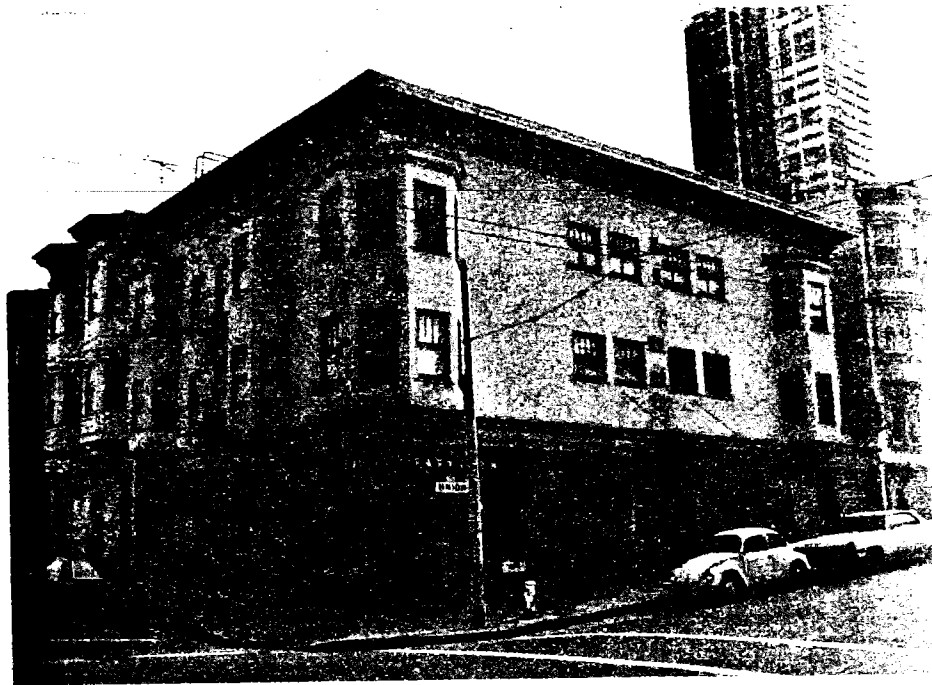
14. Bersaglieri Hall, 601-621 Union St. Parcel 117/1. 1912, a: J.A. Porporato, oo: Bersaglieri Building & Hall Assoc. PO: Norma Ribero Life Estate et al. PU: Fior d'Italia restaurant, Casa Costanzo retirement home. Alt: 1938 est. The Bersaglieri Italiani (Italian Sharpshooters) began in 1878 as a 70-member military drill team of veterans from Italian unification. A larger mutual aid/fraternal/charitable branch began in 1881. They moved to this site in the 1890s & disappeared about 1930. (Ed Ab 16 Apr 1912; SFD 1882: 86, 110; Gumina: 45, 165; Myrick: 131; Antonini.)

15. 629 Union St. Parcel 117/21, portion. 1906 & 1938 est. PO: Enrichetta Gavello. PU: offices. OU: residence above store. This 2-B frame has 2 bays on the 2nd floor & the basic shape of the traditional North Beach shopfront. Probably for the 1939 Exposition it was refinished in scored stucco with streamlined cornice.





16. Verdi Apartments, 651-673 Union St./1656 Powell St. Parcel 117/16. 1914, a: Havens & Toepke, oo: Regina, May & Irene Cuneo & Rose Debenedetti. PO: Rose Debenedetti. PU: apartments above 6 shops. OU: same. This 3-B off-white brick apartment block with its quoins & fine galvanized cornice & string course is an important building for an important site, the joining of Columbus Avenue & Washington Square. The lot also includes a 2-B concrete garage by Havens & Toepke, 1914. (BPA #55374.)



17. 701-709 Union St. Parcel 118/1. 1924 est. PO: George Greco Tr. PU: apartments above 2 stores. OU: same. Alt: brick facing on base. This 3-story frame has a prominent cornice which follows the line of the basic building rather than of the 4 bays. The corner shop is very little changed from its 1939 Exposition appearance.



18. Washington Square, bounded by Filbert, Powell, Stockton & Union Sts. Block 102. City-owned park, present landscaping by Lawrence Halprin & Douglas Baylis, 1958. The Square first appears on Eddy's 1849 map & was cut in two by Columbus Avenue in the mid-1870s. As a precise Victorian garden with an 'X' of wide paths from corner to corner, it became the Italian community's central social gathering place, "the garden." North Beach's various ethnic groups still meet here; Italian festivities occur here. In 1906-1907 it sheltered nearly 600 people. (Myrick: 138-143; Gumina: 29.)



18a. Volunteer Fire Department Statue, Washington Square. 1935, s: Haig Patigan. "To commemorate the Volunteer Fire Department, San Francisco. 1849-1866: Erected 1935, By Bequest of Lillie Hitchcock Coit."



18b. Survey marker, Washington Square. Placed 1869; latitude & longitude carved 1937. Granite. It reads: "U.S. Coast & Geodetic Survey, Astronomical & Telegraphic Longitude Station Washington Square, 1869-1880; Latitude: 37.47'59" N, Longitude 122.24'37" W."



18c. Benjamin Franklin Statue, Washington Square. 1879, s: unknown; moved here from the corner of Market & Kearny in 1904. Donor Henry D. Cogswell, founder of Cogswell College, placed water fountains with statues to encourage abstinence.



18d. "Thirst" statue, west section of Washington Square. 1902-1904, s: M. Earl Cummings. Donated to the city in 1905. Cummings (1876-1936) served on the San Francisco Park Commission for 20 years, taught at the Art Institute & at the University of California Berkeley, & placed many works in Golden Gate Park.

18e. Marini bust, west section of Washington Square. 1949, s: Gladys Nevada Quilici. It reads: "Frank Marini, 1862-1952, Benefactor, A Founder of the S.F. Parlor No. 49, Native Sons of the Golden West." Funeral director & real estate investor Marini's donations to the Italian community included the St. Francis Church gym, a trust for continuation of the Italian Welfare Agency, maintenance of Fugazi Hall, & the Fernandez tympanums at SS. Peter & Paul Church.





18f. Bird Bath, west section of Washington Square. 1970, s: Balducci & Masciolini, Assisi, Italy. The fountain was a donation to San Francisco from Assisi, its "sister city," in Oct. 1976. A Latin quotation encircles the rim.

Attachment 4. Page & Turnbull, *Supplemental Information Form for Historic Resource Evaluation (June 2007)*



Supplemental Information Form

Final

Pagoda Theatre

1731-1741 Powell Street
San Francisco, CA

14 June 2007

Prepared for
Joel Campos &
Kwan Henmi, Architecture/Planning
San Francisco, CA

Prepared by

PAGE & TURNBULL, INC.
724 Pine Street, San Francisco, California 94108
415.362.5154 / www.page-turnbull.com

Supplemental Information Form for Historical Resource Evaluation

Potential Resource - Demolition - Alteration

Proposed project is: Demolition (DBI form 6) or Alteration (DBI form 3/8)

Please be complete in your responses to the questions on this form. Submittal of incomplete or inaccurate information will result in an additional request for information from you and potentially delay your project. If you have problems in completing this form, we would recommend that you consult with a qualified historic preservation professional.

Address: 1731-1741 Powell Street

Block No. 0101 **Lot No.** 004

Date of Construction: 1908 check one: **Actual** **Estimated**

- **Source for date, or basis for estimate:** Assessor's Records & Building Permit

Architectural Style: Neo-Classical (original); Art Deco (later); now heavily altered

Architect & Builder: Abram M. Edelman

Original Owner: North Beach Amusement Company (as listed on original building permit);
Washington Square Amusement Company (as listed on original architectural drawings)

Subsequent Owners (dates of ownership): Meyer Reuf & Henrietta Sittenfeld (1908);
Commercial Centre Realty Co. (1908-1931); Maurice Salomon (1931-1938); Anglo-Cal National
Bank of SF (1938-1947); North Beach Theatre Co. (1947-1970); Palace Investment Co. (1970-
1974); Pagoda Theatre of San Francisco (1974-1985); 1741 Powell Street Corporation (1985-
1988); Lam Kin Ming (1988-2004); Joel Campos (2004-present)

Historic Name: Washington Square Amusement Company Theatre (Washington Square Theatre)

Common Name: Pagoda Theatre

Original and subsequent Uses: Theatre (original)

Has the building been moved? If yes, provide date: No

- **Original Location:** _____

ON A SEPARATE SHEET(S), PROVIDE THE FOLLOWING INFORMATION:

Property Description / Construction History

- Provide a written description of the property, describing its architectural form, features, materials, setting, and related structures
- Provide a written description of all alterations to the property. Attach copies of all available buildings permits.
- Provide current photographs showing all facades, architectural details, site features, adjacent buildings, the subject block face, and facing buildings
- Provide historic photographs, if available

History

- Provide a written description of the history of the property, including any association with significant events or persons. See attached Preservation Bulletin No. 22, *How to Document a Building's History* for assistance.
- For reference, check for neighborhood and/or city-wide historic context statements. Some contexts are available at the Planning Department, alongside the Landmark and Historic District files.
- A chain of title can identify persons associated with a property, and city directories can identify if the owners were residents of the building, and what their occupation was. When cross-referenced with the Biographical catalog of notable San Franciscans at the Main Library's 6th Floor History room, this research can provide further valuable information.

Other Information

- Attach available documents that may provide information that will help to determine whether the property is or is not an historic resource such as historic Sanborn Maps, drawings, newspaper articles and publications.

Historic Survey Information:

The Property is (mark all that apply):

- Yes Constructed prior to 1913 (reconstruction following the 1906 Earthquake & Fire)
- No Listed in the 1976 Architectural Survey & more than 50 years old
- No Listed in the 1968 Junior League Survey (the basis for *Here Today*)
- No Listed in a San Francisco Architectural Heritage Survey & more than 50 years old
- No Listed in the Unreinforced Masonry Building (UMB) Survey
- No General Plan Referenced Building
- Yes National Register and California Register Status Code of 7
- No Listed in the North Beach Survey, Local Survey Codes 4, 5, or 6
- Yes Is there an existing, proposed or potential historic district in the immediate vicinity to which the subject building would be a contributor?
- Yes Other Informational Survey
 - Name of Survey Listed in the North Beach Survey with a survey code of "3"
- n/a Other, please list. _____

If you have been referred to MEA by staff, please enter name: _____

Building Permit number (if any) _____

Form prepared by: Rebecca Fogel and Richard Sucre Date: 14 June 2007

Address: Page & Turnbull, 724 Pine St., San Francisco, CA 94108 Phone: 415-362-5154

E-mail address: fogel@page-turnbull.com, sucre@page-turnbull.com

What sources did you use to compile this information? Please list; use additional sheet(s) if necessary. (See Attached)

I. INTRODUCTION

This Supplemental Information Form has been prepared at the request of Joel Campos and their representative Kwan Henmi Architecture/Planning, Inc. for the Pagoda Theatre at 1731-1741 Powell Street (APN 0101/004) in San Francisco's North Beach neighborhood. The Pagoda Theatre is a double height one-story brick theatre with a mezzanine and partial basement level, designed by Abram M. Edelman in 1908 and remodeled in the Art Deco style in 1937. The building is located at the southwest corner of Powell Street and Columbus Avenue, opposite Washington Square, which serves as an important cultural center of the North Beach community. The theatre opened as the Washington Square Amusement Company Theatre (Washington Square Theatre) in 1909 as a venue for live Italian shows, and was converted to show motion pictures by 1925, when its name was changed to the Milano Theatre. The building received an Art Deco remodel in 1937 and was renamed the Palace Theatre. The theatre became a Chinese language cinema in 1967, and was renamed the Pagoda Theatre in 1974. The theatre closed in 1994 after a brief stint as a repertory house, and has remained vacant ever since. It has undergone numerous alterations and does not appear to retain integrity.

The Pagoda Theatre was surveyed as part of the 1982 North Beach Survey, and was given a rating of "3." It is also listed as a contributor to the Washington Square Historic District.¹ It has been listed in the California Historic Resources Information System (CHRIS) database with a status code of "7N," which indicates that the property "Needs to be reevaluated."

This Supplemental Information Form provides background information on the history and construction of the Pagoda Theatre. Included are an architectural description, historic and current images, maps, and architectural drawings.

¹ Note: This potential historic district encompasses the area immediately surrounding Washington Square Park and has not been formally listed in any local, state, or national registers.

II. PROPERTY DESCRIPTION

The Pagoda Theatre (1731-1741 Powell Street) is located on an irregularly-shaped lot at the southwest corner of Powell Street and Columbus Avenue. The building is a two story over basement, brick theatre building originally designed in a simplified Beaux-Arts style, and later remodeled in the Art Deco style. The building sits on a concrete foundation and is capped by a gable roof with a parapet. It is separated from its neighbors by narrow alleys on the north and south.

The building's primary façade faces east onto Powell Street. The cladding on the primary façade has been removed, leaving exposed steel and wood framing on the top floor and an opening on the ground floor. The glazing has also been removed, and the building is currently boarded up. A vertical blade sign extends above the parapet in the center of the façade, but all other architectural details have been removed. The majority of the building features an aluminum gable roof, but at the east end of the building, there is a flat section of roof behind the parapet. This flat section holds a small projection room with a shed roof, which was a later addition and is connected to the main building on the top floor, and metal supports for the vertical blade sign.

The north façade features painted brick walls with projecting brick piers. The window openings have been filled with concrete. A steel staircase provides access to the second floor. The south façade features similar treatments.

The building has been completely stripped of all interior finishes. The interior features exposed structural components, including brick walls, concrete floors, and steel trusses supporting the roof. A concrete mezzanine with stepped concrete benches and wood supports appears to be a recent but unfinished addition.

The building is in poor condition. The brick is spalling, the exterior cladding has been removed from the primary façade, the fenestration has been removed, and all the interior features have been demolished. The Pagoda Theatre retains integrity of location and setting, but it has lost integrity of design, materials, and workmanship through numerous alterations and demolition of components. The property has also lost integrity of association and feeling as a motion picture theatre in San Francisco.

III. HISTORIC CONTEXT

A. North Beach History

During the Gold Rush, San Francisco expanded north from downtown into parts of what is now North Beach. Located in a valley between Russian and Telegraph hills, North Beach was developed early in San Francisco's history because the city's steep hills were considered too muddy a location for building desirable homes. Much of North Beach was considered to be fashionable, especially along Grant and Stockton streets, but the rest of the neighborhood was characterized by its multi-cultural (and generally lower income) composition. Groups of immigrants from South America and Europe settled in North Beach during this time, as did former convicts from Australia. Additionally, North Beach's association with San Francisco's infamous "Barbary Coast"—known for its liquor, gambling, and disreputable entertainment—and the neighborhood's close proximity to Chinatown also shaped its early development.²

By the early 1880s, North Beach had also become home to a large concentration of Italian immigrants. Many of these immigrants were poor, unskilled laborers who did not speak English, and they formed a community in the back alleys of North Beach in which speaking Italian was not an economic barrier, but rather an asset. The Italian community was just one of many groups that settled in North Beach, but its size and strength led to its dominance in the neighborhood; North Beach continues to be associated with San Francisco's Italian community today.³

Washington Square developed as both the geographical and civic center of the North Beach community. The Square was reserved as public open space on William Eddy's 1849 map of San Francisco, and it took its distinctive, slightly irregular shape when Montgomery Avenue, now Columbus Avenue, was cut through the corner of the park in the 1870s. In the 1880s, the Square became a gathering place for members of the Italian community that had formed in the area, and it remains as such today. North Beach was severely damaged in the 1906 Earthquake and Fire, and in the aftermath of the disaster, Washington Square was used to house nearly 600 refugees, first in tents and then in small temporary wood-frame structures. In the period following the earthquake, the area around the park was rebuilt with Edwardian wood-frame apartments over stores, and though it gradually acquired structures in other styles, especially Art Deco. Washington Square is surrounded

² North Beach Historical Project, Inc. *North Beach San Francisco: An Architectural, Historical, Cultural Survey*. (San Francisco: unpublished report, 30 June 1982), 24-31.

³ *Ibid.*

by St. Peter and Paul's Cathedral, the North Beach branch of the Post Office, theatres, restaurants, and shops, and it is still an important part of the North Beach community.⁴

B. Pagoda Theatre

The Pagoda Theatre was constructed in 1908 by architect Abram M. Edelman for Signora Antonietta Pisanelli as the Washington Square Theatre. With the financial help of city boss Abe Reuf, Pisanelli, a popular Italian cantatrice, built her theatre on the site of the Holy Trinity Eastern Orthodox Church (1888), which was destroyed in the 1906 fire; the Orthodox congregation built a new church at Green and Van Ness in 1909.⁵ Pisanelli's 1000-seat Washington Square Theatre opened on April 10, 1909, and was a leading entertainment center in North Beach, showing live Italian productions for five or ten cents a seat.⁶ Signora Pisanelli was considered the impresario of San Francisco Italian variety theater, and her new venue was especially popular among Italian immigrants, many of whom were having trouble assimilating into American culture; Pisanelli's productions, especially the comedies, helped them ease into their roles as Italian-Americans by offering entertainment in their native language.⁷ Signora Pisanelli booked a combination of vaudeville and dramatic acts, and some of the theatre's early performers included the famous *Compagnia Comica Drammatica Italiana*, who opened in April 1909 and played until August 1910; Antonio Maori, who produced Shakespearean plays in Italian from 1910 through 1912; and Mimi Agulia, a local favorite, in 1914. The theatre was purchased by an American theatre group in 1914 and remained relatively quiet until 1918, when Augustino Serantino moved his Italian opera troupe into the theatre. In the same year, the building was re-purchased by Pisanelli's Italian theatre group.⁸ However, Italian variety theatre declined after World War I as Italians began to leave North Beach and settle in the suburbs. Additionally, new restrictive immigration laws passed in the early 1920s made second- and third-generation Italian-Americans sensitive to their backgrounds, and Italian language theatre was considered old-fashioned and an invitation for discrimination.⁹

By 1925, the Washington Square Theatre had been sold to a Jewish company and converted to show sound motion pictures. The theatre operated from 1929 to 1937 as the Milano, though it began to

⁴ North Beach Historical Project, Inc., DPR 523: *Washington Square Historic District* (San Francisco: unpublished report, June 1982).

⁵ Deanna Paoli Gumina, *The Italians of San Francisco, 1850-1930* (New York: Center for Migration Studies, 1978), 65; Richard Dillon, *North Beach: the Italian Heart of San Francisco* (San Francisco: Presidio Press, 1985), 120.

⁶ Jack Tillmany, *Images of America: Theatres of San Francisco* (Charleston, SC: Arcadia, 2005), 90; Gumina, *Italians of San Francisco*, 65.

⁷ Deanna Paoli Gumina, "Connazionali, Stenterello, and Farfariello: Italian Variety Theater in San Francisco," *California History Quarterly* vol. LIV, 1 (Spring 1975): 29.

⁸ Gumina, *Italians of San Francisco*, 67-71; Diller, 120.

⁹ Diller, 120; Gumina, *Italians of San Francisco*, 71.

decline in popularity, until it received an Art Deco remodel and became the ultra-modern Palace Theatre, which opened on November 5, 1937; the Palace Theatre garnered success showing mainstream and second-run Hollywood films.¹⁰

In many San Francisco neighborhoods, the local movie theatre was the center of neighborhood life, providing entertainment for all ages that was more affordable and convenient than attending the downtown theatres. The Palace Theatre played this role for North Beach, anchoring the neighborhood from its central location on Washington Square.¹¹

In 1967, the Palace Theatre again changed ownership and became a Chinese movie theatre, showing Chinese language films attended by the residents of neighboring Chinatown. However, by 1969, the theatre was also running a series of midnight movies on the weekends called the Nocturnal Dream Shows. The shows featured eclectic screenings ranging from Betty Boop cartoons and Busby Berkeley movies to alternative independent films. The shows were generally attended by hippies dressed in wild costumes. The Nocturnal Dream Shows started as just a movie series, but live performances by a group of drag queens called the Cockettes were incorporated into the Palace Theatre's after-midnight entertainment starting on New Year's Eve in 1969. Started by a man named Hibiscus, the Cockettes' colorful show was unprecedented, and marked the transition between the Haight-Ashbury hippie counterculture of the 1960s and the sexual revolution and gay liberation of the 1970s, both of which were important San Francisco cultural movements. The Cockettes became a cult favorite, performing funny, flamboyant midnight musicals at the Palace Theatre until 1972.¹²

The Palace was renamed the Pagoda Palace (also known simply as the Pagoda Theatre) on August 5, 1974.¹³ In 1985, the Pagoda Palace was purchased by the Renaissance-Rialto theater chain, which operated the Pagoda as a repertory house showing classic, revival, and specialty movies until 1986. The competition for such a venue was stiff due to several other repertory houses around the city, and despite the completion of \$60,000 of interior renovations early in 1986, the Pagoda failed to draw enough revenue to cover its costs. Renaissance-Rialto kept its lease and rented out the space for special events until November 1994, when the theatre officially closed¹⁴.

¹⁰ Gumina, *Italians of San Francisco*, 71; Tillmany, 90; San Francisco City Directories.

¹¹ Tillmany, 90.

¹² Douglas Cruickshank, "The Cockettes: the Rise and Fall of the Acid Queens," <http://archive.salon.com/people/feature/2000/08/23/weissman/index.html> (accessed 9 May 2007).

¹³ Tillmany, 90.

¹⁴ *San Francisco Chronicle*, 22 October 1986.

In 1995, a proposal to convert the Palace into a retail shopping center was submitted, but it was so vehemently opposed by the North Beach community that the project was abandoned. The neighbors complained that they were not properly informed of the details of the proposal, and they expressed concern that the loss of the theatre would adversely impact the character of North Beach and the Washington Square area.¹⁵ Several other residential and commercial projects have been proposed since, but none have been implemented to date. The building is currently vacant.

C. Construction Chronology

The following provides a timeline of the history of the Pagoda Theatre, including ownership records, major alterations (all tenant improvements were excluded), and major events:

1900s

1906: Site vacant after Holy Trinity Eastern Orthodox Church (1888) is destroyed by 1906 Earthquake and Fire.

1907: Building permit issued for construction of a brick theatre for the North Beach Amusement Company. Designed by architect A.M. Edelman on the former Orthodox Church site, the theatre was to have a brick and concrete foundation, brick walls, reinforced concrete floors, and a corrugated steel roof (Building Permit Application # 11125).

29 January 1908: Ownership of site transferred to Meyer Reuf & Henrietta Sittenfeld (San Francisco Assessor's Records).

31 December 1908: Ownership transferred from Reuf & Sittenfeld to Commercial Centre Realty Co. (San Francisco Assessor's Records).

10 April 1909: Theatre opens as Washington Square Theatre, showing Italian language vaudeville and opera. Admission ranges from a nickel to a dime (Gumina 65).

1910s

1914: Washington Square Theatre sold to an American theatre company (Gumina 67).

¹⁵ *San Francisco Chronicle*, 28 November 1995.

1918: Theatre building re-purchased by Pisanelli's Italian theatre group and houses Augustino Serantino and his Italian opera troupe (Gumina 67).

1920s

13 September 1920: Eric J. Rosenstein made partial owner of property (San Francisco Assessor's Records).

1922: Alterations by architect Bernard Julius Joseph. The front of the building was plastered, a new marquee was installed, the entrance doors were replaced, a fire escape was provided on the south end of the building, and an electric marquee with steel framework was erected (Building Permit Application # 1112858).

1928: Alterations—new operator's toilet room constructed as an extension of the present operator's room. A brick chimney was also added (Building Permit Applications #171042 and #167626).

1929: Alterations—new set of stairs to the balcony installed, new box office installed, ceiling re-plastered, new pair of main doors installed between existing doors, and tile floors and wainscot installed in ladies' room. A new 17' x 10' projection room was also constructed with a concrete floor and plaster walls (Building Permit Applications #180773 and #181712).

1929: Washington Square theatre renamed Milano Theatre (San Francisco City Directories).

1930s

26 May 1931: Ownership transferred from Commercial Centre Realty Co. to Maurice Salomon (San Francisco Assessor's Records).

1933: Alterations—floor and plaster walls repaired (Building Permit Application #119).

1934: Alterations—one two-face horizontal neon electric sign installed (Building Permit Application #5704).

1937: Alterations—proscenium walls set back, size of the stage reduced, balcony extended, and projection room replaced. The present vertical sign was also removed and replaced by a neon electric sign, and the present faces of the marquee were removed and replaced by new panels (#26241, #27700, and #27701). These alterations lent the theatre an Art Deco finish.

5 November 1937: Theatre re-opens as Palace Theater (Fillmany 90).

17 August 1938: Ownership transferred to Anglo-Cal National Bank of San Francisco (San Francisco Assessor's Records).

1940s

1 May 1947: Ownership transferred to North Beach Theatre Company (San Francisco Assessor's Records).

1960s

1963: Alterations—canvas awning installed over shop at 1731 Powell Street (Building Permit Application #282888).

1967: Palace Theatre begins showing Chinese language films (San Francisco City Directories).

31 December 1969: Cockettes' first performance at the Palace Theatre (<http://archive.salon.com/people/feature/2000/08/23/weissman/index.html>).

1970s

4 February 1970: Ownership transferred from North Beach Theatre Company to Palace Investment Company (San Francisco Assessor's Records).

1971: Alterations—new concrete and masonry stage poured and covered with plywood, existing basement tunnels blocked off with masonry, and fire sprinklers for stage installed (Building Permit Application #395377).

3 June 1974: Ownership transferred from Palace Investment Company to Pagoda Theatre of San Francisco (San Francisco Assessor's Records).

1975: Alterations—new gates with push-bar hardware installed over alleyways to provide protection against illegal access (Building Permit Application #398876).

1977: Alterations—three-sided marquee reading “Pagoda Theatre” replaces old marquee (Building Permit Application #426070).

1980s

1985: Renaissance-Rialto operates theatre as a repertory house (*San Francisco Chronicle*, 22 October 1986).

6 December 1985: Ownership transferred to “1741 Powell Street Corporation” (San Francisco Assessor’s Records).

15 November 1988: Ownership transferred to Lam Kin Ming (San Francisco Assessor’s Records).

1990s

1992: Alterations—brick parapet reinforced per San Francisco Hazard Ordinance (Building Permit Application #9203660).

1994: Pagoda Theatre officially closes (Fillmany, 90).

1995: Proposal to convert theatre into retail shopping, including seismic upgrade, infill of second floor, and remodel of second unit blocked by North Beach residents (Building Permit Application #776762; *San Francisco Chronicle*, 28 November 1995).

2000s

2000: Alterations—interiors demolished to accommodate a new theatre called Muriel’s Theatre; structural changes to the exterior (expired Building Permit Application #200002293010 & #200002293012). The building permit also cites the renovation of the interior, but the permit expired before the work could be completed, leaving the interior of the building gutted. Structural drawings prepared for client Lerium Corporation also support these changes (Patri Merker Architects, Plans for Muriel’s Theatre).

25 June 2004: Ownership transferred to Joel Campos (San Francisco Assessor’s Records).

2007: The building is currently vacant.

D. Architect Abram M. Edelman

Abram M. Edelman was born in Los Angeles on August 19, 1863, and was one of six children of Rabbi Abram Wolf Edelman, who presided over the Temple B'nai Brith synagogue in Los Angeles. Edelman worked as an apprentice for various architects in San Francisco before establishing his own practice in Los Angeles in the 1880s. Edelman became a member of the American Institute of Architects in 1902, and was active in the State Association of Architects and on the State Board of Architectural Examiners. Edelman teamed with his nephew Leo W. Barnett in the practice of Edelman and Barnett, Architects, from 1905 to 1921. In the 1920s and 1930s, Edelman collaborated with Archie C. Zimmerman, forming the firm of Edelman and Zimmerman. Edelman worked primarily in Los Angeles, and some of his notable projects include the California State Normal School (1880-1881; demolished 1925), the Solly Aronson House (1913), the Shrine Auditorium (1920-1926), the Breed Street Synagogue (1920-1923), the Los Angeles Unified School District 52nd Street School (1924), Alhambra Air Terminal Building (1928), Congregation B'nai Brith Synagogue #3 (1929), and the Majestic Theatre (1930). He died on September 2, 1941, at the age of 78.¹⁶

E. Architect Bernard Julius Joseph

Bernard Julius Joseph was born in 1875, and as a young man worked in San Francisco as a draftsman for Julius Krafft. After the 1906 Earthquake and Fire, Joseph partnered with G. Albert Lansburgh, and the pair was instrumental in rebuilding the city after the disaster.¹⁷ Joseph and Lansburgh collaborated on a number of projects even after the partnership dissolved. Joseph also partnered briefly with Louis S. Stone, but spent much of the remainder of his career with Joseph Magnin & Company, designing its original store at 77 O'Farrell Street. Joseph designed many prominent buildings in San Francisco, including the Orpheum Theatre on O'Farrell Street (demolished 1938), the Corinthian Club, 3096-98 Washington Street, and the Gunst Building on the southwest corner of Powell and Geary streets. Joseph died on January 21, 1971, at the age of 95; he was the oldest practicing architect in Northern California.¹⁸

Joseph was responsible for the 1922 alterations to the Washington Square Theatre, which included plastering the exterior and adding electric signs. The Art Deco vertical blade sign and marquee were added in 1937.

¹⁶ University of Washington, "Architect DB," <https://digital.lib.washington.edu/php/architect/architect.search.phtml> (accessed 11 May 2007).

¹⁷ Encyclopedia of San Francisco, "Gustave Albert Lansburgh," <http://www.sfhistoryencyclopedia.com/articles/1/lansburgGustave.html> (accessed 11 May 2007).

¹⁸ *San Francisco Chronicle*, 22 January 1971.

IV. IMAGES

A. Historic Photographs



Figure 1. Washington Square Theatre, 1911.

Source: Jack Tillmany, *Images of America: Theatres of San Francisco*, (Charleston, SC: Arcadia, 2005), 90.



Figure 2. View of Washington Square Theatre from Washington Square Park, n.d.

Source: Richard Dillon, *North Beach: the Italian Heart of San Francisco* (San Francisco: Presidio Press, 1985), 120.



Figure 3. Palace Theatre, circa 1940.

Source: San Francisco Public Library Historical Photograph Collection



Figure 4. Palace Theatre, 1964.

Source: San Francisco Public Library Historical Photograph Collection



Figure 5. Palace Theatre, circa 1970.
Source: Tillmany, *Theatres of San Francisco*, 90.



Figure 6. Palace Theatre, circa 1973.
Source: "The Cockettes: Midnight at the Palace with Sweet Pam,"
<http://www.nochill.com/cockettes/newyear.asp> (accessed 9 May 2007).



Figure 7. Palace Theatre marquee, circa 1973.

Source: "The Cockettes: a feature length documentary by David Weissman and Bill Weber,"
<http://www.noehill.com/cockettes/default.asp> (accessed 9 May 2007).



Figure 8. Palace Theatre, auditorium, n.d.

Source: San Francisco Public Library Historical Photograph Collection



Figure 9. Palace Theatre, interior, n.d.
Source: San Francisco Public Library Historical Photograph Collection



Figure 10. Palace Theatre, proscenium, n.d.
Source: San Francisco Public Library Historical Photograph Collection



Figure 11. Pagoda Theatre, 1989.

Source: Anne Bloomfield, "Pagoda Palace," Architectural Survey Form, 1989.



Figure 12. Holy Trinity Orthodox Church, n.d.
Source: San Francisco Public Library Historical Photograph Collection



Figure 13. Signora Antonietta Pisanelli, n.d.
Source: Deanna Paoli Gumina, "Connazionali, Stenterello, and Farfariello: Italian Variety Theater in San Francisco," *California History Quarterly*, vol. LIV, no.1 (Spring 1975): 29.

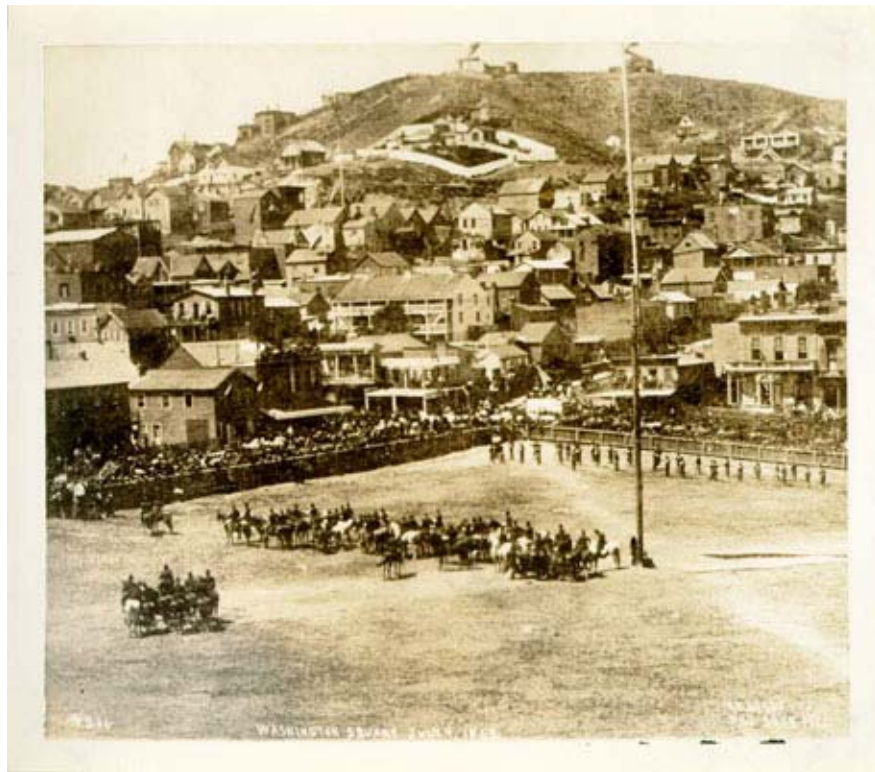


Figure 14. Washington Square, 1869.

Source: San Francisco Public Library Historical Photograph Collection



Figure 15. Earthquake refugee camp (Camp 21), Washington Square, 1906.

Source: San Francisco Public Library Historical Photograph Collection



**Figure 16. View of Russian Hill from Washington Square, n.d. Note Pagoda Theatre in the near background.
Source: San Francisco Public Library Historical Photograph Collection**

B. Maps and Diagrams

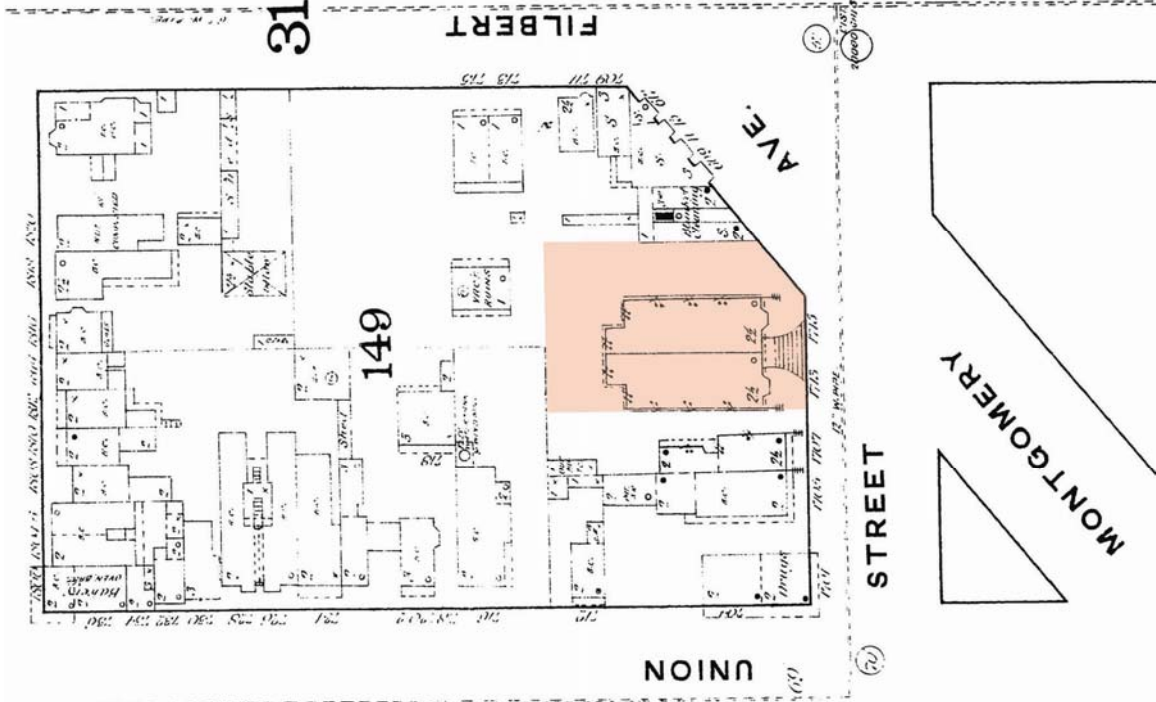


Figure 17. Sanborn Fire Insurance Map, 1886.
1731-1741 Powell Street (Holy Trinity Orthodox Church) highlighted.

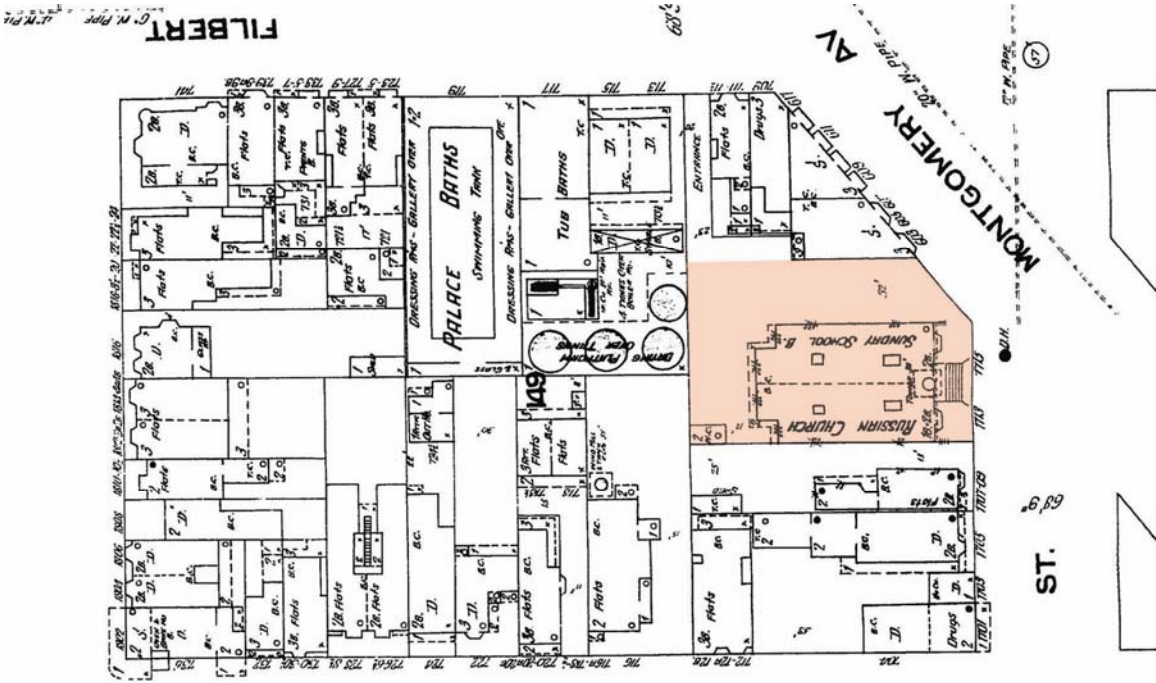


Figure 18. Sanborn Fire Insurance Map, 1899.
1731-1741 Powell Street (Holy Trinity Orthodox Church) highlighted.

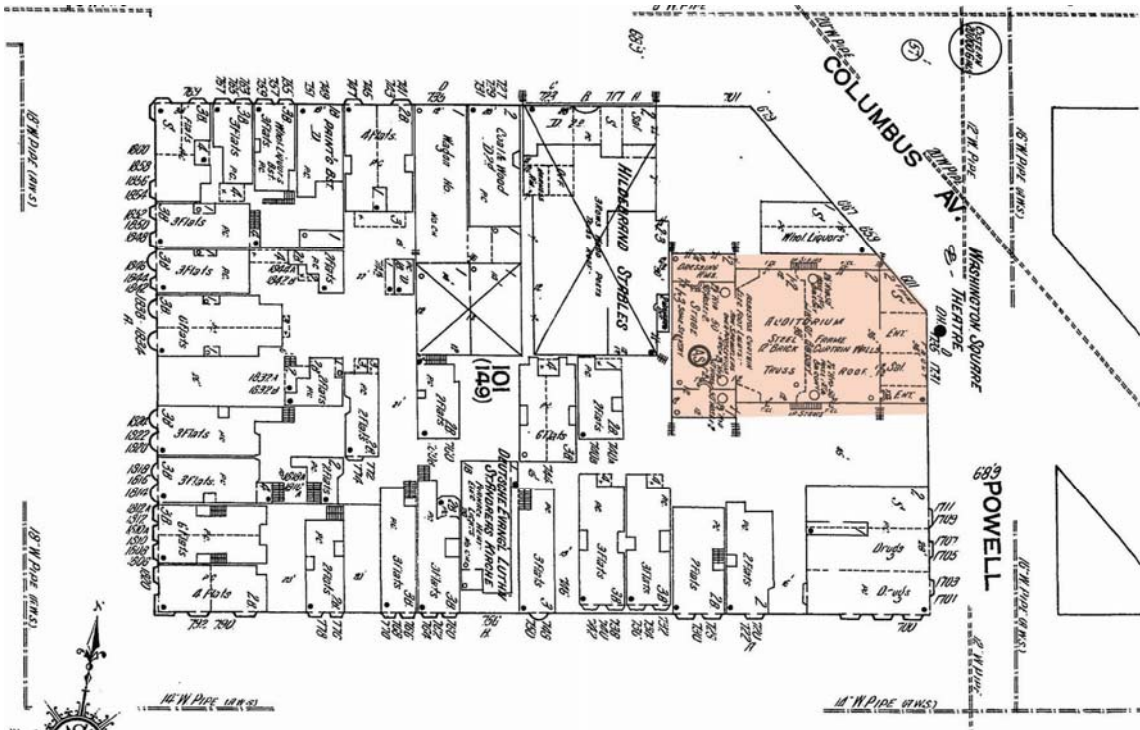


Figure 19. Sanborn Fire Insurance Map, 1913.
1731-1741 Powell Street (Washington Square Theatre) highlighted.

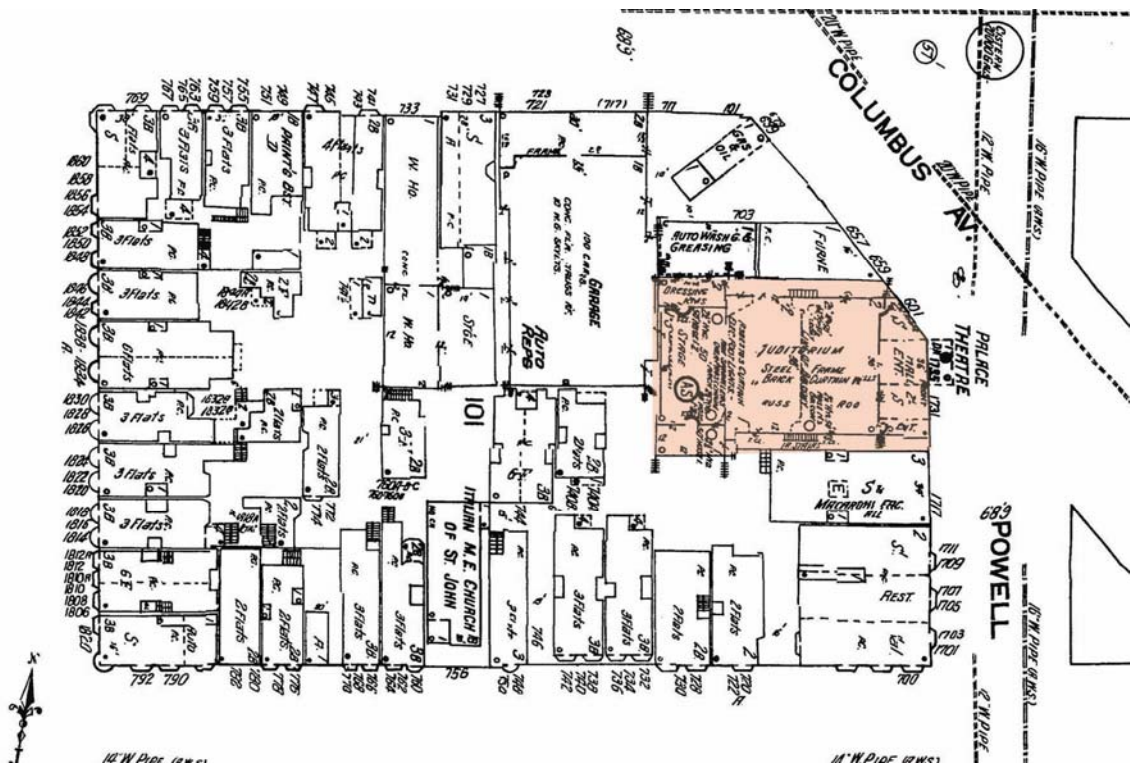


Figure 20. Sanborn Fire Insurance Map, 1948.
1731-1741 Powell Street (Palace Theatre) highlighted.

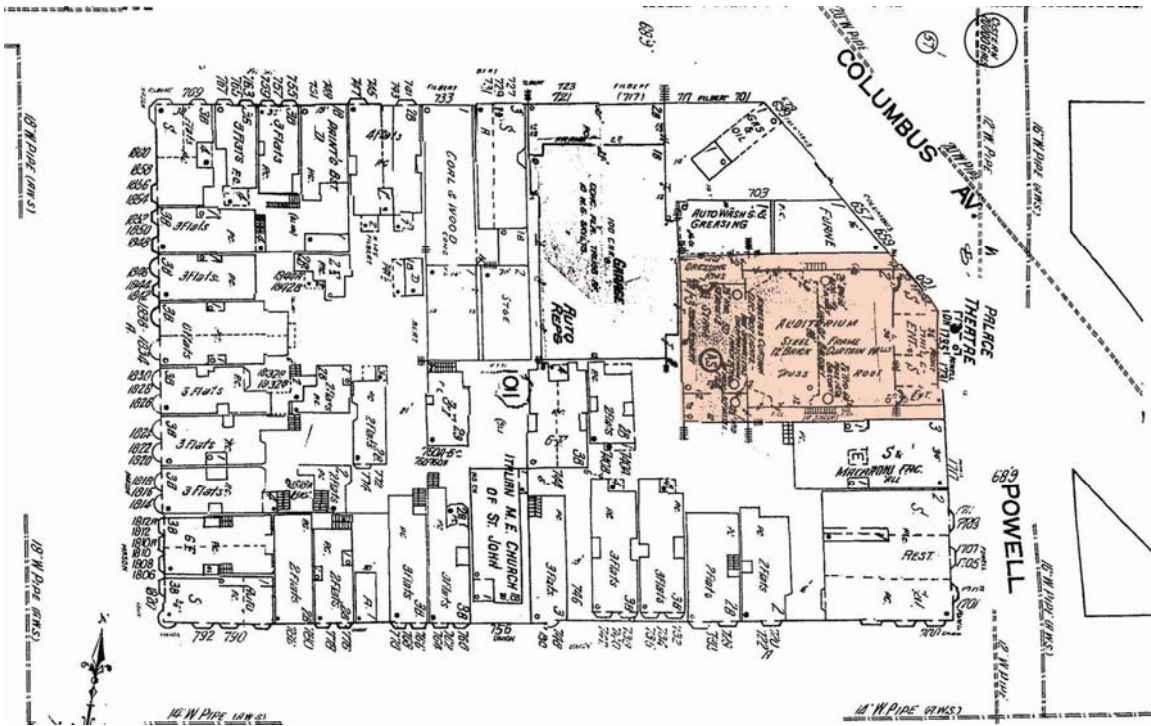


Figure 21. Sanborn Fire Insurance Map, 1950.
1731-1741 Powell Street (Palace Theatre) highlighted.

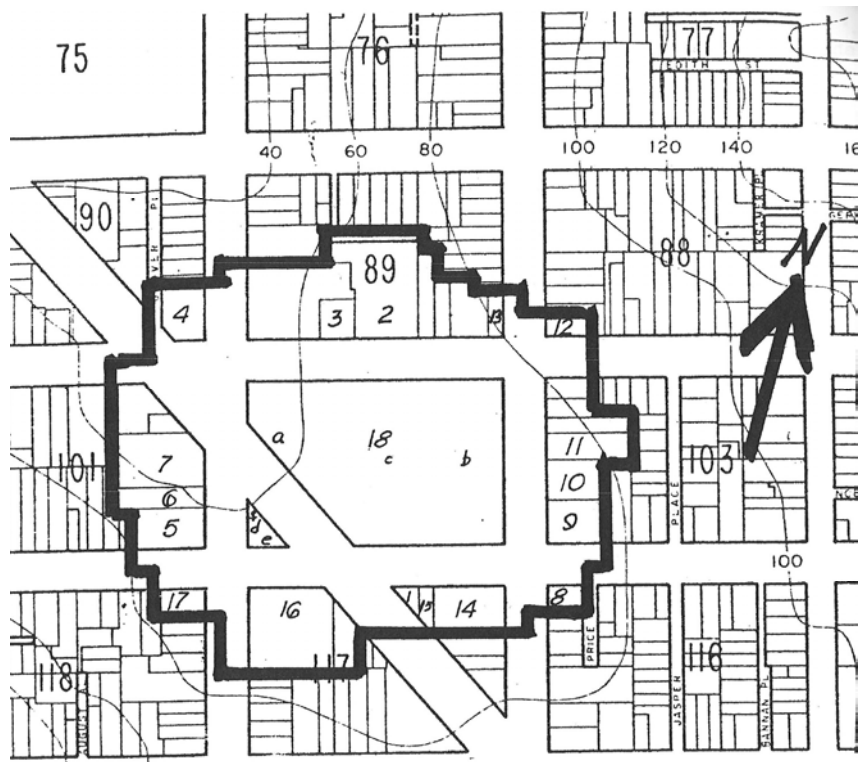


Figure 22. Washington Square Historic District. Pagoda Theatre is marked as "7."
Source: North Beach Historical Project, Inc. DPR 523: Washington Square Historic District
(San Francisco: unpublished report, 1982).

C. Current Photographs



Figure 23. Pagoda Theatre, view southwest from Columbus Avenue, January 2007.
Source: Kwan Henmi Architecture/Planning, Inc.



Figure 24. Pagoda Theatre, view northwest from Powell Street, April 2007.
Source: Page & Turnbull, Inc.



Figure 25. Primary (east) façade, detail of exposed steel and wood, April 2007.
Source: Page & Turnbull, Inc.



Figure 26. View of blade sign from roof, April 2007.
Source: Page & Turnbull, Inc.



Figure 27. Pagoda Theatre, south façade, April 2007.
Source: Page & Turnbull, Inc.



Figure 28. Pagoda Theatre, north façade, April 2007.
Source: Page & Turnbull, Inc.



Figure 29. View of Projector Room from roof, April 2007.
Source: Page & Turnbull, Inc.



Figure 30. North façade, detail of spalling brick, April 2007.
Source: Page & Turnbull, Inc.



Figure 31. Interior, view of balcony and projector room, April 2007.
Source: Page & Turnbull, Inc.



Figure 32. Interior, view of former stage location, April 2007.
Source: Page & Turnbull, Inc.



Figure 33. Interior, detail of trusses, April 2007.
Source: Page & Turnbull, Inc.



Figure 34. Interior, detail of projector, April 2007.
Source: Page & Turnbull, Inc.

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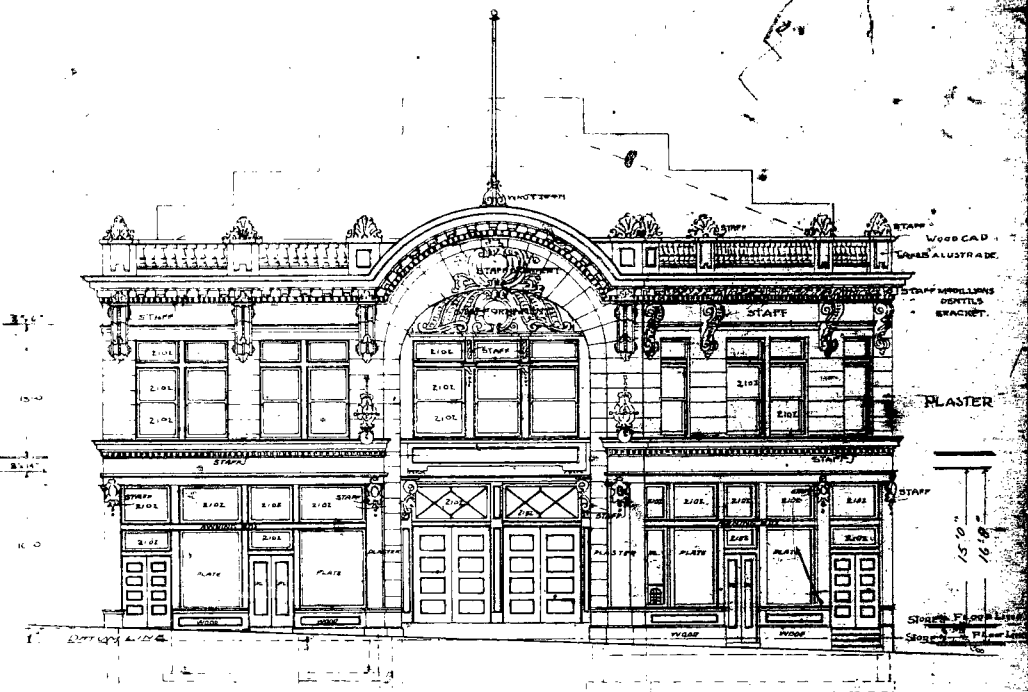
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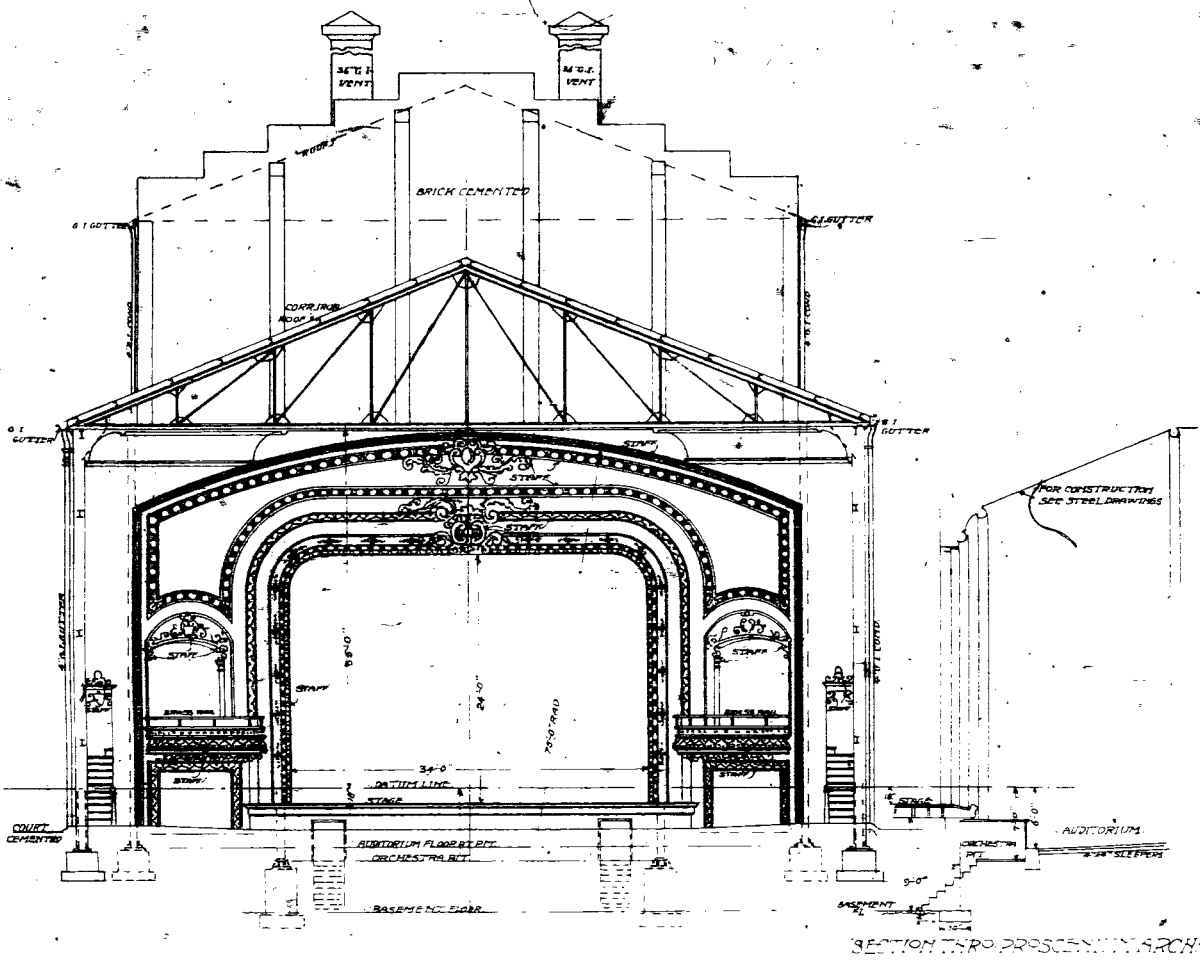
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VI. APPENDIX

Attached is a selection of drawings from the 1908 construction of the Washington Square Theatre.



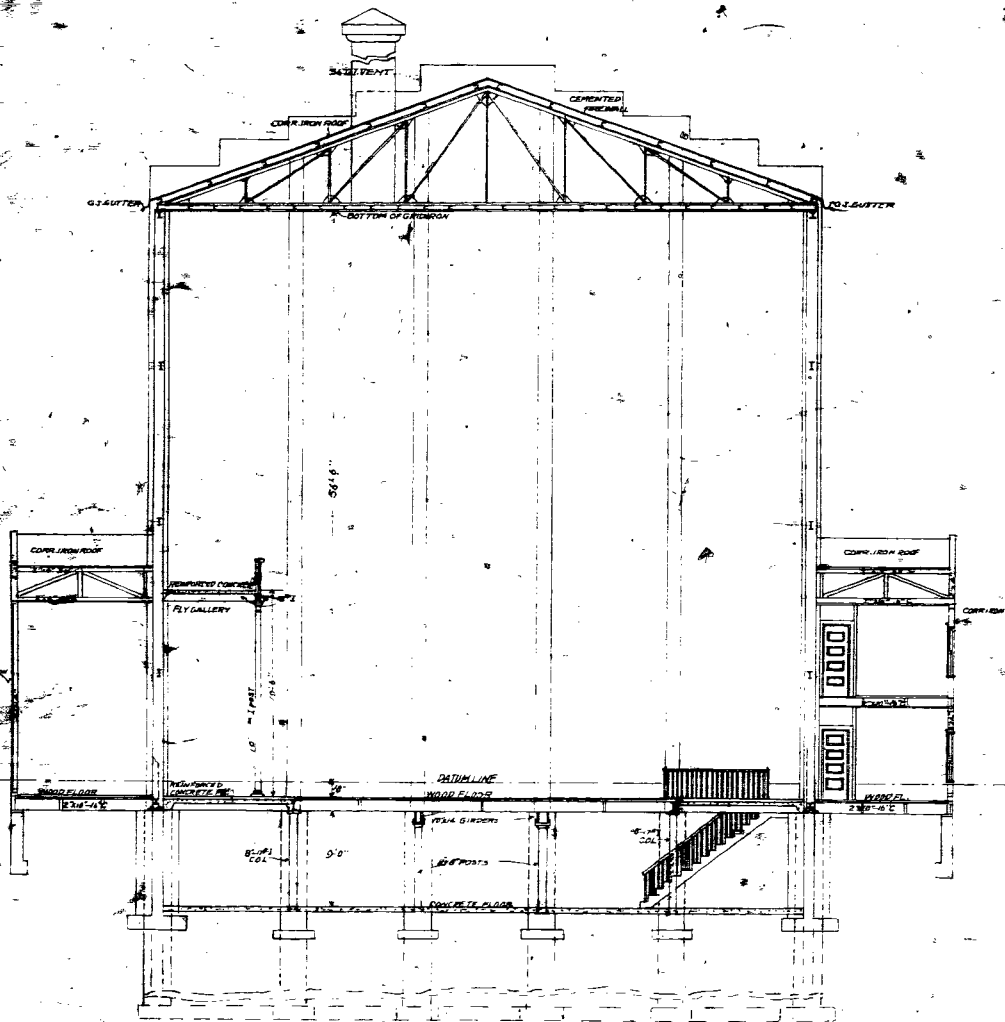
FRONT ELEVATION
 THEATRE FOR THE
 WASHINGTON SQUARE AMUSEMENT CO.
 S.W. COR. POWELL & MONTGOMERY AVE.
 SCALE 8 FT. = 1 IN.
 A. MEDELMAN ARCHT.
 1419 OCTAVIA ST.



PROSCENIUM ARCH

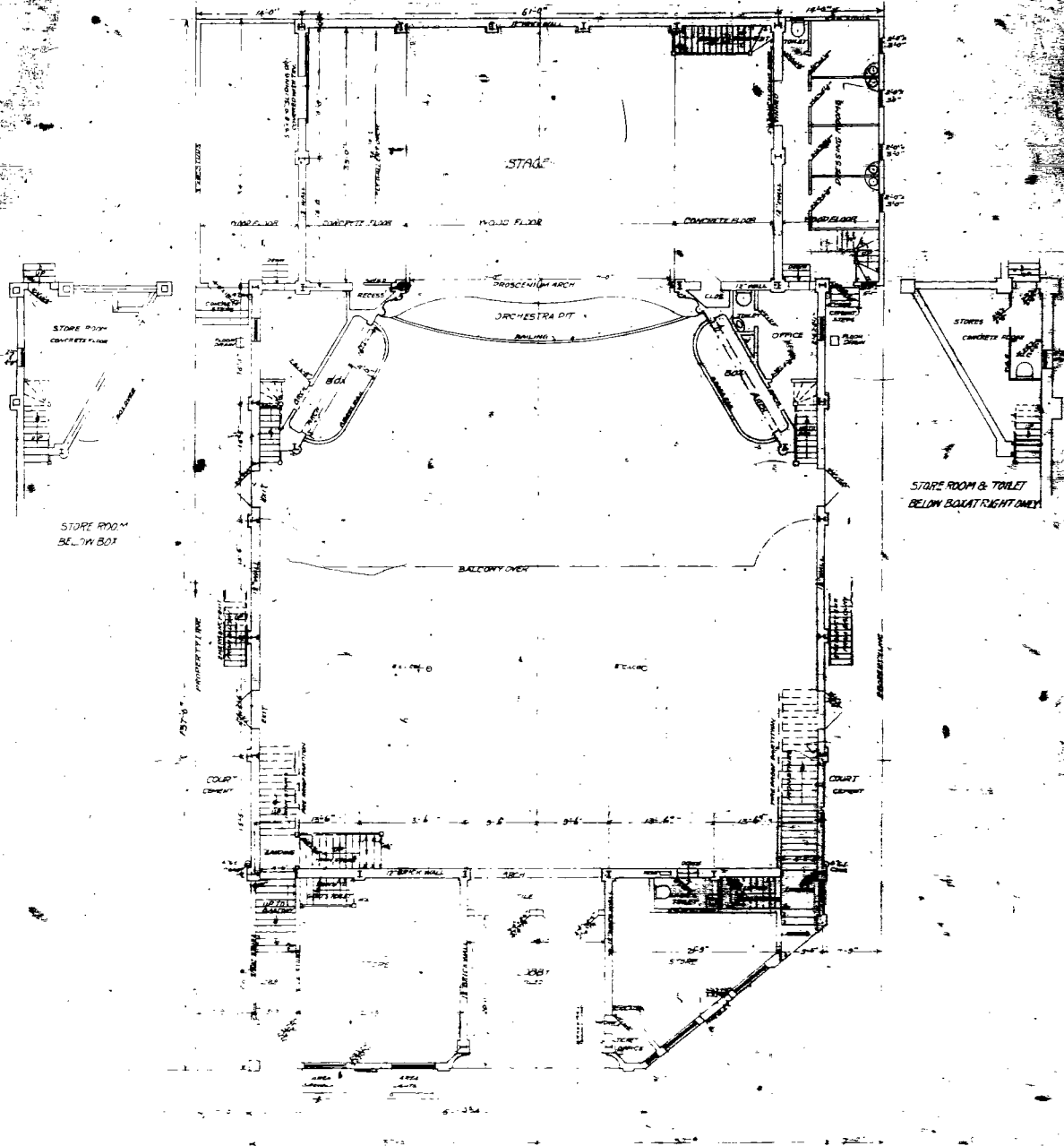
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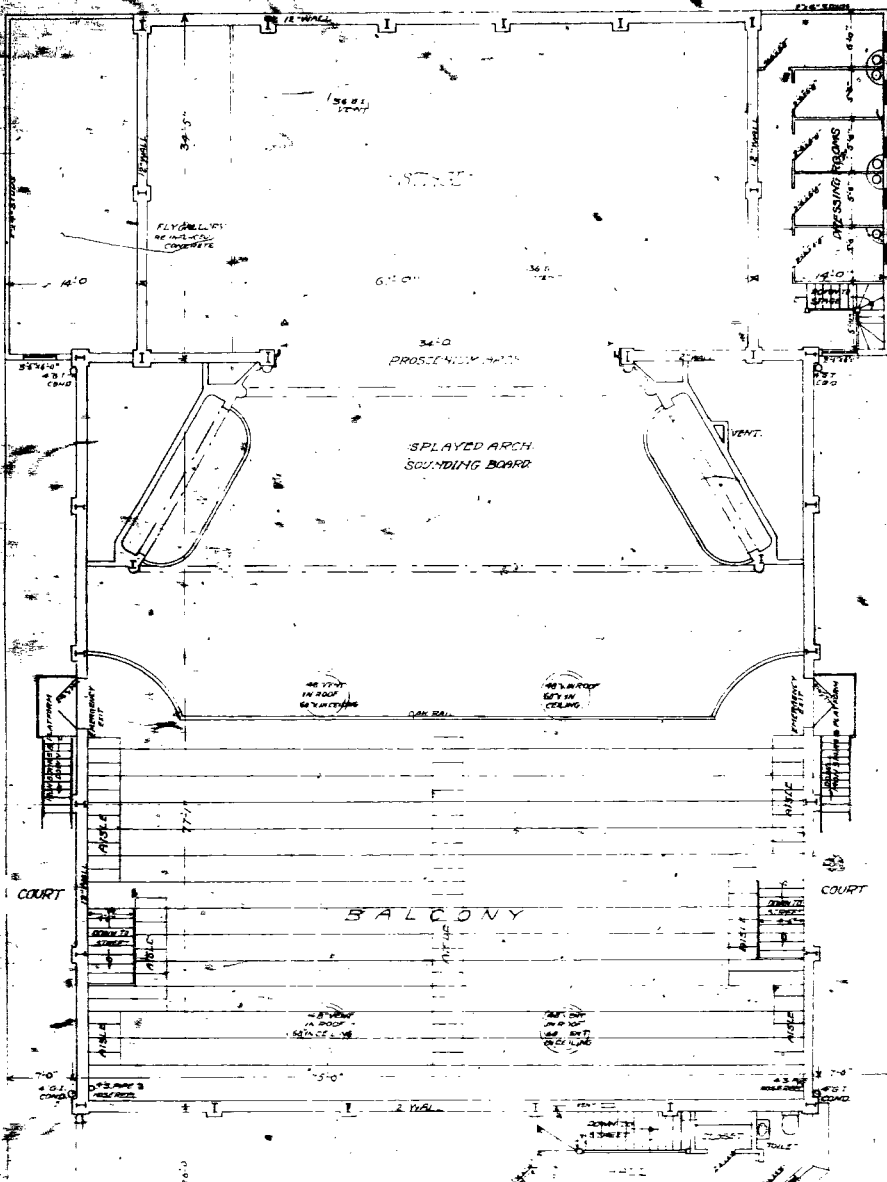
TRANSVERSE SECTION THRO' STAGE
 THEATRE FOR THE WASHINGTON SQUARE AMUSEMENT CO.
 S. W. COR. POWELL & MONTGOMERY AVE.

SCALE 3/8" = 1'-0"
 AMEDELMAN ARCHT.
 1410 OCTAVIA ST.



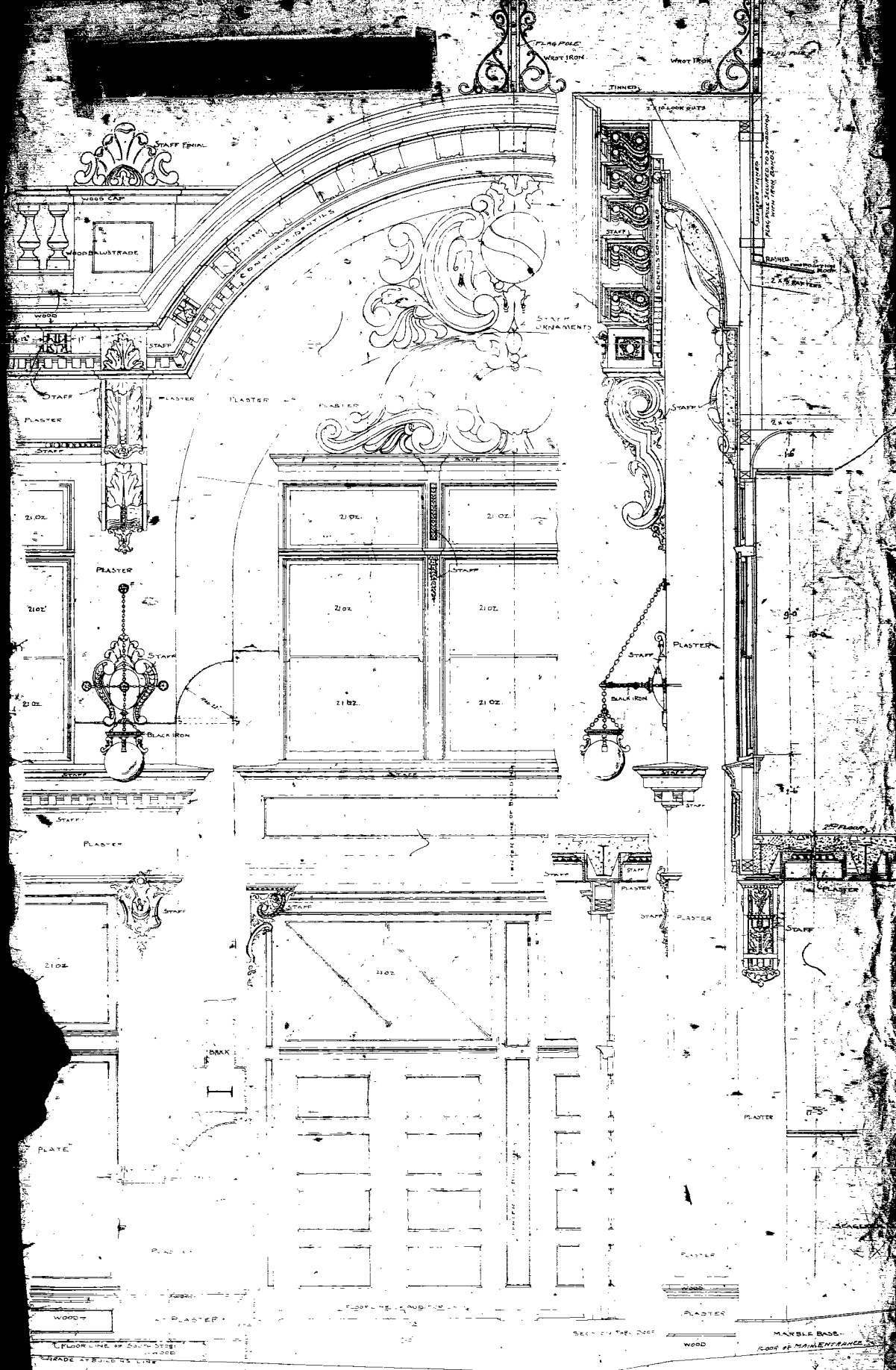
MAIN FLOOR PLAN
 THEATRE FOR THE WASHINGTON SQUARE
 AMUSEMENT COMPANY
 S.W. COR. POWELL & MONTGOMERY AVE.

SCALE: 1/8" = 1'-0"
 A. MEDELMAH ARCHT.
 1410 OCTAVIA ST.



BALCONY & STAGE FOR THE
 THEATRE FOR THE WASHINGTON SQUARE
 INVESTMENT COMPANY
 SW COR POWELL & MONTGOMERY AVE.

SCALE 8 FT = 1 IN.
 JAMES EDWARDS ARCHT.
 140 OCTAVIA ST.



THIS IS DETAIL FOR FRONT OF THE HOUSE FOR THE WASHINGTON SQUARE HOUSE SEVENTH COMPANY

SECTION

AMEL MAN ARCHT

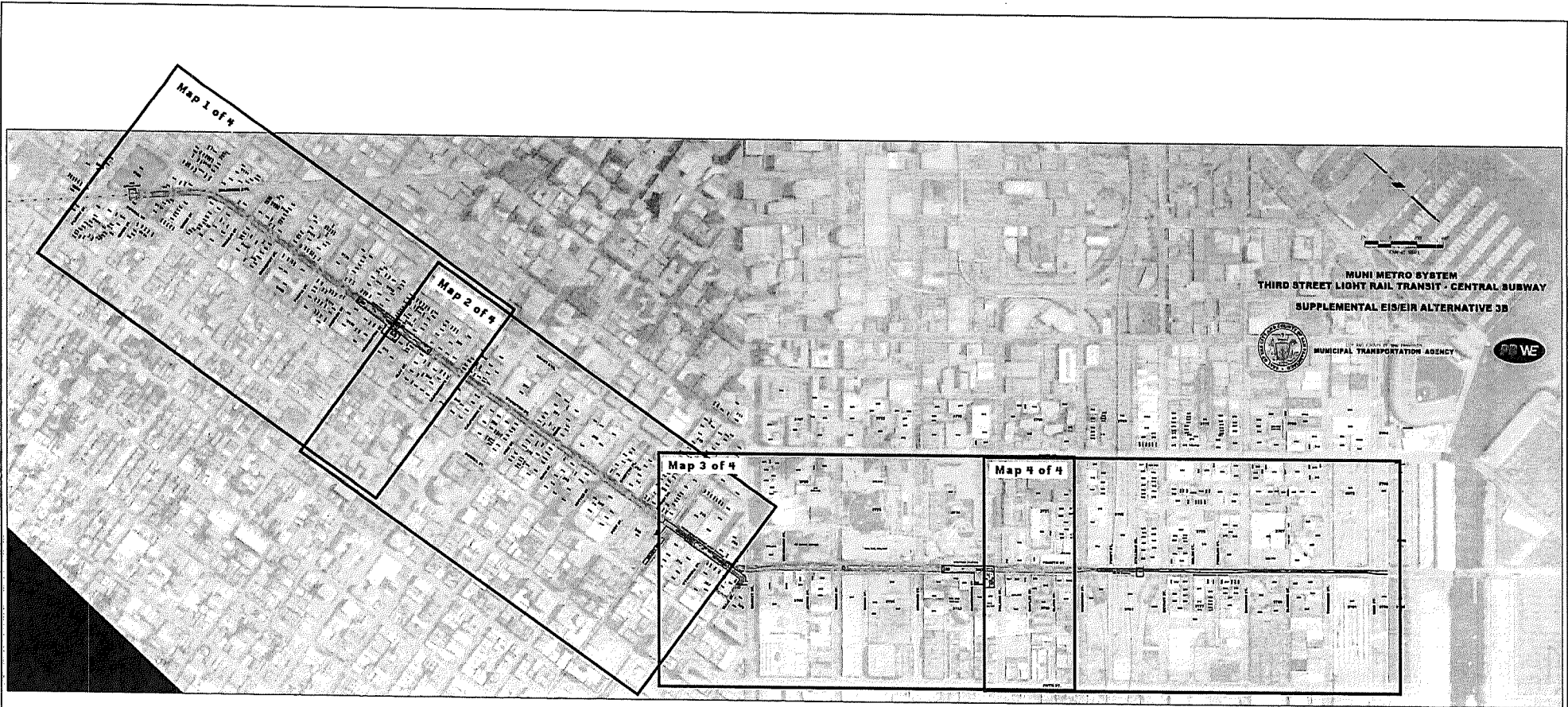
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Attachment 5. Muni Metro System, Third Street Light Rail Transit-Central Subway,
Alternative 3B Area of Potential Effects (APE)
Prepared by Garcia and Associates and Sonoma State University

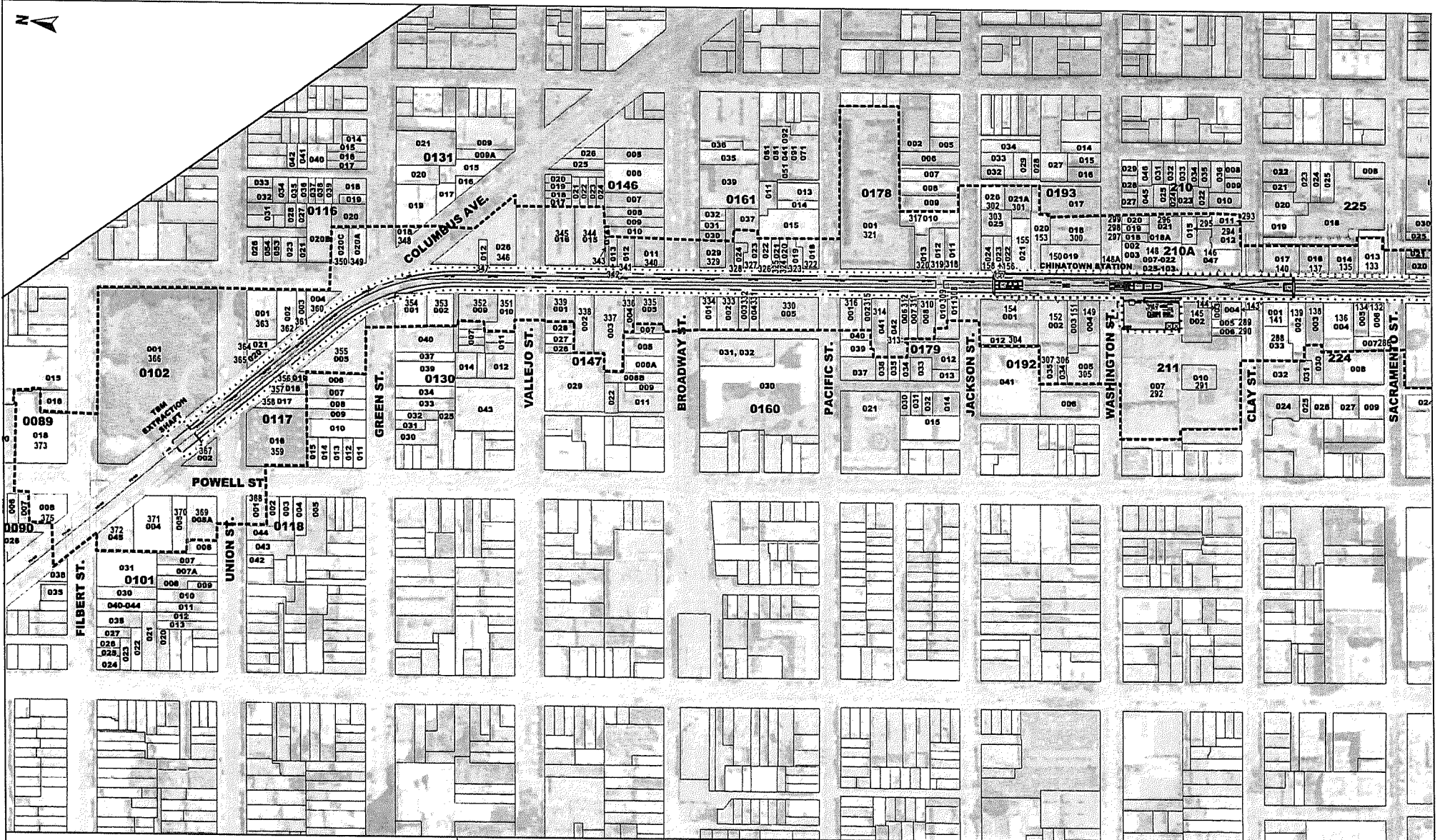


MUNI METRO SYSTEM
THIRD STREET LIGHT RAIL TRANSIT - CENTRAL SUBWAY

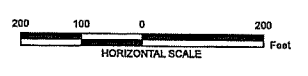
Alternative 3B
Area of Potential Effects (APE)
Archaeology and Architectural APE

Alternative 3B - Index Map

Prepared by Garcia and Associates and Sonoma State University



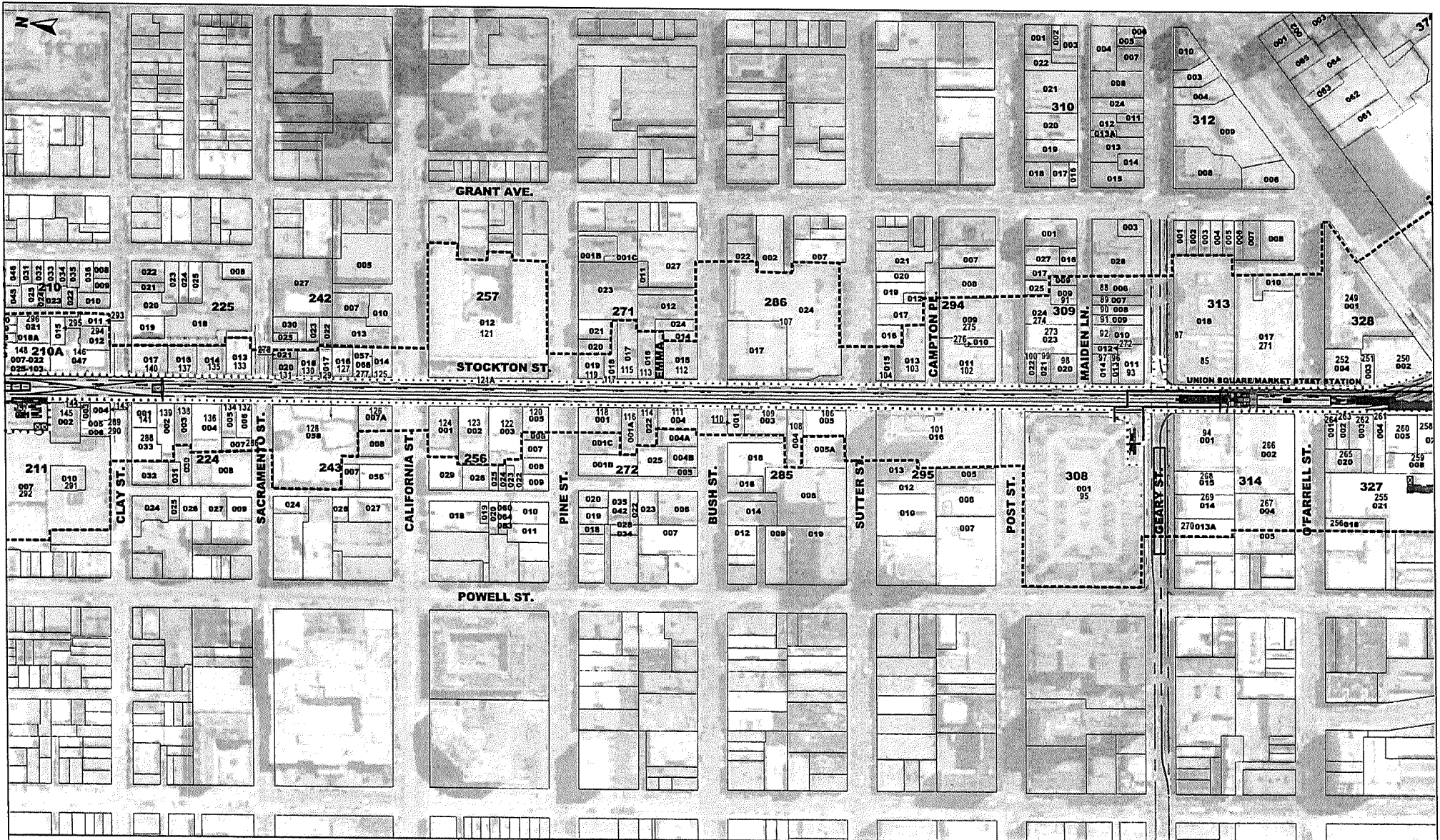
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 - - - - - Archaeological Area of Potential Effect 128 New Survey



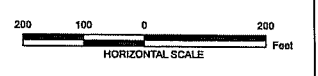
MUNI METRO SYSTEM
THIRD STREET LIGHT RAIL TRANSIT - CENTRAL SUBWAY

Alt 3b
 Map 1 of 4

Prepared by Garcia and Associates and Sonoma State University



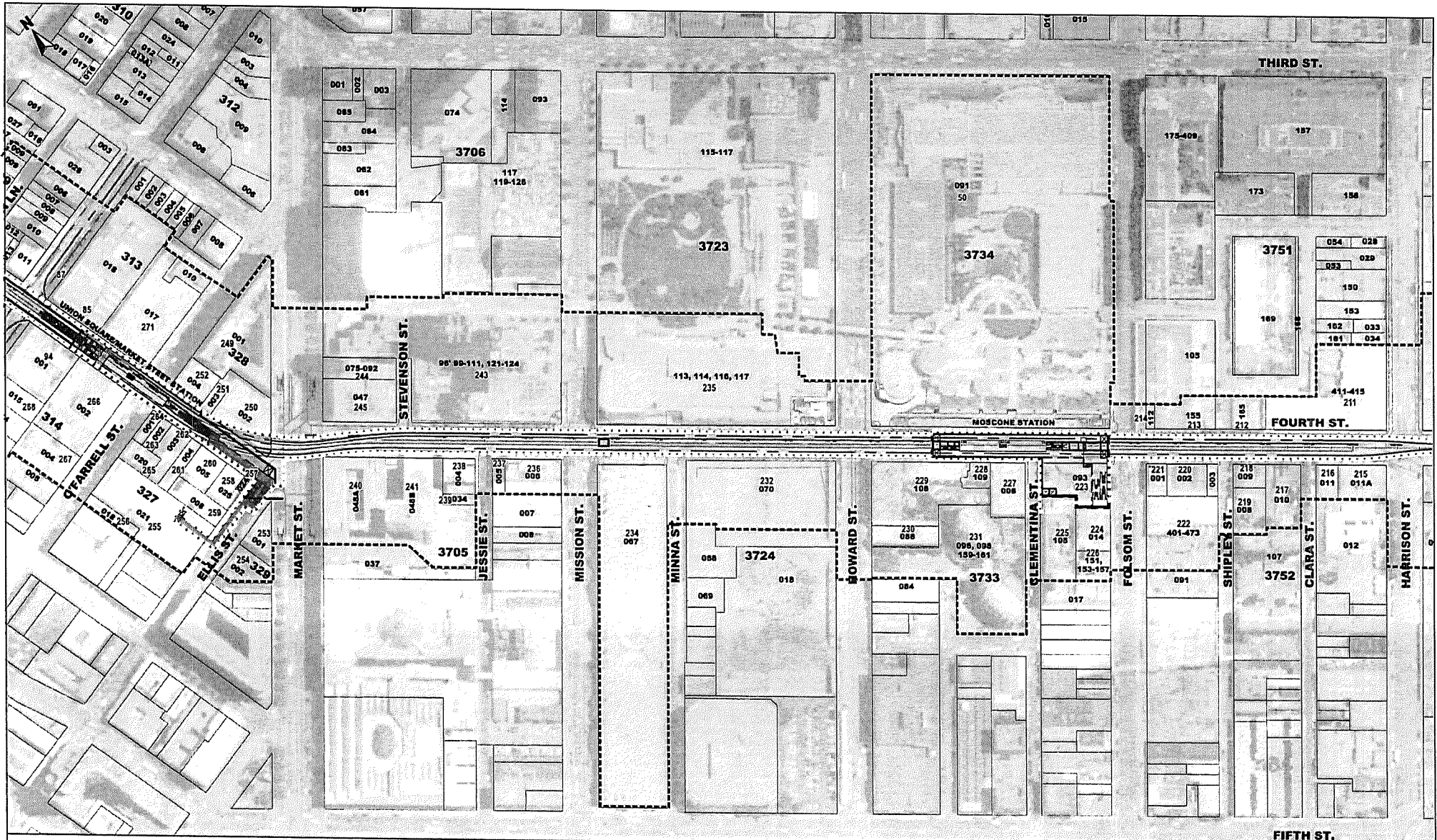
- - - - - Architectural Area of Potential Effect 128 Previously Surveyed
 - - - - - Archaeological Area of Potential Effect 128 New Survey



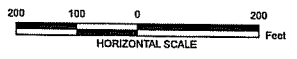
MUNI METRO SYSTEM
 THIRD STREET LIGHT RAIL TRANSIT - CENTRAL SUBWAY

All 3b
 Map 2 of 4





- - - - - Architectural Area of Potential Effect 128 Previously Surveyed
 [Shaded Area] Archaeological Area of Potential Effect 128 New Survey

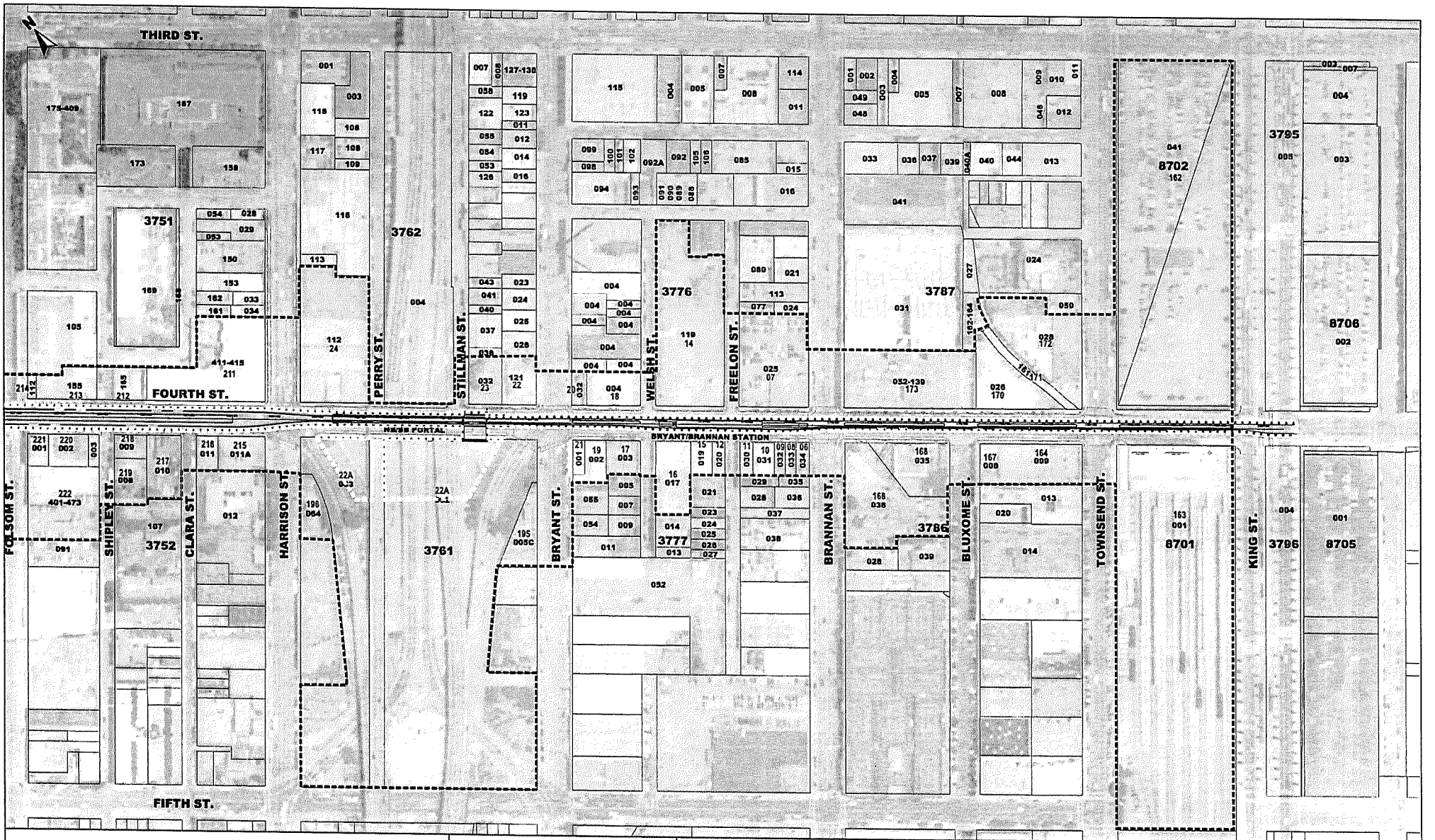


MUNI METRO SYSTEM
 THIRD STREET LIGHT RAIL TRANSIT - CENTRAL SUBWAY

Alt 3b
 Map 3 of 4

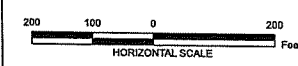


Prepared by Garcia and Associates and Sonoma State University



Architectural Area of Potential Effect
 Archaeological Area of Potential Effect

128 Previously Surveyed
 128 New Survey



MUNI METRO SYSTEM
 THIRD STREET LIGHT RAIL TRANSIT - CENTRAL SUBWAY

Alt 3b
 Map 4 of 4



Attachment 6. Historic Property Survey Report and Finding of Historic Properties Affected for the Central Subway, Phase 2 of the Third Street Light Rail Project, San Francisco, California, OHP#FTA980703A (FTA970609A)

**HISTORIC PROPERTY SURVEY REPORT
AND
FINDING OF HISTORIC PROPERTIES AFFECTED
FOR THE
CENTRAL SUBWAY,
PHASE 2 OF THE THIRD STREET LIGHT RAIL PROJECT
SAN FRANCISCO, CALIFORNIA**

OHP#- FTA980703A (FTA970609A)

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Prepared by:

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(415) 458-5803

March 2008

J-6119

CONFIDENTIAL INFORMATION

**HISTORIC PROPERTY SURVEY REPORT
AND
FINDING OF HISTORIC PROPERTIES AFFECTED
FOR THE
CENTRAL SUBWAY,
PHASE 2 OF THE THIRD STREET LIGHT RAIL PROJECT
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(415) 458-5803

March 2008

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CONFIDENTIAL INFORMATION

STATEMENT OF CONFIDENTIALITY

This report identifies the locations of cultural resources, which are confidential. As nonrenewable resources, archaeological sites can be significantly impacted by disturbances that can affect their cultural, scientific, and artistic values. Disclosure of this information to the public may be in violation of both federal and state laws. To discourage the damage of vandalism and artifact looting, cultural resources locations should be kept confidential and report distribution restricted to those who need to know. Applicable U.S. laws include, but are not be limited to, Section 304 of the National Historic Preservation Act (16 USC 470w-3) and the Archaeological Resources Protection Act (16 USC 470hh). California state laws that apply include, but are not be limited to, Government Code Sections 6250 *et seq.* and 6254 *et seq.*

SUMMARY OF FINDINGS

This Historic Property Survey Report (HPSR) and Finding of Historic Properties Affected, was prepared for the Central Subway, Phase 2 of the Third Street Light Rail Project proposed by the San Francisco Municipal Transportation Agency (MTA) in accordance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended and implementing regulations (36 CFR 800). The purpose of this report is two-fold; it serves as a summary of the historic properties identification process, and of equal importance, it also documents historic properties affected by the project. The City of San Francisco is the responsible agency for California Environmental Quality Act (CEQA) compliance for the proposed project. However, the proposed project is considered an undertaking (per 36 CFR 800.16[y]) subject to the authority of both federal and state historic preservation law. The Federal Transit Administration (FTA) requires that the project proponents assist the administration in meeting its NHPA obligations to consider project effects on historic properties pursuant to Section 106 of the NHPA and its implementing regulations found in 36 CFR 800.

The Central Subway Project is the second phase of the Third Street Light Rail Project; as such, cultural resources studies completed in 2007 build on studies completed for the earlier FEIR/FEIS study undertaken by Dames and Moore (1998) (Corbett et al. 1997, ICF Kaiser Engineers et al. 1997) prepared for the Third Street Light Rail Project. It has resulted from the culmination of a Historic Architectural Evaluation Report (HAER) (Garcia and Associates 2007), a Historic Context and Archaeological Survey Report (HCASR) (ASC 2007), and the SEIS/SEIR (FTA and City and County of San Francisco Planning 2007); they are presented as attachments to this document. The two reports analyze existing conditions and potential impacts to archaeological and historic architectural resources for three project alternatives: Alternative 1 (No Build/TSM), Alternative 2 (Enhanced EIS/EIR Alignment), and Alternative 3 (Fourth/Stockton Alignment), which has two options (Alternative 3A and Alternative 3B). The purpose of these studies was to identify, document, and evaluate cultural resources within the project's Area of Potential Effects (APE). This report reviews these findings and presents a summary of National Register of Historic Places (NRHP) eligible historic properties within the APE.

The objective of this combined HPSR and Finding of Historic Properties Affected document is to summarize the results of the Historic Context and Archaeological Survey Report (HCASR) and Historic Architectural Evaluation Report (HRER) documents completed in 2007. It serves three purposes – it depicts the APE; identifies NRHP-eligible historic properties within the project's APE and their potential for project-related adverse effects; and it prescribes mitigation measures. It is intended to provide supplemental documentation to support the *FTA Documentation of Section 106 Finding of Adverse Effect* to be submitted to the State Historic Preservation Officer pursuant to 36 CFR 800.6 (a) (3) with this report.

The results of the archaeological study reveal no effects to prehistoric or historical archaeological resources under Alternative 1, the No Build/TSM option. Under Alternative 2, one potentially eligible NRHP/CRHR prehistoric site, CA-SFR-2, may be impacted as a result of construction

trenching in two locations. Geoarchaeological analysis for this alternative identified at least 14 locations with sensitivity for prehistoric archaeological resources and another six locations with sensitivity for historical archaeological resources. No known prehistoric archaeological resources would be affected by the Alternative 3A alignment, but at least ten locations of prehistoric sensitivity were identified. Within this alternative, one recorded historical archaeological site, NRHP-eligible CA-SFR-137H, has the potential for impacts and 15 more locations have historical archaeological sensitivity. Under Alternative 3B, no known prehistoric archaeological resources would be affected, but at least nine locations of prehistoric sensitivity were identified. Historical archaeological site CA-SFR-137H may be affected by this alternative, and 13 more locations have sensitivity for historical archaeological resources.

Under Alternative 1, the No Build.TSM option, historic architectural resources would not be affected. Under Alternatives 2 and 3A, one historic architectural resource (814-828 Stockton Street), identified as a contributor to the NRHP-eligible and CRHR-listed Chinatown Historic District, would be demolished. Similarly, under Alternative 3B, one historic architectural resource (933-949 Stockton Street), identified as a contributor to the NRHP-eligible and CRHR-listed Chinatown Historic District, would be demolished. Demolition of contributing elements to a NRHP-eligible district constitutes an adverse effect under Section 106 of the NHPA and under the CEQA.

Within each of the three alternatives, numerous additional historic architectural resources that are individually eligible as NRHP historic properties or contributors to NRHP-eligible districts, have the potential for vibration and visual impacts near the tunnel portals and station entries in Chinatown and the Union Station areas.

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2. Historic Property Survey Report (ICF Engineers, Inc. et al. 1997)
3. Historic Context and Archaeological Survey Report (ASC 2007)
4. Historic Architectural Evaluation Report (Garcia and Associates 2007)
5. Supplemental EIS/EIR (FTA and City and County of San Francisco Planning) 2007

1.0 PROJECT DESCRIPTION

The Central Subway Project is the second phase of the Third Street Light Rail Project; as such, it builds on cultural resources studies completed in 2007 for the earlier FEIR/FEIS study undertaken by Dames and Moore (1998).

1.1 Project Alternatives

The two current cultural resources reports analyze existing conditions and potential impacts to archaeological and historic architectural resources for three project alternatives: Alternative 1 (No Build/TSM), Alternative 2 (Enhanced EIS/EIR Alignment), and Alternative 3 (Fourth/Stockton Alignment), which has two options (Alternative 3A and Alternative 3B).

- Alternative 1 is the No Build/TSM Alternative. Under this alternative there would be no project.
- Alternative 2 has the same alignment along King, Third, Harrison, Fourth, Kearny, Geary, and Stockton as presented in the 1998 FEIS/FEIR with a shallow subway crossing of Market Street at Third Street, modified to include the addition of above-ground emergency ventilation shafts, off-sidewalk subway station entries, and the provision of a closed barrier fare system. This alternative includes one platform at Third and King Streets and four subway stations at Moscone, Market Street, Union Square, and Chinatown.
- The Alternative 3, Option A alignment would be exclusively on Fourth and Stockton Streets with a deep subway crossing of Market Street. Under Option A (LPA) there would be a double-track portal on Fourth Street between Townsend and Brannan Streets and three subway stations at Moscone, Union Square/Market Street, and Chinatown.
- The Alternative 3, Option B alignment would be exclusively on Fourth and Stockton Streets with a deep subway crossing of Market Street. Under Option B (Modified LPA) there would be a double-track portal on Fourth Street between Bryant and Harrison Streets, three subway stations at Moscone, Union Square/Market Street, and Chinatown and a surface platform on Fourth Street just north of Brannan. This option also examines two sub-options with mixed-flow or semi-exclusive rail operation on the Fourth Street surface.

A more detailed alternatives description for the current project is offered in Section 2.0 of the attached SEIS/SEIR.

In June 2005, the MTA designated the Fourth/Stockton Alignment, as the Locally Preferred Alternative. It places the portal between Townsend and Brannan streets and three subway stations and is now known as Option A. Within the next several months Option B resulted from public input and value engineering to reduce costs. It has the portal under I-80 at Bryant and Harrison streets,

three subway stations and a surface platform on Fourth Street north of Brannan Street. The two alignment options with two-way tracks on Fourth Street rather than one on Third Street, plus station entries located off-street, and off-street ventilation shafts were the changes that necessitated the creation of a Supplemental EIR/EIS as well as a revised Area of Potential Effects and additional inventory, as required by 36 CFR 800.4.

1.2 Archaeological Area of Potential Effects (APE)

FTA presented the project Area of Potential Effects (APE) for archaeology to the SHPO in January 2007 based on preliminary engineering plans for the three alternatives (Attachment 3). In a letter, dated March 9, 2007, the SHPO concurred with the APE determination. The APE was defined both horizontally and vertically to include all areas where potential ground disturbing activities may affect historic properties. These locations include proposed tunnels, stations, ventilation structures, surface tracks, and temporary construction facilities. A 5-ft. buffer was imposed outside the planned construction to account for voids behind TBM panels, grouting, and other tunnel and trench shoring cuts. The APE for Alternatives 2, 3A, and 3B are 12,900, 10,800, and 9,800 ft. in length, respectively. The width of surface tracks and tunnels for all alignments ranges from 35 to 75 ft., not including stations. The majority of the Central Subway, Phase 2 of the Third Street Light Rail Project will be constructed under existing streets.

1.3 Historic Architectural Area of Potential Effects (APE)

The Area of Potential Effects (APE) for historic architecture consists of the first row of buildings at either side of the Corridor; the SHPO concurred with this determination on March 9, 2007. In the station areas, the APE was expanded to include adjacent buildings because, in many cases, new construction could occur that might visually and/or physically impact the historic integrity of buildings or structures. In these areas, in general, two parcels around station sites have been established.

2.0 SUMMARY OF IDENTIFICATION EFFORTS

2.1 Previous OHP Consultation

FTA began consultation with the OHP regarding the Third Street Light Rail project in 1997 during the first phase of the project: the Initial Operating Segment. In compliance with 36 CFR 800, FTA, the City of San Francisco Planning Commission, and MTA approved the project's Final EIS/EIR in 1998. A Programmatic Agreement for the undertaking was signed by the Advisory Council on Historic Preservation, the OHP, FTA, and the San Francisco Public Transportation Department in 1999, pursuant to 36 CFR 800.6.

Implementation of the Fourth/Stockton Alignment alternative with two options required supplemental cultural resources studies for the second phase of the project: the Central Subway Project. In January 2007, FTA again initiated OHP consultation with submittal of the archaeological and architectural history APE maps based on preliminary engineering plans for the three alternatives. In August 2007, the following HAER and HCASR documents, reviewed and accepted by the MEA, were submitted to the OHP with a request for concurrence on NRHP eligibility determinations of historic architectural resources and potential archaeological resources:

- (1) Historic Architectural Evaluation Report (HAER) for the Central Subway, Phase 2 of the Third Street Light Rail Project (Garcia and Associates 2007); and*
- (2) Historic Context and Archaeological Survey Report (HCASR) for the Central Subway, Phase 2 of the Third Street Light Rail Project (ASC 2007).*

2.2 Archaeological Resources Records Search Results

A prehistoric and historic resources record and literature search was conducted at the Northwest Information Center, California Historical Resources Information System, Rohnert Park (NWIC). The records search included a review of all recorded historic and prehistoric archaeological sites within a 0.50-mile radius of the project area, as well as a review of known cultural resource surveys and excavation reports (ASC 2007).

To identify any historic properties, the California State Historic Resources Inventory (HRI) for San Francisco was examined to determine the existence of previously documented local archaeological resources. The current inventories of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Historical Landmarks (CHL), and the California Points of Historical Interest (CPHI) databases were also reviewed.

The results of the NWIC records search indicated that 8 prehistoric, 40 historic-era, and 3 multi-component archaeological sites have been recorded within the records search radius for this project. They consist of the following resources:

Table 2.1 Summary of previously recorded archaeological sites in search radius

Trinomial/Name	Description	Type
CA-SFR-2 (Nelson #439)	Shell midden at Third and Harrison streets	Prehistoric
CA-SFR-28	Isolated burial, Civic Center BART Station site. Market St. between Seventh and Eighth streets	Prehistoric
CA-SFR-112	Stevenson Street shell mound on the block bounded by Market, Mission, First, and Second streets	Prehistoric
CA-SFR-113	Market Street shell midden at east corner of Market and Fifth streets	Prehistoric
CA-SFR-114	Moscone, Yerba Buena, or Surprise Shell mound, on Howard between Third and Fourth streets	Prehistoric
CA-SFR-135	Shell midden on Mission St. between First and Second streets	Prehistoric
CA-SFR-147	Shell midden on the northwest corner of Mission and Third streets	Prehistoric
CA-SFR-155	Shell midden on Jessie St. within block bounded by Mission, Stevenson, Third, and Fourth streets	Prehistoric
C-798	Location of a former cemetery; located at the intersection of Powell and Lombard streets	Historic-era
CA-SFR-27H	Gold Rush-era dumpsite; located at west corner of Market and Fremont streets	Historic-era
CA-SFR-33H	Remnants of a buried ship and associated artifacts; located at corner of Montgomery and Clay streets	Historic-era
CA-SFR-47H	Architectural and hollow-filled features associated with the International Hotel and one feature associated with the Washington Baths; located on southeast corner of Jackson and Kearny streets	Historic-era
CA-SFR-81H	Remains of Niantic Storeship/Hotel; located at northwest corner of Clay and Sansome streets	Historic-era
CA-SFR-94H	“Old Whaling Bark” Lydia on Seawall Lot #3801; located between King St. and The Embarcadero	Historic-era
CA-SFR-104H	Remains of William Grey at Levi’s Plaza on Powell St.	Historic-era
CA-SFR-115H	Charles Hare ship-breaking yard; located on block bounded by Steuart, Spear, Folsom, and Harrison streets	Historic-era

CA-SFR-116H	Rincon Point Chinese Fishing Village; located at the southeastern foot of Rincon Hill between Brannan, Bryant, Beale, and First streets	Historic-era
CA-SFR-117H	Hudson's Bay Company building, with unmortared brick floor and associated wells, privies, and trash pit with Euroamerican and Chinese material dating to Gold Rush era ca. mid- or late-1850s; located between Commercial and Sacramento streets at southwest corner of Montgomery and Commercial streets	Historic-era
CA-SFR-118H	Mostly Hoff's Gold Rush General Store site (Euroamerican and Chinese artifacts) destroyed by the great fire of May 3-4, 1851; located at the southwest corner of Battery and Sacramento streets Howison's Pier	Historic-era
CA-SFR-119H	"Two, perhaps three, small structures [and associated material] that existed between late 1849 and the close of 1851"; located at the west corner of First and Second streets between Mission and Minna streets	Historic-era
CA-SFR-120H	1880s Chinese laundry/residence and a cluster of Scandinavian sailors' boardinghouses and saloons along the waterfront; located near the intersection of Howard and Steuart streets, in the southeastern end of block bounded by Mission, Steuart, Howard, and Spear streets	Historic-era
CA-SFR-122H	"Compacted, artifact-laden living surface and adjacent, perhaps associated, transiently occupied tent remains, both of which appear to date from the latter half of 1849"; located on the south side of Pine St. between Battery and Sansome streets	Historic-era
CA-SFR-123H	Gold Rush-era Chinese store "destroyed, perhaps with explosives to serve as a fire break, during the fire of May 3-4, 1851"; located on the northeast corner of the block bounded by California, Kearny, Sacramento, and Grant streets	Historic-era
CA-SFR-128H	Refuse deposit and architectural remnants of several late-19th/early-20th-century structures; located on Market St. between Third and Fourth streets	Historic-era
CA-SFR-130H	Remains of the marine railway that operated from 1851-1868; located on the block bounded by Townsend, Second, and King streets	Historic-era
CA-SFR-133H	Building remnants of pre-1906 residences and post-1906 hotel and retail stores; located on Mission St. between Sixth and Seventh streets	Historic-era
CA-SFR-134H	Debris associated with the 1906 earthquake and fire located 2 to 3 ft. below present ground surface; datable artifacts pre-date 1906, a brick footing and a section of brick wall post-date 1906; located at 425 Francisco St.	Historic-era

CA-SFR-136/H*	Shell midden with small amount of historic-era artifacts; located near the intersection of Eighth and Howard streets	Prehistoric and Historic-era
CA-SFR-137H	Buried remains of the city block bounded by Seventh, Harrison, Bryant, and Eighth streets, comprising historic-era ground surfaces and hollow-filled features, such as wells and privies	Historic-era
CA-SFR-138H	Buried remains of a city block bounded by Fifth, Harrison, Bryant, and Sixth streets, comprising historic-era ground surfaces and hollow-filled features, such as wells and privies	Historic-era
CA-SFR-150H	Buried remains of a city block bounded by Howard, Fremont, Folsom, and First streets, comprising historic-era ground surfaces and hollow-filled features, such as wells and privies	Historic-era
CA-SFR-151H	Buried remains of a city block bounded by Howard, Folsom, First, and Second streets, comprising historic-era ground surfaces and hollow-filled features, such as wells and privies	Historic-era
CA-SFR-152H	Buried remains of a city block bounded by Harrison, Bryant, First, and Second streets, comprising historic-era ground surfaces and hollow-filled features such as wells and privies; limited test excavation at St. Mary's Hospital, located at the corner of Bryant and First streets	Historic-era
CA-SFR-153H	Buried remains of a city block bounded by Harrison, Bryant, Second, and Third streets, comprising historic-era ground surfaces and hollow-filled features, such as wells and privies	Historic-era
CA-SFR-154/H*	Buried remains of a city block bounded by Harrison, Bryant, Third, and Fourth streets, comprising historic-era ground surfaces and hollow-filled features, such as wells and privies, and a prehistoric midden	Prehistoric and Historic-era
CA-SFR-161H	Holding wall and associated features for a historic-era coal gasification facility; located on the block bounded by Townsend, King, Second, and Third streets	Historic-era
CA-SFR-162H	Floor and foundation wall of office associated with Agricultural Implement Warehouse; located on the block bounded by Townsend, King, Second, and Third streets	Historic-era
CA-SFR-163H	Remains of Meiggs Wharf, built in 1852; located on the block bounded by Bay, Powell, Mason, and Vandewater streets	Historic-era
P-38-002976	Historic-era brick driveway that provided access to stables below the carriage house of the Mark Hopkins Intercontinental Hotel; located at One Nob Hill Circle between Pine, Mason, California, and Powell streets	Historic-era

P-38-004294	Remains of the San Francisco Glass Works, a glass-manufacturing company that operated from 1865–1868; artifacts represent all stages of glass production; located on King St. near Fourth St.	Historic-era
P-38-004357	Architectural remains and artifact concentration related to pre-1906 structures, most likely stables associated with the North Beach and Mission Railroad; located between Shipley and Clara streets, and Fourth and Fifth streets	Historic-era
P-38-004401	Location of “Old Mexican Customs House, circa 1840s” uncovered during sewer repair work in 1910; located on the northwest corner of Portsmouth Square at the corner of Brenham Place and Washington St.	Historic-era
Fat Yuen Laundry Site	Remains of Chinese-owned laundry dating to the 1870s; located on the northeast side of Third St. between Howard and Folsom streets	Historic-era
Wing Lee Laundry Site	Remains of a Chinese-owned business located on the tip of Steamboat Point; located between Third, Fourth, King and Berry streets	Historic-era
Crystal Hotel Site	Remnants of a late 19th-century hotel; located on the east side of Fourth St. between King and Berry streets	Historic-era
Dumpville	San Francisco’s earliest known refuse dump, inhabited by transients during the 1870s; located south of Berry St. between Fifth and Sixth streets	Historic-era
888 Howard Street Site*	Refuse deposit with a high concentration of butchered mammal bones; disturbed prehistoric shell midden; located on the northeast corner of Howard and Fifth streets	Prehistoric and Historic-era
Third & Mission Site Southeast	Architectural remains of at least five buildings and historic artifacts; located on the southeast corner of Third and Mission streets	Historic-era
Third & Mission Site Northeast	Historic-era refuse deposit located on the northeast corner of Third and Mission streets	Historic-era
Jessie Square Historic Features 1 & 2	Two historic-era features: one related to the California Electric Light Company and one access tunnel for a sewer replacement project	Historic-era
AT&T Park	“Refuse deposits, architectural remains, and cultural fill deposits from the 19th century”; located on the block bounded by King, Second, Third, and China Basin streets	Historic-era

Of those, two sites are within the horizontal APE: Prehistoric site CA-SFR-2 is within the horizontal APE of Alternative 2, although the property appears to be outside the vertical APE; and historic-era site CA-SFR-137H is located within the APE for Alternatives 3A and 3B.

2.3 Historic Architectural Resources Record Search Results

An historic architectural resources records search for this project was completed concurrently with the archaeological records search. This search included a review of all recorded historic architectural resources within a 0.50-mile radius of the project area.

In addition, the following resources were consulted as a part of this records search:

- National Register of Historic Places (NRIS) Index of Listed Properties
- California Historical Landmarks
- California Points of Historical Interest

The State of California Office of Historic Preservation's Historic Property Data File, updated on September 18, 2006, determined that 149 NRHP-listed historic properties are located within the project area, including 99 properties identified during the previous HASR study (Corbett et al. 1997; ICF Kaiser Engineers, Inc. 1997), and 50 additional properties as shown in Appendix C of the HAER (Garcia and Associates 2007).

Additional research was conducted for each property in the APE. Information relevant to the construction history, history of use, and affiliation with important historical figures was gathered for each property using resources at the San Francisco Public Library, San Francisco City and County Assessor's Office, San Francisco Architectural Heritage Commission, and City and County of San Francisco Planning Department. Additional information was gathered through website searches.

Resource materials consulted at the San Francisco Public Library included Sanborn Fire Insurance Company maps; San Francisco city directories; the *Architect and Engineer* journal; San Francisco Handy Block Books; historic newspapers comprising the *San Francisco Call*, *San Francisco Chronicle*, and *San Francisco Examiner*; the San Francisco Blue Book directories; and special subject books.

Databases consulted at the Assessor's Office included recorded dates of construction, property ownership transactions, and names and addresses of current owners. Assessor's parcel maps were also reviewed to cross-check lot numbers and addresses.

The archives of the San Francisco Architectural Heritage Commission and the City and County of San Francisco Planning Department, existing records of Study Area properties were reviewed, and the information was incorporated into the current research. The San Francisco Planning Department's list of existing Districts and Surveys also proved to be a valuable resource.

3.0 PUBLIC PARTICIPATION AND COORDINATION

Public participation provides a valuable role in the Central Subway Project. Through this process, information can be garnered from groups, organizations, and individuals familiar with the project area; it allows concerns and possible issues to be expressed. The following individuals, agencies, and organizations were contacted as part of the public participation process.

3.1 Public Information Meetings

Section 11 of the attached SEIS/SEIR summarizes efforts made by MTA for public participation and coordination. The results of public scoping meetings during 2005 and 2006 are detailed in Tables 11-1 and 11-2 of the environmental document. The MTA also established a Community Advisory Group composed of community group members from six neighborhoods along the subway corridor as a means to circulate information to the public. During the planning and project development phase of the Central Subway project, public presentations were made to community groups and stakeholders along the corridor. Many of these meetings were held in Chinatown or with representatives of the Chinatown community. Table 11-3 of Section 11 of the SEIS/SEIR presents a list of each of these meetings.

Two additional meetings were planned by MTA to review findings of the SEIS/SEIR.

3.2 Native American Heritage Commission

Since none of the APE is within tribal trust lands, it is not necessary to consult with a Tribal Historic Preservation Officer.

3.3 Native American Group(s)

The appropriate local Native American group or representative will be informed of Project plans and consultation will occur to obtain their input and advice.

3.4 Local Historical Society/Historic Preservation Groups

The San Francisco Architectural Heritage Commission was contacted while performing historic background research for the project, and a number of historic preservation groups provided comments to the SEIS/SEIR between October and December 2007.

Specific to historic architecture was a letter dated December 10, 2007 by Cindy Wu of the Chinatown Community Development Center, with input from the Chinese Historical Society of America and local architectural historian, Phil Choy, stating "In our opinion, demolition of either 814 Stockton Street or 933-949 Stockton Street does not in and of itself adversely impact the

historical value of the neighborhood. There are 371 buildings that have been identified as contributors to the potential Chinatown Historic District, and the loss of either building in question could be mitigated by rebuilding the structure in a manner that best suits the neighborhood fabric.”

3.5 Local Government Preservation Office/Planning Department

The City and County of San Francisco Planning Department reviewed the HAER, HCASR, and pertinent environmental sections of the SEIS/SEIR, and GANDA and the ASC responded to two rounds of comments. The *Historic Context and Archaeological Survey Report for the Central Subway, Phase 2 of the Third Street Light Rail Project* was sent to Randall Dean on May 11, 2007, and the *Historic Architectural Evaluation Report for the Central Subway, Phase 2 of the Third Street Light Rail Project* was submitted for review by Tim Frye on April 30, 2007.

GANDA corresponded with Tim Frye during the month of April 2007 regarding comments about the architectural history sections of the SEIS/SEIR and the revisions were presented in the draft HAER submitted in August 2007.

Meetings with the SF Landmarks Preservation Advisory Board were attended at City Hall on October 17, November 7, and December 5, 2007 to address cultural resources. Specific comments were summarized in a letter dated December 10, 2007; responses were provided to the board and pertinent changes were made in the SEIS/SEIR. Among comments was the stipulation that historic documentation be specified as a mitigation measure if either 814 Stockton Street or 933-949 Stockton Street is demolished. They encouraged an educational/training program be established for construction workers and consultants about the potential for impacts to historic resources resulting from construction and vibration.

4.0 FIELDWORK

4.1 Archaeological Inventory

An archaeological pedestrian survey was not conducted within the APE to visually examine all exposed areas for cultural materials due to the presence of mostly paved surfaces (ASC 2007). Instead, the focus of the study was a geoarchaeological analysis to determine the potential for buried prehistoric resources and a sensitivity study based on extensive research for historical archaeological resources.

4.2 Historic Architectural Resources Inventory

At the completion of the records search a field reconnaissance was conducted of the entire architectural APE to visually examine all historic buildings, objects and structures. The inventory was initiated on November 22, 2006 and completed on February 20, 2007.

The HAER identified 198 buildings within the APE that had not been evaluated during the earlier study by Dames and Moore in 1997. An additional 15 parcels were either vacant or had parking lots or alleys. In total, 47 buildings within the APE were less than 45 years old, and therefore, not historic. Fifty-seven of these properties had been evaluated prior to the 2007 study with 50 buildings determined to be significant and seven more had been determined to be ineligible for inclusion in the NRHP.

A total of 76 properties – the ‘newly evaluated’ properties – required evaluation. Of these, 38 are greater than 45 years of age and appear to be eligible or may become eligible for the NRHP/CRHR. Another 38 properties are greater than 45 years of age and appear ineligible for the NRHP/CRHR.

5.0 CULTURAL RESOURCES IDENTIFIED

5.1 National Register of Historic Places (NRHP)

5.1.1 Historic properties previously determined eligible for the NRHP

The Historic Property Survey Report for the Third Street Rail Project provides a list of 99 historic properties (ICF Kaiser Engineers Inc. et al. 1997). It includes 60 properties previously evaluated as NRHP eligible, and another 39 properties evaluated as NRHP eligible properties (Corbett et al. 1997). Concurrence was obtained from OHP on February 17, 1998 for the eligibility determinations. Of these properties, 55 are in tunnel portal or station areas which have the potential for impacts from the Central Subway Project (Table 5.1)

Table 5.1 Historic properties previously determined NRHP-eligible* with the potential for project impacts
(* Corbett et al. 1997 study)

Ref. No.	Alt. No.	Street Address	Parcel Number	Date	Status Code
19	2, 3B	508-514 Fourth	3777/002	1925	3S
21	3B	500-504 Fourth	3777/001	1908	3S
26	2	566-586 Third	3776/008	1907	3S
31	2	500-504 Third	3776/115	1920	3S
58	2	700-706 Mission	3706/093	1906	2S1
62	2	17-29 Third	3707/057	1907	3S
63	2	703-705 Market (26 Third)	3706/001	1898	3S
64	2	691-699 Market	3707/057	1909	3S
65	2	673-687 Market	3707/051		3S
66	2	Market at Kearny	Lotta Crabtree Fountain	1875	1S SF Landmark #73
71	2	700-706 Market	0312/010	1902	3S
78	2	722-742 Market	0312/009	1912	3S
89	2	146 Geary	0309/007	1907	3S
90	2	152 Geary	0309/008	1907	3S
91	2	156 Geary	0309/009	1907	3S
92	3A	160-170 Geary	0309/010	1906	3S
94	3A, 3B	233 Geary	0314/001	1946	3S
94A	3A	Geary, Grant, Kearny, Post, Stockton, Sutter			3S
95	2	333 Post	0308/001	1942	3S
97	2	218-222 Stockton	0309/014	1908	3S

Ref. No.	Alt. No.	Street Address	Parcel Number	Date	Status Code
98	2	234-240 Stockton	0309/020	1908	3S
100	2, 3A	275-299 Post	0309/022	1909	3S
102	2	278-298 Post	0294/011	1910	3S
104	2	340 Stockton	0294/013	1909; 1984	3S
108	2	417 Stockton	0285/004	1907	1D
109	2, 3A, 3B	423-439 Stockton	0285/003	1911	2D2
110A	3A, 3B	Stockton Tunnel		1914	2
111	2, 3A, 3B	600-604 Bush	0272/004	1915	1D
112	2, 3A, 3B	590-598 Bush	0271/015	1908	1S, 1D
113	2, 3A, 3B	510 Stockton	0271/016	1920	1D
114	2, 3A, 3B	525 Stockton	0272/002	1921	1D
115	2, 3A, 3B	530 Stockton	0271/017	1925	1D
116	2, 3A, 3B	535 Stockton	0272/001A	1925	1D
117	2, 3A, 3B	540 Stockton	0271/018	1922	1D
118	2, 3A, 3B	701-737 Pine	0272/001	1925	1D
119	2, 3A, 3B	550 Stockton	0271/019	1923	1D
121	2, 3A, 3B	600 Stockton	0257/012	1909	3S
124A	2, 3A, 3B	California; Kearny	San Francisco Cable Cars		1S
132	2, 3A	801-805 Stockton	0224/006	1925	3D
133	2, 3A	800-810 Stockton	0225/013	1911	3D
134	2, 3A	809-815 Stockton	0224/005	1915	3D
135	2, 3A	814-828 Stockton	0225/014	1924	3D
136	2, 3A	827-829 Stockton	0224/004	1908	4S
137	2, 3A	830-848	0225/016	1915	4S

Ref. No.	Alt. No.	Street Address	Parcel Number	Date	Status Code
		Stockton			
138	2, 3A	833-841 Stockton	0224/003	1914	3D
139	2, 3A	843 Stockton	0224/002	1908	4S
140	2, 3A	850-868 Stockton	0225/017	1910	3D
143	3B	901-907 Stockton	0211/004	1907	3D
144	3B	913-917 Stockton	0211/003	1910	3D
145	3B	925 Stockton	0211/002	1913	4X
146	3B	930 Stockton	0210/004	1906	4S
147	3B	933-949 Stockton	0211/001	1908	3D
148A	3B	Washington Street Lights			4S
149	3B	1003-1011 Stockton	0192/004	1910	4S
151	3B	1013-1017 Stockton	0192/003	1910	3D

In addition to the above NRHP-eligible properties, at the onset of the Central Subway Project, 50 more historic properties had previously been determined as eligible for listing in the NRHP (Office of Historic Preservation, Directory of Historic Properties in the Historic Property Data File, updated to September 18, 2006). They are presented in Table 5.2 below.

Table 5.2 Historic properties previously determined eligible for the NRHP* within the potential for project impacts

*OHP, Directory of Historic Properties, updated to September 18, 2006

Ref. No.	Alt. No.	Street Address	Parcel Number	Date	Status Code
178	2	660-670 Third	3787/008	1906	3D
185	2	689-699 Third	3788/014	1917	3D
186	2	679-685 Third	3788/015	1906	3D
187	2	665 Third	3788/041	1916	3D
188	2	625 Third	3788/045	1909	3D
189	2	601 Third	3788/020	1920	3D
217	3A, 3B	360 Fourth	3752/010	1920 or 1925	2S1
240	3A, 3B	801 Market/ 12 Fourth	3705/048A 3705/002	1907	3S
242	3A	825-833 Market	3705/037	1908	3S

Ref. No.	Alt. No.	Street Address	Parcel Number	Date	Status Code
244	3A, 3B	785 Market	3706/075-092	1906	3S
249	3A, 3B	760 Market/ 35 O'Farrell	0328/001	1908	3S
251	3A, 3B	77-81 O'Farrell	0328/003	1909	3S
252	3A, 3B	79 O'Farrell (previously 46-68 Stockton/77-79 O'Farrell)	0328/004	1909	3S
253	3A, 3B	800-830 Market	0329/001	1908	3S
254	3B	838 Market	0329/002	1930	3S
264	3A, 3B	55 Stockton	0327/001	1910; 1931	3S
266	3A, 3B	101 Stockton	0314/002; 0314/004	1928; addition 1948	3S
272	2, 3A, 3B	177-179 Maiden	0309/012 and portion of 0309/010	1907	3S
273	2, 3A, 3B	259 Post	0309/023	1909; 1918; 1940	3S
274	2, 3A, 3B	245-253 Post	0309/024	1908	3S
275	2, 3A, 3B	250 Post (246-268 Post)	0294/009	1865; 1906	3S
276	2, 3A, 3B	272 Post	0294/010	1909	3S
281	3A	883 Sacramento	0242/025	1907	3D
282	3A	875 Sacramento	0242/030	1926	3D
284	2	857-865 Clay	0225/019	1913	3D
293	2, 3A, 3B	852-854 Clay	0210/011	1907	3D
295	2, 3A, 3B	31-37 Spofford	0210/015	1907	3D
296	3A, 3B	39-49 Spofford	0210/018A, 021	1907	3D
297	3A, 3B	867-869 Washington	0210/018	1929	3D
298	3A, 3B	863 Washington	0210/019	1900	3D
299	3A, 3B	855-857 Washington	0210/020	1906	3D
302	3B	749-757 Jackson	0193/026	1908	3D
303	3B	759-767	0193/025	1907	3D

Ref. No.	Alt. No.	Street Address	Parcel Number	Date	Status Code
		Jackson			
305	3B	940 Washington	0192/005	1911	3D
308	2, 3A, 3B	1101 Stockton	0179/011	1908	3D
309	3A, 3B	1107-1111 Stockton	0179/010	1930	3D
310	3A, 3B	1115-1121 Stockton	0179/008	1911	3D
311	3A, 3B	1123-1125 Stockton	0179/007	1910	3D
312	3A, 3B	1129-1133 Stockton	0179/006	1908	3D
313	3A, 3B	1135-1139 Stockton	0179/042	1917	3D
314	3A, 3B	1141-1145 Stockton	0179/041	1906	3D
315	3A, 3B	1151-1153 Stockton	0179/002	1907/ 1908	3D
316	3A, 3B	1195-1199 Stockton	0179/001	1906	3D
318	3A, 3B	1100-1104 Stockton	0178/011	1908	3D
319	3A, 3B	1108 Stockton (1106 Stockton)	0178/012	1908	3D
320	3A, 3B	1116 Stockton	0178/013	1910	3D
350	3A, 3B	1510-1512 Stockton	0116/020C	1925	3S
359	3A, 3B	1636-1656 Powell	0117/016	1914	3S
374	3A	1823-1827 Powell	0090/007	1908	3D
375	3A, 3B	1811-1815 Powell	0090/008	1907	3D

5.1.2 Properties previously determined not eligible for the NRHP

According to the HPSR prepared in 1997, 38 pre-1953 properties within the Central Subway APE were determined not to be eligible for inclusion in the NRHP, and seven more historic properties had previously been determined to be ineligible for listing in the NRHP at the onset of the Central Subway Project study (Office of Historic Preservation, Directory of Historic Properties in the Historic Property Data File, updated to September 18, 2006) (Table 5.3). Concurrence of ineligibility was received for 216 Stockton in 1998. Another ineligible building, 188 South Park, was later demolished in 2002; it appears in Table 5.4.

Table 5.3 Properties previously determined to be ineligible for the NRHP

Ref. No.	Alt. No.	Street Address	Parcel Number	Date	Status Code
06	2, 3A, 3B	500 Brannan	3777/034	1906	6Z
09	2, 3A, 3B	584 Fourth	3777/032	1925	6Z
10	2, 3A, 3B	578-580 Fourth	3777/031	1946	6Z
11	2, 3A, 3B	103-105 Freelon	3777/030	1908	6Z
12	2, 3A, 3B	564 Fourth	3777/020	1936	6Z
14	3A, 3B	555 Fourth	3776/119	1922	6Z
15	2, 3A, 3B	550-560 Fourth	3777/019	1920	6Z
16	2, 3A, 3B	534-548 Fourth	3777/017	1919	6Z
17	2, 3A, 3B	520 Fourth	3777/003	1930	6Z
18	3A, 3B	525 Fourth	3776/004	1924	6Z
23	3A, 3B	475 Fourth	3762/032	1924	6Z
24	3A, 3B	401-425 Fourth	3762/112	1912	5
25	2	406 Brannan	3776/114	1905	6Z
28	2	560 Third	3776/007	1941	6Z
29	2	548-550 Third	3776/005	1921	6Z
30	2	188 South Park	3775/125 -136	1941	6Z; Demolished in 2002
32	2	521-527 Third	3775/072	1914	6Z
33	2	501 Third	3775/073	1920	6Z
34	2	494-499 Bryant	3763/019	1907	6Z

Ref. No.	Alt. No.	Street Address	Parcel Number	Date	Status Code
35	2	491-495 Third	3763/020	1907	6Z
36	2	485-487 Third	3763/021	1907	6Z
37	2	472-474 Third	3762/008	1907	6Z
38	2	479-483 Third	3763/022	1907	6Z
39	2	473-475 Third	3763/023	1927	6Z
40	2	468-470 Third	3762/007	1907	6Z
41	2	471 Third	3763/024	1908	6Z
42A	2	Third Street between Harrison & Bryant	-----	1949	6Z
44A	2	130-132 Perry	3762/109	1953	6Z
45	2	759 Harrison	3762/113	1924	6Z
46	2	715 Harrison	3762/118	1951	6Z
51	2	690-694 Folsom	3735/015	1926	6Z
61	2	26-32 Third	3706/003	1910	6Z
70	2	18-24 Geary	0310/007	1907	6Z
73	2	31 Geary	0312/003	1908	6Z
76	2	54 Geary	0310/011	1907	6Z
96	2, 3A, 3B	216 Stockton	0309/013	1909; 1930; 1980s or 1990s, and c. 2000	6X
99	2, 3A, 3B	244-260 Stockton	0309/021	1908	6Z
110	2, 3A, 3B	441-449	0285/001	1923	6Z

Ref. No.	Alt. No.	Street Address	Parcel Number	Date	Status Code
		Stockton			
160	2	737-759 Third	3794/005	1935	6Y
165	3A	310 Townsend	3786/013	1907	6Y
170	3A, 3B	655-684 Fourth	3787/026	1946/ 1947	6Y
172	3A, 3B	280-290 Townsend	3787/028	1947	6Y
279	3A	4 Brooklyn	0242/022	1931	6Y
280	3A	10 Brooklyn	0242/023	1928	6Y
300	3A, 3B	870 Washington	0193/018	1907	6Y

Twenty-five properties within the current APE were previously reported to be either less than 45 years old, or they had been altered, or moved. None of these properties appear to be NRHP-eligible (Table 5.4).

Table 5.4 Properties previously determined to be less than 45 years of age, altered, or moved

Ref. No.	Alt. No.	Street Address	Parcel Number	Date	Status Code
07	3A, 3B	595 Fourth	3776/025	1965	Less than 45 years of age
08	2, 3A, 3B	590 Fourth	3777/033	1963	Less than 45 years of age
20	3A, 3B	501 Fourth/595 Bryant	3776/032	1958	Less than 45 years of age
22	3A, 3B	598 Bryant	3762/121	1964	Less than 45 years of age
27	2	561 Third	3775/025	Post 1980	Less than 45 years of age
30	2	188 South Park	3775/125- 136	(1941) demolished in 2002	6- NRHP ineligible New designation-not historic; ineligible

Ref. No.	Alt. No.	Street Address	Parcel Number	Date	Status Code
43	2	401 Third	3763/116	1997	Less than 45 years of age
47	2	370 Third	3751/157	1976	Less than 45 years of age
48	2	333 Third	3750/089	1985	Less than 45 years of age
49	2	333 Third	3751/175-409	Post 1980	Less than 45 years of age
50	2, 3A, 3B	200 Third	3734/091	1981	Less than 45 years of age
52	2	233-247 Third	3735/060	Post 1980	Less than 45 years of age
53	2	201 Third	3735/059	Post 1980	Less than 45 years of age
54	2	763 Mission 100 Third	3723/ 115-117	1995	Less than 45 years of age
55	2		3722/081	Post 1997	Less than 45 years of age
56	2		3722/078	1995	Less than 45 years of age
59	2	50 Third	3706/074	1983	Less than 45 years of age
60	2	41-61 Third	3707/058	1970	Less than 45 years of age
75	2	37-45 Geary	0312/004	Post 1980	Less than 45 years of age
87	2, 3A, 3B		0313/018	1982	Less than 45 years of age
93	2, 3A, 3B	200-212 Stockton	0309/011	1987	Less than 45 years of age
101	2, 3A, 3B	345 Stockton	0295/016	1972	Less than 45 years of age

Ref. No.	Alt. No.	Street Address	Parcel Number	Date	Status Code
128	2, 3A, 3B	725-735 Stockton	0243/058	1981	Less than 45 years of age
141	2, 3A, 3B	855-867 Stockton	0224/001	1978	Less than 45 years of age
148	2, 3A, 3B	950 Stockton (932-960 Stockton)	0210/007- 022; 0210/025- 103; 0210/002- 003	1968 1970	Less than 45 years of age

5.1.3 Reevaluated properties with a change in eligibility

Eighteen historic properties within the APE had been previously evaluated but a change in eligibility was now warranted, as shown below. These properties are also described in Section 6.2.3 and listed in Appendix D of the HAER (Garcia and Associates 2007). The OHP reviewed the HAER on November 5, 2007, and concurred with eligibility of the properties, with some exceptions.

1. 920 Sacramento Street (Reference 285) eligible under Criteria A and C as an individual property and also as a contributor to the Chinatown Historic District.

Constructed in 1908, the residence hall at 920 Sacramento Street was named for Donaldina Cameron (1869-1968) who devoted her life to liberating Chinese immigrant women from brothels and slave labor. Prominent architect Julia Morgan designed the exquisite four-story plus basement brick clinker building exhibits Craftsman style influences. This building is San Francisco Landmark No. 44 and was previously given OHP status codes of 4S and 7N. The building is significant under Criterion A for its association with the early twentieth century movement to free immigrant Chinese women from the slave trade in San Francisco. Under Criterion C, the building is significant for its outstanding architectural design by Julia Morgan that still retains a high level of integrity. The building is eligible for listing on the NR both individually and as a contributor to the proposed Chinatown Historic District.

2. 950 Clay Street (Reference 292) eligible as a contributor to the Chinatown Historic District.

Erected in 1914, this four-story plus basement three-part vertical block composition school displays an elaborated glazed ceramic compound round arched entrance crowned with a scrolled ornamental keystone. Centered on the second and third floors is a large window

flanked by two pilasters featuring volutes and crested with a decorative plaque and a denticulated third floor cornice. The actual address of the façade is 941 Washington Street. The 950 Clay Street side was remodeled in the 1970s and other replacement windows are evident. The school was first established as the Oriental School in 1859, then renamed the Oriental School in 1885 so non-Chinese Asians could attend. In 1914, following the 1906 earthquake and fire, the school was rebuilt in this location, and by 1924 it was renamed the Commodore Stockton School. In 1998, in honor of an avid supporter of the Chinese, it became the Gordon J. Lau Elementary School. According to the local proposed Chinatown Historic District map, the portion of the building on Clay Street was rated to be of highest importance, whereas the Washington Street façade was noted to be of major importance. The previous OHP status code was 4S. The building appears qualifies as a contributor to the Chinatown Historic District.

3. 1325-1341 Stockton Street (Reference 337) eligible as a contributor to the North Beach Historic District.

At the time of the five-story brick building's construction in 1911, James Kitterman owned the property. One storefront was originally used as his furniture showroom through 1918. There was also a hardware store operating in the building from its first construction until the 1960s. In 1913, it housed the Panama Pacific Hotel, and in the 1940s-1960s the Grand Pacific Hotel. The building was originally given a 5S OHP status code, but the design is consistent with others fronting Stockton Street. The building qualifies as a contributor to the North Beach Historic District.

4. 470-480 Columbus Avenue (Reference 348) eligible as an individual property under Criterion C.

470-480 Columbus Avenue is an excellent example of Art Moderne architecture, combined with Art Deco elements. Architect Martin J. Rist designed the building in 1936, and at the time of its construction several members of the Capurro family owned it. Seventy-one years later, a Capurro family member (Adolph J. Capurro) still owns the property. Immigrants from Italy, the Capurro family settled in San Francisco and by the mid-1940s they opened a successful restaurant (Capurro's Restaurant and Bar) at Fisherman's Wharf, which is still a family owned and operated business. This property is characteristic of the architecture in the North Beach district in the 1930s and it is associated with long time Italian residents and proprietors in the North Beach area. The building was previously identified in the OHP Directory as requiring evaluation (NRHP status code 7N); the new designation is 3S. The building appears to be significant under Criterion C, related to the striking sleek streamline Moderne styling that makes it one of the most appealing in San Francisco. The period of significance under Criterion C is 1936-1950, when this architectural style was in vogue.

5. 1435 Stockton Street (Reference 353) eligible as a contributor to the North Beach Historic District.

This two-story, two-part commercial block composition was constructed in 1933 using Art Deco design influences. The architect was A. G. Spargo and the Vannucci Brothers were the builders. From at least 1936 until 1964, the building housed the Sonoma Mission Creamery where Helen Lacono and Vito Sabanini manufactured cheese. The A. Cavalli and Co. Italian Bookstore and Importers occupied a storefront in the building from 1934 until 1948. In the 1950s and 1960s a woman's clothing store and medical offices replaced earlier businesses. Today the Cavalli Bookstore occupies one of the storefronts. The building was originally given a 6 rating by the OHP, but it qualifies as a contributor to the North Beach Historic District due to its long-term association with the Italian community.

6. 1455 Stockton Street (Reference 354) eligible individually under Criterion C for its architecture and as a contributor to the North Beach Historic District.

This enframed window wall composition was designed by H. A. Minton and constructed in 1929. It served as the Bank of Italy until 1953, when it became a branch of the Bank of America. The previous OHP status code was 4S. The building is noted for its long-term association with the Bank of Italy and it retains integrity of design. Under Criterion C, it appears to be eligible for listing on the NR as an individual property because of its fine architectural design. It is also eligible as a contributor to the proposed North Beach Historic District.

7. 500-524 Columbus Avenue (Reference 360) eligible as a contributor to the North Beach Historic District.

Designed by architects Martens and Coffey, this 1907 edifice occupies the southeastern corner of the triangular parcel created when Block 117 was bisected by Columbus Avenue. The owners of the four-story building, Joseph and Leon Lewin, were proprietors of a real estate office and a coffee shop on the premises and there were lodgings above. Over the years several shops rented the storefronts including a liquor store, restaurant, barbershop, confectionary shop, and candy store. From 1918 to 1964, the Avenue Hotel offered rooms and by 1964, the Porofino Tavern was in business there. The building exhibits a series of projected boxed bays at each side of the triangular form and a rounded bay prominently presented at the narrow end. The rounded bay offers balance to a similar bay at the opposite side of the street. However, the shaped parapets at the roof ends of each boxed bay are suggestive of Mission architectural influence. The building occupies a prominent position on a highly visible block within the potential North Beach District. It was originally given a 6X3 rating by the SHPO, but for the purposes of the present study, it appears that despite storefront alterations and other changes that occurred historically, it retains sufficient integrity to qualify as a contributor to the North Beach Historic District, especially as it relates to Block 117.

8. 532 Columbus Avenue/1527 Stockton Street (Reference 362) eligible as a contributor to the North Beach Historic District.

When Louis Mastropasqua designed the building in 1915, Cherubino and Joseph C. Favilla and Peter A. Bricca jointly owned the property. Architect Louis Mastropasqua designed several prominent San Francisco buildings, including the first reinforced concrete building to be erected after the 1906 fire. He advertised himself as “Louis Mastropasqua, Italian Architect” (Architect and Engineer 18-1:89-92). The four-story two-part commercial block brick building displays subtle Classical styling with a projected cornice and scrolled modillions. When the building housed the Bijou Theatre where motion pictures were shown, the stage was at the east end of the building, while the entrance fronted Columbus Avenue. It housed movie screens and presented vaudeville acts, unlike the more prestigious opera houses previously frequented in the Italian Colony of San Francisco. Performances involved comedy performances touching on Italian regional identities. Singers who included Antonietta Pisanelli and Mario Scarpa held an Italian variety show at the Bijou Theatre (Gumina 1978:63). The building occupies a prominent position on a highly visible block within the potential North Beach District. Furthermore, the theatre was a popular attraction for the residents of North Beach and it was an important facet of Italian culture. It was originally given a 6X3 rating by the SHPO, and although it does not qualify as an individually significant property, its history within the community qualifies it as a contributor to the North Beach Historic District.

9. 548 Columbus Avenue/629 Union Street (Reference 364) eligible as a contributor to the North Beach Historic District and Washington Square Historic District.

When constructed in 1906, Madelena Capurro owned the property and ownership was later transferred to other Italians. It is not known who designed or constructed the two-story building following the 1906 earthquake; however, it was built at an angle with a north façade on Union Street and a second façade on the west side that fronts Columbus Avenue. Each façade of the wood-framed building has been surfaced with stucco and designed with projected bays (one on the Columbus Avenue façade and two on the Union Street façade). It appears that the building has always housed shops, although the 1913-1915 Sanborn map depicts a residence between the two stores. Similar to other buildings on Block 117, Art Moderne elements that include a streamlined cornice were infused into the design, probably in the 1930s. In the 1960s, the Swiss Journal Newspaper was a tenant in the building. Originally assigned a NRHP code of 4D/7N, the new designation is 3D. The building is eligible for the NRHP as a contributor to both the proposed North Beach Historic District and proposed Washington Square Historic District.

10. 552-566 Columbus Avenue (Reference 365) eligible as a contributor to the North Beach Historic District and Washington Square Historic District.

552-566 Columbus Avenue occupies a triangular corner lot created when Columbus Avenue cut through Block 117 diagonally. The triangular building extends to the lot lines and features facades on both Columbus Avenue and Union Street. No architect or builder has been

identified for the property. When constructed in 1909, Alfred Newman was the owner, but in 1922 he sold it to the partnership of Joseph and Cherubino Favilla and Clementina Bricca. The building has always maintained businesses in the storefronts and it is possible that family members lived in the upper flats. The three-story wood-framed building, surfaced with stucco, shares some of the same elements as other corner properties on Block 117; it features projected bays, a rounded end bay, and the addition of Art Moderne/Deco elements, including horizontal speed lines below the roofline and embossed decorative panels. A large billboard above the north side of the building detracts from its otherwise elegant look; however it is a deficiency that can be easily corrected. Originally assigned a NR code of 7N, the new designation is 3D. It appears eligible for the NR as a contributor to the potential North Beach Historic District and proposed Washington Square Historic District.

11. 600-668 Columbus Street (Reference 366) eligible as a contributor to the North Beach Historic District and Washington Square Historic District.

Washington Square Park was a gift to the city of San Francisco in 1850 by John White Geary, the first mayor of the newly American San Francisco. Over the years it has served as a magnet for leisure and social events. The park features a statue of Benjamin Franklin (1879) and a bust of Marini (1949). Near the west end there is a statue of a volunteer fireman given to the city by Lillie Hitchcock Coit in 1929. Each of the three statues were previously identified in the OHP Directory with a NR status code of 7N, indicating the need for evaluation. Washington Square is San Francisco Landmark No. 226, and Bloomfield (1982) identified the park as a contributor to the proposed Washington Square Historic District. Washington Square Park is now listed in the CR for its association with Juana Briones, the first settler in the area in 1836. As objects within Washington Square Park, the statues are important associated elements of the park.

12. 651 Columbus Avenue (Reference 367) eligible as a contributor to the North Beach Historic District and Washington Square Historic District.

This is a triangular piece of the Washington Square Park property created when Columbus Avenue (then Montgomery Street) cut through North Beach diagonally in the mid-1870s. This portion of the park features mature trees, a birdbath and a small seasonal concrete-lined pond. The bisected park is a visual image that is familiar to residents. It was previously listed in the Office of Historic Preservation's Historic Properties Directory as requiring re-evaluation (NRHP Code 7N). The park segment is eligible as a contributor to the proposed Washington Square Historic District, and the overlapping proposed North Beach Historic District.

13. 701-705 Union Street (Reference 368) eligible as a contributor to the North Beach Historic District and Washington Square Historic District.

The two-part commercial block three-story Classical design building was constructed in 1924 at the southwest corner of Powell and Union Streets. The Classical designed building retains a striking denticulated cornice. Most of the windows have been changed-out with aluminum

frames and the storefront has been altered, but certain design elements, such as the projected bays on the upper floors, conform to other building in the Washington Square and North Beach neighborhoods. It was previously listed in the Office of Historic Preservation's Historic Properties Directory as requiring re-evaluation (NRHP Code 4D/7N). The building qualifies as a contributor to the proposed Washington Square Historic District, and the overlapping proposed North Beach Historic District.

14. 1701-1715 Powell Street (Reference 369) eligible as a contributor to the North Beach Historic District and Washington Square Historic District.

This two-story wood-framed building was constructed in 1908 for Eliza Baum. It features slanted bay windows and a modillioned cornice. In the past, the storefronts housed drugstores, liquor and cigar stores, and restaurants, while the upper floor was used for residential purposes. By the mid-1930s it was known as the Milano Inn. The building was previously listed in the Office of Historic Preservation's Historic Properties Directory as requiring re-evaluation (NRHP Code 7N). The building is eligible for the NRHP as a contributor to the proposed Washington Square Historic District, and overlapping proposed North Beach Historic District.

15. 1717-1719 Powell Street (Reference 370) eligible as a contributor to the North Beach Historic District and Washington Square Historic District.

This three-story wood-framed building was constructed in 1914, and it is a fine example of Art Deco architecture. Several Italians have owned the property and it has housed a grocery store and a macaroni factory. This building was previously listed in the Office of Historic Preservation's Historic Properties Directory as requiring re-evaluation (NRHP Code 7N). The building appears to be a contributor to the proposed Washington Square Historic District, and the overlapping proposed North Beach Historic District.

16. 1731-1741 Powell Street (Reference 371) eligible as a contributor to the North Beach District and Washington Square District.

Italian architect J. P. Capurro designed the Washington Square Theatre at 1731-1741 Powell Street. Theatre was an important aspect of the local Italian community. In 1925 the building became the Milano Theatre, and in 1937 it was renamed the Palace Theatre. By 1974 it began to feature Chinese movies as the Pagoda Theatre. The two-story building was constructed in 1908 with a fireproof frame of structural steel. The building has an impressive Art Deco-style stepped parapet/marquee; however, the building's exterior was stripped during a renovation project that was halted. It is listed in the Office of Historic Preservation's Historic Properties Directory as requiring re-evaluation (NRHP Code 7N). The building is eligible as a contributor to the proposed Washington Square Historic District, and also to the overlapping proposed North Beach Historic District.

Two resources reevaluated in the HAER, in which concurrence was not obtained include 1343-1351 Stockton Street and 601 and 615-619 Union Street. Concurrence is presently being sought for both of these properties.

17. 1343-1351 Stockton Street (Reference 338) eligible as a contributor to the North Beach Historic District.

This three-story tan brick building with a three-part vertical composition, designed by prominent architect Albert Pissis, was constructed in 1912. The Classical design building retains the original cornice, and wood-framed door and window frames. The design is consistent with others fronting Stockton Street. Beginning in the early 1940s, the building housed Woolworths and the San Marcos Hotel from 1949. The Florence Hotel now offers rooms. The building had been previously assigned a status code of 5S1 in 1993, indicating that it is “an individual property listed or designated locally” by the City of San Francisco. The building appears eligible for the NRHP as a contributor to the potential North Beach Historic District.

18. 601 Union Street (Reference 363) eligible as a contributor to the North Beach and Washington Square District.

At the time of the building’s construction in 1912, the Italian Bersaglieri Mutual Benevolent Society (Societa' di Mutno Soccorso della Compagnia Bersaglieri Italiani) owned the property. The building was originally used as a restaurant; from 1953 to 1963 it was also the New Riviera Hotel. It housed Fior Ditalia Restaurant, purportedly the “oldest Italian Restaurant in America” from 1953 until there was a fire in the building in 2005. Today it houses Joe Di Maggio’s Italian Chophouse. The present OHP status code is 4D/7N. The Classical Revival designed building was later infused with speedlines and other Art Moderne elements, probably in the 1930s. However, some of the modifications, such as metal-framed windows, were made more recently. Despite the changes, the building is important for its history within the community and it appears to qualify it as a contributor to the North Beach Historic District and Washington Square Historic District.

5.1.4 Newly evaluated properties determined to be eligible for the NRHP

Another 38 properties, evaluated for the first time, were determined to be eligible for the NRHP either individually or as contributors to current or proposed historic districts, as summarized below. They are also described in Sections 6.2.4 – 6.2.8 of the HAER and listed in Appendix F (Garcia and Associates 2007). Each of these properties was reviewed by the OHP and concurrence was received on November 5, 2007.

1. 601 Fourth Street (Reference 173) is individually eligible under Criterion C as a significant example of industrial architecture.

This large, three-story plus basement, reinforced concrete industrial loft was built at the southeast corner of Fourth and Brannan streets in 1916. The surface of the building is covered with stucco that has been lightly scored to suggest masonry construction. Paneled sheet metal spandrels can be found between the second and third stories and a molded cornice with dentils tops the composition of both façades. The building appears to have been remodeled in 1945, and by 1950 it housed the Liggett and Meyers Tobacco Company. Today, the building has been converted into residential lofts. This property is NRHP-eligible as an individual property under Criterion C as a prime example of early twentieth century industrial architecture.

2. 54 Fourth Street (Reference 238) is individually eligible under Criterion A for its association with construction of new commercial buildings and hotels to showcase San Francisco during the Panama-Pacific Exposition.

Socialite Alice Phelan Sullivan built the Keystone Hotel in 1913-1914 for use during the 1915 Panama-Pacific Exposition- the World's Fair in San Francisco that celebrated both the completion of the Panama Canal and the rebirth of San Francisco after the 1906 earthquake and fire. The exposition gave San Francisco an opportunity to showcase its swank new hotels and commercial buildings. William Curlett and Son were the architects of this four-part vertical block composition building with Italianate style elements featuring projected bay windows and a denticulated cornice. The building appears to be eligible for the NRHP as an individual property under Criterion A as a commercial building and hotel constructed specifically to show-off San Francisco during the Panama-Pacific Exposition.

One building within the Kearny-Market-Mason-Sutter District was determined to qualify as a contributor to that district.

3. 165-167 O'Farrell Street (Reference 256) eligible as a contributor to the Kearny-Market-Mason-Sutter Conservation District.

At the time of the building's construction in 1908, Nannie A Meyerfield owned the property. The Classical Revival building was originally the Orpheum Annex Hotel, followed by the Lennox Hotel in 1925, and the Avalon Hotel in 1950. In addition, in 1953, at 165 O'Farrell was the Center Building Department Store, and at 167 O'Farrell, the Telex Hearing Center. All windows removed during current renovation; however, the building appears eligible as a contributor to the Kearny-Market-Mason-Sutter Conservation District. If the original windows are restored, then the building may be eligible for the NRHP as an individual property for its association with Morris Meyerfield, Jr., and architects Salfield and Kohlberg, and for its distinctive architectural styling.

Seventeen of the buildings evaluated in the Chinatown Historic District qualify as contributors because of their contextual association with Chinese individuals and the community. In some instances, the architecture displays familiar Chinese architectural design elements.

4. 918 Sacramento Street (Reference No 286) eligible as a contributor to the Chinatown Historic District.

In 1926, architect H. C. Hagreti designed the three-story with a basement building at 918 Sacramento Street and William D. Brown was the owner and builder. The building is of reinforced concrete construction with a projected red tile roof and walls clad with stucco; however, from 1953 to 1963 it was an apartment building owned by Hin G. Lew, and today it still appears to be used for lodging. The building has been identified as having contextual importance in the Chinatown historic district. It has been determined to be eligible for the NRHP as a contributor to the Chinatown Historic District.

5. 910-914 Clay Street (Reference 289) eligible as a contributor to the Chinatown Historic District.

In 1907, architects Samuel and Sydney B. Newsom designed the three-story brick building that housed the Chinese Mission at 910-914 Clay Street. The building has a two-part vertical block composition with a storefront on the ground floor and apartments on the upper floors. This building and 916-918 Clay Street were constructed at the same time at the request of Chinese immigrant Toy Dong. Both buildings are eligible for listing on the NRHP as contributing elements of the Chinatown Historic District.

6. 916-918 Clay Street (Reference 290) eligible as a contributor to the Chinatown Historic District.

In 1907, architects Samuel and Sydney B Newsom designed the three-story brick building for Toy Dong, one of wealthiest members of the Chinese community. The building is a two-part vertical block composition with a storefront on the ground floor and apartments on the upper floors. The front of the building was used to house the Mission, and a cigar factory was in the rear. By the 1950s the building was a Chinese Laundry. This building and 910-914 Clay Street have been determined eligible for listing on the NRHP as contributing elements of the Chinatown Historic District.

7. 868-870 Clay Street (Reference 294) eligible as a contributor to the Chinatown Historic District.

Between 1911-1912, the 54 room, four-story reinforced concrete building was constructed on Clay Street. The building expresses three full-length balconies supported by delicate scrolled metal railings and a wide, overhanging roofline. Two sets of French doors are on both sides of the balcony on each floor; they flank four sets of paired windows with 1/1 lights. The building has always provided storefronts and residential lodging upstairs. The San Francisco Landmarks

Preservation Advisory Board identified it as a contributing element of the Chinatown Historic District in 1994 and the FSF Heritage staff noted its contextual importance to the Chinatown Historic District in 1996. The building has been identified as a contributor to the Chinatown Historic District.

8. 45-53 Ross Alley (Reference 301) eligible as a contributor to the Chinatown Historic District.

This three-story brick building built in 1908 occupies a 4,569-foot lot along Ross Alley, one block east of Stockton Street between Washington and Jackson streets in the Chinatown residential neighborhood. There are 34 rooms in the building and it presently contains the "Parker Hotel" including five upper units and four storefronts on the first floor. Chinese design elements include flared tile overhangs over the third floor windows at each end of the building; below them are small balconies painted red with Chinese motifs. Glazed red tiles line the walls of the ground floor storefronts. Over the years, numerous Chinese individuals have owned and operated businesses in this building. The San Francisco Department of City Planning placed this building within the boundaries of the proposed Chinatown District in 1986, showing it to be compatible with other buildings. The building has been identified as a contributor to the Chinatown Historic District.

9. 768-770 Jackson Street (Reference 317) eligible as a contributor to the Chinatown Historic District.

768-770 Jackson Street is a three-story tan brick building of two-part block composition, constructed in 1908. By 1922, the property was owned by Loo Yee Tow. The upper two floors were used as residential flats and by the mid-1930s the building housed the "Morning Star Chinese Laundry." From at least the 1950s two storefronts occupied the front of the building, and a noodle factory and club rooms were housed in the rear. This building is within the limits of the Chinatown Historic District boundaries proposed in 1986 by the San Francisco Department of City Planning, and it is compatible with surrounding buildings. It has been identified as a contributor to the Chinatown Historic District.

10. 1200-1206 Stockton Street (Reference 322) eligible as a contributor to the Chinatown Historic District.

When the three-story two-part commercial block building constructed in 1907, Antone Chichizola, a teamster, owned the property. W. D. Shea was the architect. When constructed, it was partitioned into three separate businesses, including a sales office and shop fronting Stockton Street, with a cigar factory fronting Pacific Street. In 1909, a shoemaker's shop occupied the storefront and the upper floors served as lodging house run by Ele J. Allemand. In 1918 a physician's office is located there. It appears that by the 1940s the building was stuccoed and various changes were made to the storefronts. In 1948, the property was sold to the partnership of Den Dick Quong, Der Lonk and Fong Shee, Quan Fung and Soo Hoo Shee. The building was used for furniture sales by 1953, and the lodging house became an apartment

complex by 1960. Presently, members of Den Dick Quong's family own the property. The Art Moderne style building has belonged to and used continuously by members of the Chinatown community for more than 50 years. The building is eligible for the NRHP as a contributor to the Chinatown Historic District.

11. 1208-1214 Stockton Street (Reference 323) eligible as a contributor to the Chinatown Historic District.

Architects Crim and Scott were hired by B. Brignole to design the three-story brick building, which was constructed in 1909. Crim and Scott were well known in San Francisco for their design of apartment buildings of moderate cost during the post-1906 rebuilding of the city. They designed buildings using Colonial, Mission, and Spanish influences. The building was originally a lodging house run by Joseph Malta, and the Aaron Lewis furniture store. In 1911, the lodging house became the Cortez Hotel. From the 1950s it was known as the Obrero Hotel, and the furniture store continued to operate into the 1950s. The present Obrero Hotel is a Basque restaurant and pension-style hotel. This two-part commercial block composition with restrained Renaissance/Baroque ornamentation building is in good physical condition although there are visible alterations to the storefront and entranceway. Although designed by fairly important architects, the design is not exceptional. The building has been determined to be eligible for the NRHP as a contributor to the Chinatown Historic District.

12. 1216-1218 Stockton Street (Reference 324) eligible as a contributor to the Chinatown Historic District.

Architects Righetti and Kuhl designed the 1906 three-story brick building owned by Samuel Dusenbery, president of the Lewis Packing Company. Architect Perseo Righetti designed numerous San Francisco structures, particularly apartment buildings. Dusenbery used the building to house his pickle packing business and the upper floors were used for lodging. In 1916, the owners of 1200-1206 Stockton Street filed a complaint because Dusenbery's building was bulging and pressing against theirs due to faulty construction. Since then, the building has had a long string of owners. In the 1950s, it housed Bingo's Club Bohemios, and in the 1960s the Hong Kong Tavern. The two-part block building was designed with Mission Revival ornamentation, including an arched parapet, with a tiled roof overhang below it, and arched entries. The building's integrity suffers as the overhang is now gone and the storefront has been remodeled. The building is eligible for the NRHP as a contributor to the Chinatown Historic District.

13. 1220-1222 Stockton Street (Reference 325) eligible as a contributor to the Chinatown Historic District.

When constructed in 1906, Arnold Wehrli, a painter, was recorded as the owner of the two-story brick building. He remained the owner of the property until its sale to LeRoy A. Newhouse in 1926. Thomas O'Connor of San Rafael was hired as the architect and C. B.

Waters was the builder. Early tenants included a furniture store and barber shop. By the early 1950s, the building housed a bakery. The two-part block composition of restrained Renaissance Baroque styling has suffered several inappropriate alterations, including aluminum framed windows and modifications to the storefront and entry. The building is eligible for the NRHP as a contributor to the Chinatown Historic District.

14. 1224-1226 Stockton Street (Reference 326) eligible as a contributor to the Chinatown Historic District.

According to the San Francisco 1907 and 1909 block books, merchant Charles P. Ware was the owner of the property when the two-story brick building was constructed in 1907. However, the 1908 *City Directory* shows Charles R. Ware, a decorator, to be the proprietor. Architect Thomas O'Connor of San Rafael designed the two-part commercial block building with restrained Renaissance/Baroque ornamentation. The original uses of the building were a furniture warehouse and a lodging house. There is evidence that the building was used as one of Chinatown's bordellos (Stanford 1966). Git Wah Wong has remained owner of the property since 1963, and in recent times it housed the Bank of the Orient (1990); Guaranty Bank of California is the current tenant. The building is eligible for the NRHP as a contributor to the Chinatown Historic District.

15. 1230 Stockton Street (Reference 327) eligible as a contributor to the Chinatown Historic District.

When constructed in 1924, A. Detriech owned the one-story reinforced concrete building designed by Architects Kincannon & Walker. The L-shaped building was constructed with a mezzanine and a side entrance on Stark Alley. Within a year after its construction it was sold to Luigi and Louise Ducato, and there have been several subsequent owners. The building was used as a furniture store through the 1960s. Today it houses the retail store, Chung Chou City, Inc. The building shares a blend of restrained Renaissance/Baroque and Art Deco styling; however, changes have been introduced to the storefront and there is graffiti on the façade. The building is eligible for the NRHP as a contributor to the Chinatown Historic District.

16. 1238-1242 Stockton Street (Reference 328) eligible as a contributor to the Chinatown Historic District.

Henry H. Meyers designed the three-story brick building on the 1238-1242 Stockton Street property and P. J. Walker was the builder. Meyers was a "noted East Bay architect". He received his architectural training in San Francisco, and designed structures throughout the Bay Area and Honolulu for 40 years. He designed San Francisco's first steel-frame building, the Kohl building, which withstood the 1906 earthquake and was the prototype for future steel frame buildings in the area. He designed many public buildings in the city including hospitals, schools, and all the veterans' memorial buildings. When constructed in 1911, Elizabeth Wolfe owned the property. At that time, there was a shop on the first floor and it is likely that the upper floors were residential. The 1913-1915 Sanborn map shows a portable oven at the rear of

the building, suggesting its possible use as a restaurant or bakery. Stark Alley is at the north side of the building. Robert S. Knight, a prominent San Franciscan, received the building as a part of his mother's estate in 1938, which he retained until 1944. Knight had been an officer at Oakland's Security Bank and a Santa Clara Valley rancher. Later owners were various members of the Wong family. By the 1950s, it housed the Kin Hing Co. hardware store, with the upper floors dedicated as apartments. The two-part vertical composition appears to be the nicest building on the east side of the block fronting Stockton Street. The building is eligible for the NRHP as a contributor to the Chinatown Historic District.

17. 1201-1217 Stockton Street (Reference 330) eligible as a contributor to the Chinatown Historic District.

When constructed in 1906, Giovanni Taleri owned the large two-story brick building designed by architects Mooser and Milwain. William Mooser was a prominent San Francisco architect who was president of the San Francisco Chapter of the American Institute of Architects in the first decade of the twentieth century. From 1909 to 1918 a druggist occupied the storefront at the corner of Stockton and Pacific streets. Two of the six other tenants fronting Stockton Street were a sausage factory and a paint store. The northwestern portion of the building fronting Cordelia Alley featured lodgings as the Federal Hotel, as did the upper stories. A saloon and restaurant was accessed from Pacific Street. By 1953, the building was occupied by the Club Forty-Niner Tavern, which remained until 1964. By 1950, two storefronts were expanded to make a large workspace to be used as a garment factory at the north end of the building. The building passed between Taleri family members and then other Italians through at least the early 1960s. However, by the early 1980s, the building contained several stores, including the Bank of Canton, and Wing Sun Club run by Chinese businessmen. The two-part commercial block building of what had originally been a restrained Renaissance/Baroque design suffered a serious loss when major alterations occurred, including removal of the cornice, stucco treatment, and numerous changes to the storefronts. In addition, a portion of the building, behind the garment factory and facing Cordelia Alley, was removed, apparently to accommodate parking. The building is eligible for the NRHP as a contributor to the Chinatown Historic District.

18. 1241-1245 Stockton Street (Reference 332) eligible as a contributor to the Chinatown Historic District.

When constructed in 1914, J. P. and Louise Neppert owned the property, and architects Edward A. Schumacher and William Mooser designed the three-story building. William Mooser was a prominent San Francisco architect. He was president, in the first decade of the twentieth century, of the San Francisco Chapter of the American Institute of Architects. He championed buildings with improved construction and more ornamental features for SF, reasoning that "good buildings increase the attraction of the city. A handsome city advertises itself" (SF Call 1/8/10 18:5). The building was constructed of reinforced concrete with six-inch walls. In 1913, the first floor contained a liquor store and a bakery with a "bake house" and oven at the

rear; residential flats were upstairs. There was a transition from Italian to Chinese ownership and businesses after 1941, when Yick Ying Char became proprietor and operated the Yick & Co. Hardware Store, and residential units. The building presently houses the East West Bank. It is uncertain when the two-part commercial block composition with restrained Renaissance/Baroque ornamentation was faced with brick, but there are more recent alterations that directly affect the building's integrity, including a modern recessed entrance, plus two of the four windows on the upper two floors have been covered over with brick. The building has been determined to be eligible for the NRHP as a contributor to the Chinatown Historic District.

19. 1247 Stockton Street (Reference 333) eligible as a contributor to the Chinatown Historic District.

In 1909, prominent architect William Mooser provided the design for a combination theatre/restaurant for the Joseph Musto Estate Company, dealers in marble stone. It appears his sons constructed the building five years after Joseph Musto's death. The motion picture theatre was known as the Acme Theatre, but by the early 1950s the name changed to the Times Theatre; it remained in operation until ca. 1975. Present tenants in the building include a Chinese restaurant, bakery, and market. The façade of the two-story brick building has been altered. The building was identified as having contextual importance within Chinatown, and it has been determined to be eligible for the NRHP as a contributor to the Chinatown Historic District.

20. 1265 Stockton Street/705 Broadway (Reference 334) eligible as a contributor to the Chinatown Historic District.

When constructed in 1909, the owner of the property was P. Marsicano. The architect has not been identified. The three-story building was built to house two storefronts fronting Stockton Street and two more fronting Broadway. One of the original businesses was a saloon and the two upper floors included residential flats. Various changes have been made to the storefronts of the two-part commercial block restrained Renaissance/Baroque design building. Although the windows on the upper residential flats appear original, the storefronts have been altered. The building is eligible for the NRHP as a contributor to the Chinatown Historic District.

Seventeen historic buildings qualify as contributors to the potential North Beach District. Each of these buildings either exhibit distinctive features or they have a historic presence in North Beach due to their association with Italian immigrants or businesses that contributed to the significance of this potential historic district.

21. 1301-1317 Stockton Street/700 Broadway (Reference 335) eligible as a contributor to the North Beach Historic District.

At the time of the three-story wood-framed building's construction in 1906, Wolf Rosenberg owned the property. The architect has not been identified. Juan Y Billiones Photography

Studio occupied the first floor and the upper two floors were for lodgers. From 1938 until 1964, it housed Pasquale Ravazzini's Men's Clothing, and a dentist had his office there in the mid-1940s. The building continued use as offices and lodging into the 1950s and 1960s. In the 1950s, the Broadway Apartments had a blend of Italian and Chinese residents. Modern storefronts, stucco, and changed-out or boarded-up windows on the upper levels have affected the integrity of the building, rendering it ineligible for the NRHP as an individual property under Criterion C. The building occupies a transitional area between Chinatown and the North Beach areas, however, the elegant architecture design is definitely characteristic of the latter, and it has been determined as eligible for the NRHP as a contributor to the potential North Beach Historic District.

22. 1319-1323 Stockton (Reference 336) eligible as a contributor to the North Beach Historic District.

Phillip Furst was the owner of the property when the narrow, three-story wood-framed building was constructed in 1906. Prior to 1910, the ground floor storefronts housed Strauss and Steunherdt's Dry Goods and Wessel and Glaser's Hardware Store. The 1913-1915 Sanborn Map depicts a small storefront (shoe store) and a larger space with a saloon, and a "Club Room" on the second floor. The upper floor lodgings and hotels had various names over time, including the Fair Hotel from 1911-1918, Hotel Rancho from 1948-1957, Manilla Hotel ca. 1960, and Casilao Alfreda Rooms in 1964. The building complements the architecture of the neighboring building at 1301-1317 Stockton/700 Broadway and they both represent architectural forms that are characteristic of the North Beach neighborhood. As with many of the buildings in North Beach, the Classical Revival style building with bay windows was infused with Art Moderne elements in the 1920s or 1930s. This building is eligible for the NRHP as a contributor to the potential North Beach Historic District.

23. 1355-1365 Stockton (Reference 339) eligible as a contributor to the North Beach Historic District.

1355-1365 Stockton Street is a three-story wood-framed building built in 1907. The owners of the property were Leopold and David Hirsch, proprietors of Hirsh and Company. From 1909-1910, it housed retail shops selling dry goods and shoes, with the upper floors devoted to lodgings. From 1949 until 1964 one storefront housed a women's clothing store, and at about the the same time, the Valton Restaurant. Today it houses the Po Kee Restaurant. The building displays distinctive elements of Classical and Art Deco/Moderne, and it is consistent with the architecture of other buildings in North Beach. It is eligible for the NRHP as a contributor to the potential North Beach Historic District.

24. 1300 Stockton Street (Reference 340) eligible as a contributor to the North Beach Historic District.

At the time of the three-story wood-framed building's construction in 1906, attorney Tim J. Lyons owned the property. From 1909 to 1918 it housed the St. Julien Hotel and Bar, with F. Barriero as proprietor, and a cigar store occupied one of the storefronts. The 1913-1915 Sanborn Map depicts three storefronts and a saloon with a restaurant in the rear. From the early 1940s, the property was known as the San Carlo Inn, and in 1948 it was renamed the San Carlos Club Tavern. This building, like most fronting Stockton Street on Block 146, was constructed in the early years following the 1906 disaster, in part to fill the need for lodging. It appears to be stripped of original ornamentation, with the exception of one rounded bay, and modern alterations are apparent to the storefronts. Nevertheless, it contributes to the unified look of the North Beach neighborhood. This building is eligible for the NRHP as a contributor to the potential North Beach Historic District.

25. 1318-1324 Stockton Street (Reference 341) eligible as a contributor to the North Beach Historic District.

When constructed in 1906, Emil Hirsch owned the property; however, within two years the building was transferred to Eva C. Voorsanger. Eva's husband, Jacob Voorsanger was a social leader in the community, dubbed "an unofficial rabbi" and political figure. The building originally held a lodging house and dry goods store. In the 1940s, Deb's Department Store was located there. Today, United Commercial Bank is the tenant. The three-story brick building has been surfaced with with stucco that has been scored to mimic block construction. A modern storefront and automated teller machine detract from the building's integrity, but the design is consistent with others in the North Beach community. This building is eligible for the NRHP as a contributor to the potential North Beach Historic District.

26. 1326-1328 Stockton Street (Reference 342) eligible as a contributor to the North Beach Historic District.

In 1911, a narrow five-story brick building of vertical block composition was erected at 1326-1328 Stockton Street. At the time of construction, James Kitterman owned the property. It originally housed the Hotel St. Rose and a grocery store, and continued as a residential complex into the 1950s. In the 1940s a plumbing store was located in the building, and in the 1950s and 1960s a bakery operated in this location. It is one of only a handful of buildings in this area of the North Beach neighborhood in which the brick has not been covered over and the alterations appear to be minimal. However, the style is not exceptional and the architect is presently unknown. However, it is compatible with other buildings found in North Beach, and it appears to be eligible for the NRHP as a contributor to the potential North Beach Historic District.

27. 1334-1338 Stockton Street (Reference 344) eligible as a contributor to the North Beach Historic District.

When the three-story wood-framed building was constructed in 1907, Herman Rogers owned the property. Mr. Rogers was the president of H. M. Rogers Company, a wholesale shoe store. The property remained in the hands of various Rogers' family members through at least the 1940s. The building has 97 rooms and 17 bathrooms. The original uses of the property include the Ideal Hotel, a furniture store, and dry goods store. In 1918, a billiards and pool hall, millinery, and cigar manufacturer operated there. In the 1940s and 1950s, the building housed men and women's clothing stores, Marvel Television, and the Modern Ravioli-Tagliarini factory. In the 1960s, retail stores that include children's clothing, a trophy shop, shoe store, and meat company were located at the site. The Classical style two-part commercial block building, featuring two center and two end bay windows was later infused with Art Deco styling. During a remodel for Walgreens, the upper windows have been changed out with aluminum-framed types, the storefronts have been modernized, and a very large "Walgreens" sign is centered below the projected bays. Although these changes are unsympathetic, the essential character of the building has not changed. Because the architectural form is consistent with other buildings in the North Beach neighborhood, it appears eligible for the NRHP as a contributor to the potential North Beach Historic District.

28. 637 Vallejo Street/1362 Stockton Street (Reference 345) eligible as a contributor to the North Beach Historic District.

In 1907, R. R. Hind constructed a large three-story wood-framed building at the southeast corner of Stockton and Vallejo streets. It featured three retail stores fronting Stockton Street, including a millinery, plumber, and restaurant fronting Vallejo Street, with lodging in the upper two floors. From 1957 to 1964, the building housed the Gloria Sausage Factory, a restaurant, bake house, and lodgings. It currently features 110 rooms and 25 bathrooms. The building has a Classical design two-part commercial block composition with eight slanted side bays and one rounded end bay at the corner, and streamline Moderne accents, characteristic of other North Beach buildings. Although various modern alterations are evident, the building appears eligible for the NRHP as a contributor to the potential North Beach Historic District.

29. 1424 Stockton /401-451 Columbus; (Reference 346) eligible as a contributor to the North Beach Historic District.

Constructed in 1907, this building occupies a triangular lot formed at the juncture of Columbus Avenue and Stockton Street between Vallejo and Green streets. The building's architect was Nathan Blaisdell, whose works also include the Oscar Luning Building, constructed in the same year (Corbett 1979:137). At the time of construction, the building was owned by the partnership of Oscar Luning, P. Alferitz, and G. Faleri. The irregular shaped building was designed to encompass the entire parcel with the exception of a small alley facing Stockton Street, later filled in with a small building, now 1418 Stockton Street. The 1913-1915 Sanborn

map depicts an office, restaurant, and many retail stores with residential flats above. The Columbus Confectionary was one of the early shops in the building and it has continued as a mixed use commercial/residential building through modern times. It is likely that the Art Moderne enhancements were made in the 1930s in response to beautification efforts for the 1939 Golden Gate International Exposition (Bloomfield 1982:21). The building appears eligible for the NRHP as a contributor to the potential North Beach Historic District.

30. 1418 Stockton (Reference 347) eligible as a contributor to the North Beach Historic District.

This one-story 20-by-12 foot wood-framed building was constructed in 1920. Neither the original owner nor the architect has been identified, but it is possible that the owners of 401-451 Columbus Avenue built it. The small, one room building was erected in an empty space not occupied by the irregular-shaped building that surrounds it. The building displays slight Art Deco elements that complement the Art Moderne infused larger building and other buildings on the block. It appears eligible for the NRHP as a contributor to the potential North Beach Historic District.

31. 702-712 Vallejo/1401-1405 Stockton Street (Reference 351) eligible as a contributor to the North Beach Historic District.

Constructed in ca. 1900, the original owner of the large three-story wood-framed building has not been identified, but three separate real estate transactions involving Guinasso family members occurred in the 1940s. By 1949, the building was sold to Betty S. Chan. The building is L-shaped and two alleys, comprising Card Alley and Emery Lane, run along two sides. The Sanborn map of 1913-1915 shows two retail shops fronting Stockton Street, and a saloon, drugstore, and a shop fronting Vallejo Street. In 1909, it contained two physician's offices and the Saint Lawrence Hotel. The hotel operated well into the 1960s. During the 1950s and 1960s, the building held a launderette, cocktail bar, beauty shop, and paint store. If the Assessor's records are correct and the building dates to 1900, it is one of the rare survivors of the 1906 San Francisco earthquake. In addition, it retains its original exterior cladding and wood-framed upper windows. The Classical style remains unaltered by Moderne and Deco infusions that dominated the North Beach neighborhood in the 1920s and 1930s. The building appears eligible for the NRHP as a contributor to the potential North Beach Historic District.

32. 1411 Stockton Street (Reference 352) eligible as a contributor to the North Beach Historic District.

1411 Stockton Street is a large three-story wood-framed residential building constructed within a few months after the 1906 San Francisco earthquake. From information obtained in the Block Book, it is not clear if David J. Guinasso or J. and L. Hirsch owned the property. With 69 rooms, the building was first known as the New Orleans House, then the Holland Hotel in 1949. In addition to lodging, it contained five storefronts on the first floor, including a saloon

and hat shop in 1915. Among the businesses in 1950 were a restaurant and a sausage shop. The building retains the four square bay design elements that were in place in 1906, but it has received cosmetic alterations that include window change outs and storefront modifications. However, it still retains the distinctive look of other buildings in the neighborhood. The building appears eligible for the NRHP as a contributor to the potential North Beach Historic District.

33. 501-543 Columbus Avenue (Reference 355) eligible as a contributor to the North Beach Historic District.

The large, three-story building was creatively designed by architect Charles A. Muesdorffer and constructed by O. C. Craemer to fit to the lot lines within the triangular end of Block 117. Muesdorffer is noted for his 1908 Renaissance/Baroque design in the North Financial District. The many projected bay windows with slanted sides and the prominent round end bay and Classical Revival relief cornice embellishments of the 501-543 Columbus Avenue building are characteristic of other buildings within the North Beach District. At the time of construction in 1907, George C. Alferitz owned the property. Its original uses included a variety of shops and salesrooms including a florist and taxidermist, a candy factory, liquor store, druggist, cigar shop, tailor, and the Swiss-American Realty Company. Over the next several decades, other occupants included beauty salons, jewelers, a market, a pastry shop, the Italian Welfare Agency in the 1950s and 1960s. The popular Gold Spike Restaurant opened at the location in 1957. The building appears eligible for the NRHP as a contributor to the potential North Beach Historic District.

34. 526 Columbus Avenue/1521 Stockton Street (Reference 361) eligible as a contributor to the North Beach Historic District.

The 1907 property occupies a city block that exemplifies the North Beach district and the post-1906 earthquake rebuilding in North Beach. The building is on a triangular shaped block bisected by Columbus Avenue; it features facades on both Columbus Avenue and Stockton Street. The architect is unknown, but at the time of construction the owner was James Kitterman. The two-story building is sandwiched between two larger buildings but the Art Deco design modifications that emphasize a vertical composition blend well in the block. The renovations were probably made in the early 1930s when the property was sold to M. Azarro. In the early years after its construction the building housed a furniture store, and by the mid-1930s the Accordion Publishing Company opened its doors there. By the 1950s and 1960s the building provided accommodations for a club and then a dance studio. Today the building is still owned by Massimo Azarro and houses Caffé Roma. Despite the modernized storefront, the building has been determined eligible for the NRHP as a contributor to the potential North Beach Historic District.

35. 549-561 Columbus Avenue (Reference 356) eligible as a contributor to the North Beach Historic District.

The three-story Classical style building designed by Righetti and Kuhl features several storefronts topped by residential flats exhibiting projected bay windows. When constructed in 1911 of reinforced concrete, Joseph Lagomarsino, a gardener, and Giovanni Chiappari, a florist, owned the property. The original occupants included medical and dental offices. Later tenants include a barbershop in 1918, and during the 1950s and 1960s it housed a Maytag appliances salesroom. The building is still clad with asbestos shingles, probably sided after World War II, and some of the black tile storefronts remain. It complements 561-571 Columbus Avenue and shares similarities with other buildings on Block 117. The building appears eligible for the NRHP as a contributor to the potential North Beach Historic District.

36. 561-571 Columbus Avenue (Reference 357) eligible as a contributor to the North Beach Historic District.

561-571 Columbus Avenue is closely linked to 549-561 Columbus Avenue and although they are two separate buildings it is difficult to discern the lot line between them. When constructed, the two buildings shared the same owner, Giovanni Chiappari, a florist. This one was erected in 1912 using reinforced concrete and is likely that the same architects, Righetti and Kuhl, designed it. Both buildings share the same design elements, including projected bay windows, asbestos shingles, and black tile details around the storefronts. The building appears eligible for the NRHP as a contributor to the potential North Beach Historic District.

37. 575-579 Columbus Avenue (Reference 358) eligible as a contributor to the North Beach Historic District.

When constructed in 1912, Meta Goedecke owned the property, but sold it to Italian immigrant, Guiseppe Torre, in 1924. Torre's four children received the property in 1931. It is not known who designed or built the three-story building. The exterior walls are wood siding faced with stucco that has been scored to mimic block construction. The building is a blend of styles. There are three projected slanted bays, but the building is crowned with a parapet reminiscent of Mission Revival styling, and it expresses a projected cornice with dentils; medallions are centered below. The 1913-1915 Sanborn map shows a shop and a salesroom in the front and a hotel and restaurant at the rear of the building and on the upper floors. By 1953, the Hotel Delano occupied the building. The building coalesces appropriately with the other buildings on the block and the neighborhood, and is eligible for the NRHP as a contributor to the potential North Historic Beach District.

One historic building appears to be eligible as a contributor to a potential South Park Historic District. This is a newly proposed district that includes a grouping of residences and commercial buildings surrounding South Park that date to the same time period and exhibit similar architecture.

38. 166 South Park (Reference 192) eligible as a contributor to a newly established South Park Historic District.

This two-story brick masonry commercial building was constructed in 1912 and functioned as a French laundry. The building is seated on a 23-foot lot and exhibits a blend of Mission Revival and Art Deco elements that include the stepped parapet and the repeated black brick diamond pattern.

The building faces South Park Avenue, a street that bisects the block bounded by Second, Third, Bryant, and Brannan streets, and that splits to surround South Park, a small, oval-shaped park that was created in the 1850s. The South Park neighborhood was established as one of the most exclusive areas in San Francisco, but after the 1906 disaster it was unable to reinstate its former luster. Nonetheless, all of the post-1906 buildings surrounding the park represent a cohesive grouping, unified by their association with the park. Although 166 South Park does not appear to meet the criterion for a separate listing on the NRHP, it does bear association with the South Park neighborhood, which has the potential to qualify as a historic district.

5.1.5 Properties which appear potentially eligible but for which further study is needed because evaluation was not possible

The HCASR reports the results of historic background research and archaeological inventory and although no cultural resources were evaluated, there is the potential for prehistoric and historic archaeological resources to be impacted by the proposed undertaking (ASC 2007).

Two archaeological sites are within the horizontal APE: Prehistoric site CA-SFR-2 is within the horizontal APE of Alternative 2, although the property appears to be outside the vertical APE; and historic era site CA-SFR-137H is located within the APE for Alternatives 3A and 3B. Additional prehistoric and historic archaeological resources recorded nearby may extend into the project APE.

These prehistoric and historical archaeological resources, as indicated in Tables 5.5-5.10 below, have the potential to be eligible properties but further study is needed because evaluation was not possible.

Because the 1999 PA between OHP, ACHP, FTA, and San Francisco Planning Department applies to the Initial Operating Segment portion of the Project, the current undertaking is not covered by the present PA, so a new document will be necessary. On November 5, 2007, SHPO concurred with the need for a new Programmatic Agreement for the deferred identification of archaeological resources because of the potential for buried deposits. Continued consultation with OHP will result in a new PA. This document will mirror the requirement of the 1999 PA and call for a Research Design and Treatment Plan (RDTP) for archaeology as detailed in the mitigation measures of the SEIS/SEIR.

Table 5.5 Potential historic-era archaeological resources – Alignment 2

Address/Location	Resource	Date	Construction Activity	Station
Stockton St.	Architectural Remains	1840s– 1906	CTS Emergency Stairs	104+00– 104+75
Stockton St.	Archaeological Features	1840s– 1906	CTS Emergency Stairs	104+00– 104+75
Stockton St.	Sheet Refuse	1840s– 1906	CTS Emergency Stairs	104+00– 104+75
Stockton St.	Architectural Remains	1840s– 1906	CTS Emergency Stairs	105+75– 106+25
Stockton St.	Archaeological Features	1840s– 1906	CTS Emergency Stairs	105+75– 106+25
Stockton St.	Sheet Refuse	1840s– 1906	CTS Emergency Stairs	105+75– 106+25
Parcel 225-014	Architectural Remains	1840s– 1906	CTS Head House	108+25– 109+00
Parcel 225-014	Archaeological Features	1840s– 1906	CTS Head House	108+25– 109+00
Parcel 225-014	Sheet Refuse	1840s– 1906	CTS Head House	108+25– 109+00
Stockton St.	Fill	1840s– 1850s	USS	124+25– 127+00
Third St.	Archaeological Features	1840s– 1850s	MSS	140+75– 146+25
Third St.	Sheet Refuse	1840s– 1850s	MSS	140+75– 146+25
Third St.	Fill	1840s– 1850s	Portal	173+00– 178+50

Table 5.6 Prehistoric archaeological sensitivity – Alternative 2

Reach/ Station	Geologic Unit	Depth of Deposit	Sensitivity	Construction Activity	Station
1	Alluvium and surface of the Colma Formation	20–39 ft. (7–12 m)	high	SEM	100+00– 105+00
CTS	Alluvium and surface of the Colma Formation	10–38 ft. (3–11.5 m)	moderate to high	SEM	105+00– 109+75
2	Surface of the Colma Formation	40–43 ft. (12–13 m)	high	SEM	122+00– 124+50

Reach/ Station	Geologic Unit	Depth of Deposit	Sensitivity	Construction Activity	Station
USS	Sand dunes, alluvium, and surface of the Colma Formation	10–51 ft. (3– 15.5 m)	moderate to high	C & C	124+50– 130+00
3	Alluvium and surface of the Colma Formation	25–47.5 ft. (7.5–14.5 m)	high	SXM and C & C	130+00– 137+00
3	Sand dunes	25 ft. (7.5 m)	high	SXM and C & C	137+00– 141+00
MSS	Sand dunes	16.5–26 ft. (5– 8 m)	high	C & C	141+00– 145+75
MSS	Bay mud/marsh	26–34.5 ft. (8– 10.5 m)	low	C & C	141+00– 145+75
MSS	Alluvium, and surface of the Colma Formation	34.5–52.5 ft. (10.5 to 16 m)	high	C & C	141+00– 145+75
4	Sand dunes	18–26 ft. (5.5– 8 m)	high	SXM and C & C	145+75– 150+00
4	Alluvium and surface of the Colma Formation	30–36 ft. (9– 11 m)	high	SXM and C & C	150+00– 155+00
MOS	Alluvium and surface of the Colma Formation	13–36 ft. (4– 11 m)	high	C & C	155+00– 160+50
5 and 6 Northbound	Alluvium and surface of the Colma Formation	30–33 ft. (9– 10 m)	high	SXM C & C, and surface	160+50– 178+75
5 and 6 Southbound	Surface of the Colma Formation	33–42.5 ft. (10–13 m)	high	SXM and surface	178+00– 188+75

Table 5.7 Potential historic-era archaeological resources – Alignment 3A

Address/Location	Resource	Date	Construction Activity	Station
Washington Square	Park	1840s–1873	TBM Retrieval Pit	79+00–81+50

Address/Location	Resource	Date	Construction Activity	Station
Columbus Ave. Block 117	Wells	1840s-1875	Tunnel	82+25-85+75
Green & Stockton	Cistern	1850s>	Tunnel	85+50-87+25
Vallejo & Stockton	Cistern	1850s>	Tunnel	90+00-90+50
Broadway & Stockton	Cistern	1850s>	Tunnel	93+25-93+75
Pacific & Stockton	Cistern	1850s>	Tunnel	96+50-97+00
Washington & Stockton	Cistern	1850s>	Tunnel	103+00- 103+50
Stockton St.	Architectural Remains	1840s-1906	CTS Emergency Stairs	104+00- 104+75
Stockton St.	Archaeological Features	1840s-1906	CTS Emergency Stairs	104+00- 104+75
Stockton St.	Sheet Refuse	1840s-1906	CTS Emergency Stairs	104+00- 104+75
Stockton St.	Architectural Remains	1840s-1906	CTS Emergency Stairs	105+75- 106+25
Stockton St.	Archaeological Features	1840s-1906	CTS Emergency Stairs	105+75- 106+25
Stockton St.	Sheet Refuse	1840s-1906	CTS Emergency Stairs	105+75- 106+25
Parcel 225-014	Architectural Remains	1840s-1906	CTS Head House	108+25- 109+00
Parcel 225-014	Archaeological Features	1840s-1906	CTS Head House	108+25- 109+00
Parcel 225-014	Sheet Refuse	1840s-1906	CTS Head House	108+25- 109+00
Stockton St.	Fill	1840s-1854	USS Stairs	127+50- 128+00
Stockton St.	Architectural Remains	1850s-1860s	UMS	134+25- 136+50
Stockton St.	Archaeological Features	1850s-1860s	UMS	134+25- 136+50
Stockton St.	Sheet Refuse	1850s-1860s	UMS	134+25- 136+50
Stockton, Market, Ellis	Fill	1840s-1850s	UMS	136+00- 137+50

Address/Location	Resource	Date	Construction Activity	Station
Fourth St.	Fill	1840s–1850s	MOS	151+00– 156+50
Parcel 3733-093	Architectural Remains	1850s–1906	MOS	154+75– 156+50
Parcel 3733-093	Archaeological Features	1850s–1906	MOS	154+75– 156+50
Parcel 3733-093	Sheet Refuse	1850s–1906	MOS	154+75– 156+50
Fourth St.	Fill/Watercraft	1840s–1860s	Portal	176+00– 182+00

Table 5.8 Prehistoric archaeological sensitivity – Alternative 3A

Reach/ Station	Geologic Unit	Depth of Deposit	Sensitivity	Construction Activity	Station
1	Alluvium and surface of the Colma Formation	11–38 ft. (3.5–11.5 m)	high	TBM and SEM	78+00– 105+00
CTS	Alluvium and surface of the Colma Formation	10–38 ft. (3–11.5 m)	moderate to high	SEM	105+00 – 110+50
UMS	Sand dunes, bay mud/marsh, alluvium, and surface of the Colma Formation	8–45 ft. (2.5–14 m)	high	C & C and SEM	128+00 – 137+75
MOS	Sand dunes	3–29 ft. (1–9 m)	moderate to high	C & C	145+00 – 156+75
MOS	Bay mud/marsh	29–33 ft. (9–10 m)	low	C & C	145+00 – 156+75
MOS	Alluvium, and surface of the Colma Formation	33–43.5 ft. (10–13 m)	moderate to high	C & C	145+00 – 156+75
4	Bay mud/marsh	18–31 ft. (5.5–9.5 m)	low	TBM	156+75 – 167+50

Reach/ Station	Geologic Unit	Depth of Deposit	Sensitivity	Construction Activity	Station
4	Alluvium, and surface of the Colma Formation	31–46 ft. (9.5–14 m)	high	TBM	156+75 – 167+50
5 and 6	Bay mud/marsh	18–31 ft. (5.5–9.5 m)	low	C & C, U- box, and surface	167+50 – 181+50
5 and 6	Alluvium and surface of the Colma Formation	31–46 ft. (9.5–14 m)	high	C & C, U- box, and surface	167+50 – 181+50

Table 5.9 Potential historic-era archaeological resources – Alignment 3B

Address/Location	Resource	Date	Construction Activity	Station
Washington Square	Park	1840s–1873	TBM Retrieval Pit	79+00–81+50
Columbus Ave. Block 117	Wells	1840s–1875	Tunnel	82+25–85+75
Green & Stockton	Cistern	1850s>	Tunnel	85+50–87+25
Vallejo & Stockton	Cistern	1850s>	Tunnel	90+00–90+50
Broadway & Stockton	Cistern	1850s>	Tunnel	93+25–93+75
Pacific & Stockton	Cistern	1850s>	Tunnel	96+50–97+00
Washington & Stockton	Cistern	1850s>	Tunnel	103+00– 103+50
Stockton St.	Architectural Remains	1840s–1906	CTS Emergency Stairs	101+25– 102+25
Stockton St.	Archaeological Features	1840s–1906	CTS Emergency Stairs	101+25– 102+25
Stockton St.	Sheet Refuse	1840s–1906	CTS Emergency Stairs	101+25– 102+25
Parcel 211-001	Architectural Remains	1840s–1906	CTS Head House	103+25– 105+00
Parcel 211-001	Archaeological Features	1840s–1906	CTS Head House	103+25– 105+00
Parcel 211-001	Sheet Reuse	1840s–1906	CTS Head House	103+25– 105+00

Stockton St.	Architectural Remains	1850s–1860s	UMS	134+25– 136+50
Stockton St.	Archaeological Features	1850s–1860s	UMS	134+25– 136+50
Stockton St.	Sheet Refuse	1850s–1860s	UMS	134+25– 136+50
Stockton, Market, Ellis	Fill	1840s–1850s	UMS & Utilities	136+00– 139+00
Fourth St.	Fill	1840s–1860s	MOS, Utilities, Portal	152+00– 168+00
Parcel 3733-093	Architectural Remains	1850s–1906	MOS	154+75– 156+50
Parcel 3733-093	Archaeological Features	1850s–1906	MOS	154+75– 156+50
Parcel 3733-093	Sheet Refuse	1850s–1906	MOS	154+75– 156+50

Table 5.10 Prehistoric archaeological sensitivity – Alternative 3B

Reach/ Station	Geologic Unit	Depth of Deposit	Sensitivity	Construction Activity	Station
1	Alluvium and surface of the Colma Formation	unknown	high	TBM and SEM	78+00– 100+50
CTS	Alluvium and surface of the Colma Formation	4.5–38 ft. (1.3–11.5 m)	moderate to high	SEM	100+50 – 105+00
UMS	Sand dunes, bay mud/marsh, alluvium, and surface of the Colma Formation	8–45 ft. (2.5–14 m)	high	C & C	127+25 – 137+25
3 surface	Sand dunes, bay mud/marsh, and alluvium	>5–40 (1.5–12 m)	high	?	138+00 – 151+50
MOS	Sand dunes	3–29 ft. (1–9 m)	moderate to high	C & C	151+50 – 156+50
MOS	Bay mud/marsh	29–33 ft. (9–10 m)	low	C & C	151+50 – 156+50
MOS	Alluvium and surface of the Colma Formation	33–43.5 ft. (10–13 m)	high	C & C	151+50 – 156+50

4 surface	Sand dunes and bay mud/marsh	>6-25 ft. (2-7.5 m)	high	TBM and C & C	156+50 - 168+00
4 subsurface	Alluvium and surface of the Colma Formation	35-46 ft. (10.5-14 m)	high	TBM and C & C	156+50 - 168+00

5.1.6 Resources evaluated as not eligible for inclusion in the NRHP

During the current study, 37 properties were evaluated as ineligible for listing in the NRHP (Table 5. 11). One additional property, Willie “Woo Woo” Wong Playground (Reference 283), was also found by the OHP to be ineligible as a contributor to the Chinatown Historic District due to loss of integrity. As a result, changes were made in the HAER to reflect ineligibility of the following resource:

Table 5.11 Resources evaluated during current study as not eligible for the NRHP

Ref. No.	Alt	Address	Parcel Number	Date Built	NRHP Eligibility
57	2	188 Minna	3722/082	1907 – replaced by new building 2005	6Z, replaces 2D1
166	3A	17-21 Bluxome	3786/020	1924	6Z
168	2, 3A, 3B	636-638 Fourth 648 Fourth	3786/035	1907 1907	6Z
171	3A, 3B		3787/161		6Z
180	2	630 Third	3787/005	1924	6Z
183	2	604 Third	3787/002	1905	6Z
184	2	600-602 Third	3787/001	1906	6Z
193	2	487/489 Bryant	3775/075	1922	6Z
195	3B	600-610 Bryant	3761/005C	1956	6Z
199	2	120 Perry	3762/106	1919	6Z
205	2	744 Harrison	3751/028	1926	6Z
206	2	750 Harrison	3751/029	1954	6Z
207	2	760 Harrison	3751/150	1958	6Z
209	2	768 Harrison	3751/033	1930	6Z
210	2	774 Harrison	3751/034	1925	6Z
212	3A, 3B	343-345 Fourth	3751/165	1925	6Z
215	2, 3A, 3B	390 Fourth	3752/011A	1920s	6Z
216	3A, 3B	370 Fourth	3752/011	1924	6Z
220	3A, 3B	310-320 Fourth	3752/002	1924	6Z

Ref. No.	Alt	Address	Parcel Number	Date Built	NRHP Eligibility
223	3A, 3B	266-286 Fourth	3733/093	1962	6Z
224	3A, 3B	816 Folsom	3733/014	1923	6Z
227	3A, 3B	250 Fourth	3733/008	1947	6Z
230	3A, 3B	821 Howard	3733/088	1921	6Z
233	3A	325 Minna	3724/068	1907	6Z
237	3A, 3B	70 Fourth	3705/005	1910	6Z
250	3A, 3B	790 Market	0328/002	1907; remodel 1937 and c. 1990	6Z
255	3B	121-123 O'Farrell	0327/021	1957	6Z
260	3A, 3B	19-25 Stockton	0327/005	1910	6Z
261	3A, 3B	39 Stockton	0327/004	1909	6Z
267	3B	170 O'Farrell	0314/004	1948	6Z
283	2	850 Sacramento	0225/018	1927	6Z
287	3A	232 Joice	0224/030	-----	6Z
304	3B	1114-1118 Powell	0192/012	1915	6Z
321	3A, 3B	711 Pacific	0178/001	1950	6Z
329	3A, 3B	1248 Stockton	0161/029	1907	6Z
343	3A, 3B	Unnamed alley	0146/014	-----	6Z
372	3A, 3B	659 Columbus	0101/045		6Z
373	3A, 3B	1800 Powell	0089/018	1961	6Z
376	3A	706 Columbus	0090/026	1958	6Z

5.2 California Register of Historical Resources (CRHR)

5.2.1 Historical Resources for the purposes of CEQA

One California Historic Landmark, Union Square (Reference No. 95) is in the Study Area. In addition, eleven individual buildings are listed in the California Register of Historical Resources (Table 5.12).

Table 5.12 Historical properties listed in the California Register of Historical Resources

Ref. No.	Alt	Address	Property	Parcel Number	Date Built	Status Code
58	2	700-706 Mission	Aronson Bldg., Mercantile Bldg.	3706/093	1906	2S1
66	2	Market at	Lotta		1875	1S

		Kearny	Crabtree Fountain			SF Landmark #73
108	2	417 Stockton	Hotel Navarre, All Seasons Hotel	0285/004	1907	1D
109	2, 3A, 3B	423-439 Stockton	Natalia Apartments	0285/003	1911	2D2
110A	3A, 3B		Stockton Tunnel		1914	2
113	2, 3A, 3B	510 Stockton		0271/016	1920	1D
115	2, 3A, 3B	530 Stockton		0271/017	1925	1D
117	2, 3A, 3B	540 Stockton		0271/018	1922	1D
119	2, 3A, 3B	550 Stockton	Pinemont Apartments	0271/019	1923	1D
124A	2,3A, 3B		San Francisco Cable Cars		1873	1S
217	3A, 3B	360 Fourth	Salvation Army Senior Activities Center			2S1

All properties determined eligible for the NRHP are also eligible for the CRHR. In addition, two historic districts are CRHR listed, including the Rincon Point/South Beach Industrial Warehouse District and the Chinatown Historic District. In addition, 31 individual properties and three districts within the boundaries of the APE are recognized by the City of San Francisco as City Landmarks through Article 10 of the Planning Code and Article 11 (Categories I or II and Categories III or IV). These properties are also eligible for listing in the CRHR. The districts include the South End Historic District, Kearny-Market-Mason-Sutter Conservation District, and the San Francisco Apartment Hotel District. The resources are presented in Table 5.13.

Table 5.13 Historic architectural resources recognized by the City of San Francisco

Ref. No.	Address	Property	Date Built	Parcel No.	Alternative/ Location	Status Code
71	700-706 Market	Mutual Building, Citizen	1902	0312/010	Enhanced EIR/EIS Alignment-	3S; Article 11, Category IV

Ref. No.	Address	Property	Date Built	Parcel No.	Alternative/ Location	Status Code
		Savings			Geary and Stockton streets, first row	Building
78	722-742 Market	Banker's Investment Bldg.	1912	0312/009	Enhanced EIR/EIS Alignment-Geary Street, first row	3S; Article 11, Category IV Building
85	150 Stockton	Neiman Marcus	1908	0313/018	Alternatives 3A and 3B- Union Square/Market Street Station-first row	3S; Article 11, Category IV Building
89	146 Geary		1907	0309/007	Enhanced EIR/EIS Alignment-Geary Street, first row	3S; Article 11, Category IV Building
90	152 Geary		1907	0309/008	Enhanced EIR/EIS Alignment-Geary Street, first row	3S; Article 11, Category IV Building
91	156 Geary		1907	0309/009	Enhanced EIR/EIS Alignment-Geary Street, first row	3S; Article 11, Category IV Building
92	160-170 Geary	Whittell Building	1906	0309/010	Alternative 3A- Union Square/Market Street Station-second row	3S; Article 11, Category I Building
95	333 Post Street	Union Square (including Parking Garage)	1942	0308/001	Enhanced EIR/EIS Alignment- Union Square Station-placement of	3S California State Landmark No. 623 (CHL

Ref. No.	Address	Property	Date Built	Parcel No.	Alternative/ Location	Status Code
					vent and station entry at east side of structure; Alternative 3A- Union Square/Market Street Station- placement of vent and station entry at east side of structure; Alternative 3B- Union Square/Market Street Station- placement of station entry and elevator at southeast side of structure	1996: 220)
97	218-222 Stockton	A. M. Robertson Building	1908	0309/014	Enhanced EIR/EIS Alignment- Union Square Station- first row; Alternative 3A- Union Square/Market Street Station- first row	3S; Article 11, Category IV Building
98	234-240 Stockton	Scroth Building (aka TWA Building)	1908-1909	0309/020	Enhanced EIR/EIS Alignment- Union Square Station- first row; Alternative 3A- Union Square/Market Street Station- first row	3S; Article 11, Category I Building
100	275-299	Lathrop	1909	0309/022	Enhanced EIR/EIS	3S; Article 11, Category I

Ref. No.	Address	Property	Date Built	Parcel No.	Alternative/ Location	Status Code
	Post	Building			Alignment- Union Square Station- first row; Alternative 3A - Union Square/Market Street Station- first row	Building
102	278-298 Post	Joseph Fredericks Co. Building	1910	0294/011	Enhanced EIR/EIS Alignment- Union Square Station- first row	3S ; Article 11, Category I Building
104	340 Stockton	Hotel Drake Wilshire Building	1909; 1984 remodeled	0294/013	Enhanced EIR/EIS Alignment- Union Square Station- first row; Alternatives 3A and 3B- Union Square/Market Street Station- first row	3S; Article 11, Category I Building
108	417 Stockton	Hotel Navarre, All Seasons Hotel	1907	0285/004	Enhanced EIR/EIS Alignment- Fourth Street- first row; Alternatives 3A and 3B- Fourth Street- first row	1D; Article 11, Category IV Building
109	423-439 Stockton	Natalia Apartments	1911	0285/003	Enhanced EIR/EIS Alignment- Fourth Street- first row; Alternatives 3A and 3B- Fourth Street- first row	2D2; Article 11, Category IV Building

Ref. No.	Address	Property	Date Built	Parcel No.	Alternative/ Location	Status Code
242	825-833 Market	Commercial Building; California Academy of Sciences	1908	3705/037	Alternative 3A- Fourth Street- second row	3S; Article 11, Category II Building
244	785 Market	Humboldt Savings Bank Building	1906	3706/075-092	Alternatives 3A and 3B- Fourth Street- second row	3S; Article 11, Category I Building
266	101 Stockton	Macys	1928; addition 1948	0314/002; 0314/004	Alternatives 3A and 3B- Union Square/Market Street Station- first row	3S; Article 11, Category I Building
272	177-179 Maiden		1907	0309/012; 0309/010	Enhanced EIR/EIS Alignment- Union Square Station- second row; Alternative 3A- Union Square/Market Street Station- second row	3S; Article 11, Category IV Building
273	259 Post	Ransohoffs Department Store	1909	0309/023	Enhanced EIR/EIS Alignment- Union Square Station- second row; Alternative 3A- Union Square/Market Street Station- second row	3S; Article 11, Category IV Building
275	250 Post (246-268 Post)	Gumps Dept. Store	1865; 1906	0294/009	Enhanced EIR/EIS Alignment- Union Square Station- second row; Alternative 3A and 3B-	3S; Article 11, Category II Building

Ref. No.	Address	Property	Date Built	Parcel No.	Alternative/ Location	Status Code
					Stockton Street - second row	
276	272 Post	Martin Sachs Company; Lengfeld Drug Company.	1909	0294/010	Enhanced EIR/EIS Alignment- Union Square Station- second row	3S; Article 11, Category IV Building
249	760 Market/35 O'Farrell	Phelan Building	1908	0328/001	Alternatives 3A and 3B- Union Square/Market Street Station- second row	3S; Article 11, Category I Building
250	790 Market	Roos Bros. (Grodins)	1907	0328/002	Alternatives 3A and 3B- Union Square/Market Street Station- first row	3D
251	77-81 O'Farrell	Newman & Levinson; Joseph Magnin	1909	0328/003	Alternatives 3A and 3B- Union Square/Market Street Station- first row	3S
252	79 O'Farrell (previously 46-68 Stockton/7 7-79 O'Farrell)		1909	0328/004	Alternatives 3A and 3B- Union Square/Market Street Station- first row	3S; Article 11, Category I Building

6.0 FINDING OF HISTORIC PROPERTIES AFFECTED

Archaeological sites and historic architectural resources that are eligible for the NRHP are considered historic properties. Historic properties identified within the APE with potential adverse effects resulting from the undertaking must be assessed by applying criteria set forth in 36 CFR 800.5(a)(1), which states that an undertaking has an adverse effect when it alters the characteristics of the property that make it significant. The project has the potential to affect historic properties. These include architectural properties and historic districts near the tunnel portals and station entries in Chinatown and the Union Station areas, and prehistoric and historic archaeological resources may be impacted during construction. Two copies of the supplemental environmental document (SEIS/SEIR) prepared for the proposed undertaking are attached to this correspondence. Two specific sections in the environmental document, Section 4.4 Cultural Resources (Affected Environment), and Section 5.4 Cultural Resources (Environmental Consequences and Mitigation Measures) discuss existing conditions and impacts. Section 6.7 describes Construction Impacts and Mitigation Measures for Cultural Resources.

6.1 Description of Affected Archaeological Resources

The results of the archaeological study reveal no impacts to prehistoric or historical archaeological resources under Alternative 1, the No Build/TSM option.

Under Alternative 2, one potentially eligible NRHP/CRHR prehistoric site, CA-SFR-2, may be impacted as a result of construction trenching in two locations. Geoarchaeological analysis for this alternative identified at least 14 locations with sensitivity for prehistoric archaeological resources, and another six locations were found to be sensitive for historical archaeological resources (Tables 5.5 and 5.6).

No known prehistoric archaeological resources would be affected by the Alternative 3A alignment, but at least ten locations of prehistoric sensitivity were identified. Within this alternative, one recorded historical archaeological site, NRHP-eligible CA-SFR-137H, has the potential for impacts, and 15 more locations have historical archaeological sensitivity (Tables 5.7 and 5.8).

Under Alternative 3B, no known prehistoric archaeological resources would be affected, but at least nine locations of prehistoric sensitivity were identified. Historical archaeological site CA-SFR-137H may be affected by this alternative, and 13 more locations have sensitivity for historical archaeological resources (Tables 5.9 and 5.10).

Two archaeological sites are within the horizontal APE: Prehistoric site CA-SFR-2 is within the horizontal APE of Alternative 2, although the property appears to be outside the vertical APE; and historic-era site CA-SFR-137H, eligible to the NRHP, is located within the APE for Alternatives

3A and 3B. Additional prehistoric and historic archaeological resources recorded nearby may extend into the project APE; two nearby sites, CA-SFR-153/H and -154/H, have been determined eligible to the NRHP.

Other, undiscovered prehistoric and historical archaeological resources have the potential to be eligible properties but further study is needed because evaluation was not possible.

The 1998 PA between SHPO, ACHP, FTA, and San Francisco Planning Department applies to both the Initial Operating Segment and Central Subway Phase of the Project, but there are changes to the Central Subway Phase in the current undertaking that are not covered by the present PA; therefore, a new document will be necessary. On November 5, 2007, OHP concurred with the need for a new PA for the deferred identification of archaeological resources because of the potential for buried deposits. Continued consultation with OHP will result in a new PA. This document will mirror the requirement of the 1999 PA and call for a Research Design and Treatment Plan (RDTP) for archaeology as described in the mitigation measures of the SEIS/SEIR. Specific construction impacts and mitigation measures for archaeological cultural resources are specified in Section 6-60-6.71 of the SEIS/ESIR.

6.2 Description of Affected Historic Architectural Resources

As described in Section 4.4 of the SEIS/SEIR there are potential adverse effects to eligible historic architectural properties. 36CFR 800.4(2) requires a finding of Historic Properties Affected “if the agency official finds that there are historic properties that may be affected by the undertaking.” Approval by the FTA and consultation with the Advisory Council, and the California SHPO is warranted to determine their concurrence with the adverse effects of the project on historic architectural resources. Table 6.1 summarizes the potential impacts to NRHP-eligible and listed historic architectural properties and proposed mitigation measures. A new PA for the undertaking will address mitigation measures or a call for a Treatment Plan.

Table 6.1 Affected Historic Architectural Resources

Alternative	Effects to Historic Architecture	Mitigation Measure
Alternative 1	This alternative would not result in adverse effects to historic architectural resources because it does not include new construction or demolition and removal of any historic buildings.	N/A
Alternative 2 Construction Impacts	<p>Northbound Portal and Third Street Surface Tracks. Six historic buildings determined to be NRHP-eligible contributors to the South End Historic District, including 660-670 Third Street, 689-699 Third Street, 679-685 Third Street, 665 Third Street, 625 Third Street, and 601 Third Street, have the potential for vibration impacts from construction of the Third Street surface tracks, depending on the fragility of each building. No structural damage is expected, but minor architectural damage could occur. Visual impacts to historic architecture would be limited to the duration of construction.</p> <p>Two historic architectural resources, 566-586 Third Street and 500 Third Street, which are individually eligible for the NRHP, are outside of the historic district but both have the potential for minor architectural damage during construction because they are located in the first row of buildings near the northbound tunnel portal. Visual impacts to these historic buildings would be limited to the duration of construction.</p> <p>Market Street Station. Five individually NRHP-listed or -eligible historic architectural resources are within the Market Street Station area. 700-706 Mission Street and 703-705 Market Street (26 Third Street) front Third Street on the west side of the proposed station. 17-29 Third Street, 691-699 Market Street, and 673-687 Market Street are each on the east side of Third Street; two are in the first parcel next to the proposed station, and the third is in the second row. Due to the depth of the construction at this location there is very little potential for impacts from ground-borne vibration during construction of the station. Visual impacts to historic architecture would be limited to the duration of construction.</p>	<p>Vibration Impacts to historic properties. Potential effects of vibration during construction would be reduced by pre-drilling for pile installation in areas that would employ secant piles with ground-supporting walls in the cut-and-cover technology. Vibration monitoring will be specified in construction documents to ensure that historic properties do not sustain damage during construction. A mitigation plan to ensure that vibration impacts to historic buildings would be fully mitigated would include the following: The contractor will be responsible for the protection of vibration-sensitive historic building structures that are within 200 feet of any construction activity. The maximum peak particle vibration (PPV) velocity level, in any direction, at any of these structures should not exceed 0.12 inches/second for any length of time. An independent Environmental Compliance Monitor (ECM) will be retained by SFMTA to monitor construction to make sure that environmental conditions are met. The ECM will be required to perform periodic vibration monitoring at the closest structure to any construction activities using approved seismographs. If at any time the construction activity exceeds this level, that activity will immediately be halted until such time as an alternative construction method can be used that would result in lower vibration levels. The ECM will conduct a training program at the start of construction to educate the Contractor and consultants about the sensitivity of historic structures to construction related vibration. In addition, the ECM would retain the services of a City-approved preservation architect or architectural historian to monitor construction effects to historic structures in the APE.</p> <p>Visual Impacts to historic properties. Potential visual impacts at the Union Square and Chinatown station will be mitigated through use of design and architectural materials that would be compatible with the surrounding landscape features. The stations will be located within the boundaries of a known historic district, a downtown Conservation District, and adjacent to</p>

Union Square Station. In the Union Square Station area, there are eight significant historic architectural resources within the boundaries of the KMMS Conservation District. Each is eligible for listing on the NRHP as an individual property. They include 218-222 Stockton Street, 234-240 Stockton Street, 275-299 Post Street, 278-298 Post Street, 177-179 Maiden Lane, 259 Post Street, and 272 Post Street; they comprise four properties fronting the station and another three in the second row. The eighth property, Union Square (in particular, the parking garage) serves as the heart of the KMMS Conservation District. It is eligible for listing on the NRHP as an individual property and it is listed as California State Landmark No. 623. There would be little potential for impacts from vibration during cut-and-cover operations for the Union Square Station. Due to the depth of the construction at this location there is very little potential for impacts to historic architecture from vibration during construction of the station. Visual impacts to historic architecture would be limited to the duration of construction.

Chinatown Station. In the Chinatown Station area, there are nine significant historic architectural resources. Due to the depth of the construction at this location there is very little potential for vibration impacts from construction of the station, including eight that front the proposed station and one in the second row. They include 801-805 Stockton Street, 800-810 Stockton Street, 809-815 Stockton Street, 827-829 Stockton Street, 830-848 Stockton Street, 833-841 Stockton Street, 843 Stockton Street, 850-898 Stockton Street and 857-865 Clay Street. Each of these properties is eligible for listing on the NRHP as a contributing element of the Chinatown Historic District.

One historic architectural resource at 814-828 Stockton Street in Chinatown would be demolished and replaced by a new Muni station building. The building was identified as a contributor to the NRHP-eligible and CRHR-listed Chinatown Historic District during the Corbett et al. (1997) study. **Demolition of contributing elements to a NRHP-eligible district constitutes an adverse effect under Section 106 and under the California Environmental Quality Act.** Under Criterion A, 814-828 Stockton Street is contextually important for its association with the development of the Chinatown community. In compliance with the Secretary of the Interior's Standards for the Treatment of Historic

individually-eligible historic resources. The design for each of the stations will be reviewed for compliance with the Secretary of the Interior's Standards based on their compatibility with the character-defining features of each of the districts. New buildings should reinforce the established character of the historic district and visual continuity of the streetscape.

Union Square/ KMMS Conservation District. Extensive physical alterations to Union Square Park occurred in 2002, including the replacement of nearly all existing park features such as paving, plants, buildings, and a new stage was added; the grassy lawn is now paved. Because alterations would be introduced to a modernized Union Square, which has lost integrity of design, the impacts would not constitute a negative impact on the structure. As such, modifications to Union Square that conform to its present physical character would not adversely impact buildings within the KMMS Conservation District, many of them NRHP-eligible properties. Any proposed rehabilitation, changes, alterations and additions comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. Use of these guidelines reduces any historical impacts to less-than-significant levels.

Chinatown Station. Under Alternative 2, demolition of the building at 814-828 Stockton Street would constitute an adverse effect to a contributing property in the Chinatown Historic District. Impacts can be mitigated to less than significant levels through rehabilitation, sensitive designs, and measures to avoid, minimize, and compensate for these impacts. Specifically, the following mitigation measures are proposed:

Partial preservation of 814-828 Stockton Street, through rehabilitation, in compliance with the Secretary of the Interior's Standards, and reuse of the building as the Chinatown Station. This option is always preferable to demolition.

Include expertise of an architectural historian in design development of station to develop a design culturally appropriate to the Chinatown community.

Salvage of the significant architectural features from 814-828 Stockton Street will be used as an educational exhibit inside the new station or utilized for the

	<p>Properties, an adverse effect is found when an undertaking alters, either directly or indirectly, the character-defining features of a NRHP-eligible property that would discount it.</p> <p>Demolition and removal of the building at 814-828 Stockton Street also has the potential for construction impacts to the buildings that flank it (800-810 Stockton Street and 830-848 Stockton Street). Visual impacts would require mitigation. Within that block (Block 225), each of the three remaining buildings on the east side of Stockton Street is also a contributing element to a historic district, as are many of the properties across the street. Demolition of the proposed building would create a visual break in this cohesive grouping of related buildings. Construction-related activities could result in ground shifts (settlement) that would affect adjacent properties determined as eligible for listing on the NRHP.</p>	<p>repair and rehabilitation of other historic buildings. The architectural elements will be disassembled in a manner that minimizes damage; and</p> <p>In consultation with the City, FTA, and SHPO, develop a permanent interpretive display for public use on the entire route, perhaps to be placed within the subway cars or on the walls of the subway stations. This interpretive display would include details about the demolished buildings as well as historic information about the buildings, historic districts, neighborhoods, important individuals, and businesses surrounding the alignments that the Central Subway will pass through. Prior to preparing the display, a qualified historian will perform contextual research regarding the role of the building in the events for which it is significant, and conduct oral history interviews. This approach would impart knowledge of the history of the City to the general public; and</p> <p>Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) documentation. Although it is presently uncertain who the architect was for 814-828 Stockton Street, attempts should be made to obtain the original drawings, if available. The level of documentation will be prescribed through consultation with the City Landmarks Board, and SHPO for conservation.</p>
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<p>Alternative 2</p> <p>Operation Impacts</p>	<p>During operation of the Central Subway along the Enhanced EIS/EIR Alignment, vibrations from passenger trains would not constitute an adverse effect to historic properties (see Noise and Vibration Impact Analysis in SEIS/SEIR).</p> <p>In most cases, there would not be substantial visual impacts to historic architectural resources because most of the Central Subway would be underground, and the surface tracks on Third and Fourth streets -- in addition to the tunnel portals -- would be in the center of the existing streets.</p> <p>Market Street Station. The escalators and stairs would be in the sidewalk area, with the elevators positioned next to them, on the southwest corner of Market and Third streets. Their placement next to the street would create little visual impact to 703-705 Market Street and the other neighboring historic buildings. The ventilation shaft ductbanks extending 26 feet above the roofline of a modern parking garage and would not visually detract from any of the historic buildings in the area because it would be placed at the back end of the roof.</p> <p>Union Square Station. Placement of a cantilevered canopy over the station entry, station vents along the eastern side of Union Square, and two elevators north of the northern-most vent shaft with access from the sidewalk on Stockton Street would not constitute substantial impacts to the historic character of the KMMS conservation district, or to the park, which was heavily altered in 2002. No impacts are proposed for the NRHP-eligible subterranean Union Square garage. The two additional station entries in the sidewalk area next to Stockton Street at either side of Maiden Lane, immediately adjacent to Stockton Street, in front of 218-222 Stockton Street and 234-240 Stockton Street, both NRHP-eligible properties. The station entries would not constitute a substantial impact to these historic buildings or others in the surrounding area. However, within that block (Block 309), one additional building at the corner of Stockton and Post Streets (275-279 Post) is also a contributing element to a historic district. Although Union Station features will be visible from historic buildings within Maiden Lane (177-179 Maiden Lane and 259 Post Street), the impacts would be minimal.</p> <p>Chinatown Station. A new Muni station building would replace an existing historic building; there is the potential for visual effects to historic architectural resources. Demolition of building at 814-828 Stockton Street would be considered a significant impact because of its status as a contributor to a NRHP-eligible district, and its removal would create a break in the cohesive grouping of contextually-related buildings and it would visually isolate the corner building at 800-810 Stockton Street.</p>	<p>Visual Impacts to historic properties. Visual impacts would be addressed during the construction and design phase. Prior to construction, the design for each of the stations will be reviewed for compliance with the Secretary of the Interior's Standards based on their compatibility with the character-defining features of each of the districts. New building designs would reinforce the established character of the historic district and visual continuity of the streetscape.</p>
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<p>Alternative 3 Option A</p> <p>Construction Impacts</p>	<p>During construction of the Fourth/Stockton Alignment Option A (LPA), the potential for vibration caused by construction-related activities could result in ground shifts that would affect historic architecture. The areas where cut-and-cover methods are implemented, including the station areas, tunnel portals, and the Tunnel Boring Machine extraction shaft in North Beach may be result in a higher probability of architectural damage to historic structure than from the underground tunneling activities.</p> <p>Northbound/Southbound Portal. The NB/SB Portal construction area on Fourth Street includes one significant historic building at 601 Fourth Street which is eligible for an individual listing on the NRHP. There is the potential for architectural damage caused by vibration during construction. Visual impacts to historic architecture would be limited to the duration of construction.</p> <p>Union Square/Market Street Station. Fourteen significant historic architectural resources have the potential for impacts from ground-borne vibrations. Each of the properties is within the boundaries of the KMMS Conservation District, and each is eligible for listing on the NRHP as an individual property. They include 233 Geary Street, 101 Stockton Street, 150 Stockton Street, 160-170 Geary Street, 218-222 Stockton Street, 234-240 Stockton Street, 275-299 Post Street, 177-179 Maiden Lane, 259 Post Street, 760 Market Street/35 O'Farrell Street (Phelan Building, Landmark No. 156), 790 Market Street, 77-81 O'Farrell Street, and 79 O'Farrell Street (formerly 46-68 Stockton/77-79 O'Farrell). Nine of the buildings front the station and four are in the second row.</p> <p>Union Square, in particular the parking garage, is also eligible for listing on the NRHP as an individual property in addition to being included in the KMMS Conservation District. It would also have the potential for impacts from ground-borne vibrations during cut-and-cover operations for the Union Square/ Market Street Station. Along the eastern end of the Union Square plaza there would be a pedestrian entry within the stairs leading to the plaza. It would consist of escalators, stairs, with the possibly of an overhead canopy. Two vent shafts, with heights of 11 feet, would be positioned within the plaza terrace below the plaza café. These alterations would not constitute substantial impacts to the historic character of the KMMS conservation district, or to the park, which was heavily altered in 2002.</p>	<p>Vibration Impacts to historic properties. Potential effects of vibration during construction would be reduced by pre-drilling for pile installation in areas that would employ secant piles with ground-supporting walls in the cut-and-cover technology. Vibration monitoring will be specified in construction documents to ensure that historic properties do not sustain damage during construction. A mitigation plan to ensure that vibration impacts to historic buildings would be fully mitigated would include the following: The contractor will be responsible for the protection of vibration-sensitive historic building structures that are within 200 feet of any construction activity. The maximum peak particle vibration (PPV) velocity level, in any direction, at any of these structures should not exceed 0.12 inches/second for any length of time. An independent Environmental Compliance Monitor (ECM) will be retained by SFMTA to monitor construction to make sure that environmental conditions are met. The ECM will be required to perform periodic vibration monitoring at the closest structure to any construction activities using approved seismographs. If at any time the construction activity exceeds this level, that activity will immediately be halted until such time as an alternative construction method can be used that would result in lower vibration levels. The ECM will conduct a training program at the start of construction to educate the Contractor and consultants about the sensitivity of historic structures to construction related vibration. In addition, the ECM would retain the services of a City-approved preservation architect or architectural historian to monitor construction effects to historic structures in the APE.</p> <p>Visual Impacts to historic properties. Potential visual impacts at the Union Square/Market Street and Chinatown station will be mitigated through use of design and architectural materials that would be compatible with the surrounding landscape features. The stations will be located within the boundaries of a known historic district, a downtown Conservation District, and adjacent to individually-eligible historic resources. The design for each of the stations will be reviewed for compliance with the Secretary of the Interior's Standards based on their compatibility with the character-defining features of each of the districts. New buildings should reinforce the established character of the historic district and visual continuity of the streetscape.</p>
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The historically significant Triangular Street Lights are located on Geary and Stockton Streets in the area of construction for the proposed station. The lights would be prone to potential impacts from vibration and construction equipment.

Chinatown Station. In the Chinatown Station area, there are nine significant historic architectural resources. Due to the depth of the construction at this location there is very little potential for vibration impacts from construction of the station, including eight that front the proposed station and one in the second row. They include 801-805 Stockton Street, 800-810 Stockton Street, 809-815 Stockton Street, 827-829 Stockton Street, 830-848 Stockton Street, 833-841 Stockton Street, 843 Stockton Street, 850-898 Stockton Street and 857-865 Clay Street. Each of these properties is eligible for listing on the NRHP as a contributing element of the Chinatown Historic District.

One historic architectural resource at 814-828 Stockton Street in Chinatown would be demolished and replaced by a new Muni station building. The building was identified as a contributor to the NRHP-eligible and CRHR-listed Chinatown Historic District during the Corbett et al. (1997) study. **Demolition of contributing elements to a NRHP-eligible district constitutes an adverse effect under Section 106 and under the California Environmental Quality Act.** Under Criterion A, 814-828 Stockton Street is contextually important for its association with the development of the Chinatown community. In compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, an adverse effect is found when an undertaking alters, either directly or indirectly, the character-defining features of a NRHP-eligible property that would discount it.

Demolition and removal of the building at 814-828 Stockton Street also has the potential for construction impacts to the buildings that flank it (800-810 Stockton Street and 830-848 Stockton Street). Visual impacts would require mitigation. Within that block (Block 225), each of the three remaining buildings on the east side of Stockton Street is also a contributing element to a historic district, as are many of the properties across the street. Demolition of the proposed building would create a visual break in this cohesive grouping of related buildings. Construction-related activities could result in ground shifts (settlement) that would affect adjacent properties determined as eligible for listing on the NRHP.

Tunnel Boring Machine Extraction Shaft. Under the North Beach Construction Variant, an extraction shaft would be located in the center of Columbus Avenue at the north end of the alignment to allow for removal of the Tunnel Boring Machine (TBM). The construction would be similar to the cut-and-cover method. Of the properties in the impact area, Washington Square Park and the associated Washington Square Park Triangle are the only resources in close proximity to the extraction shaft. Washington Square Park is listed as locally significant -- both individually as San Francisco's Landmark No. 226, and as a contributor to a proposed historic district. There would be no vibration impacts to the park and visual impacts would be limited to the duration of construction.

Five additional contributors to the proposed Washington Square Historic District, are within 200 feet of the extraction shaft, and they may have some potential for ground-borne vibration impacts. The buildings include 1636-1656 Powell Street, 575-579 Columbus Street, 1731-1741 Powell Street, 1717-1719 Powell Street, and 1701-1711 Powell Street; however, it is not likely that there would be any vibration impacts to any of the historic buildings. Visual impacts to historic architecture would be limited to the duration of construction.

There is no potential for impacts to historic trees in Washington Square Park, part of the proposed Washington Square Historic District, during construction of the North Beach Construction Variant extraction shaft.

To ensure that the Triangular Street Lights are not impacted by vibration and construction equipment, the Contractor will implement a mitigation plan to ensure that vibration impacts to the historic lights would be fully mitigated would include the following: The contractor will be responsible for the protection of vibration-sensitive historic street lights that are within 50 feet of any construction activity. The plan would include temporary removal and storage of glass globes during construction in a specific area and installation of construction barriers adjacent to the light poles.

Chinatown Station. Under Alternative 3A, demolition of the building at 814-828 Stockton Street would constitute an adverse effect to a contributing property in the Chinatown Historic District. Impacts can be mitigated to less than significant levels through rehabilitation, sensitive designs, and measures to avoid, minimize, and compensate for these impacts. Specifically, the following mitigation measures are proposed:

Partial preservation of 814-828 Stockton Street, through rehabilitation, in compliance with the Secretary of the Interior's Standards, and reuse of the building as the Chinatown Station. This option is always preferable to demolition.

Salvage of the significant architectural features from 814-828 Stockton Street will be used as an educational exhibit inside the new station or utilized for the repair and rehabilitation of other historic buildings. The architectural elements will be disassembled in a manner that minimizes damage; and

In consultation with the City, FTA, and SHPO, develop a permanent interpretive display for public use on the entire route, perhaps to be placed within the subway cars or on the walls of the subway stations. This interpretive display would include details about the demolished buildings as well as historic information about the buildings, historic districts, neighborhoods, important individuals, and businesses surrounding the alignments that the Central Subway will pass through. Prior to preparing the display, a qualified historian will perform contextual research regarding the role of the building in the events for which it is significant, and conduct oral history interviews. This approach

		<p>would impart knowledge of the history of the City to the general public; and</p> <p>Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) documentation. Although it is presently uncertain who the architect was for 814-828 Stockton Street, attempts should be made to obtain the original drawings, if available. The level of documentation will be prescribed through consultation with the City Landmarks Board, and SHPO for conservation.</p> <p>During construction of the Columbus Avenue tunnel portal, a certified arborist should be present to monitor protection of tree roots during the two to three week excavation period.</p>
<p>Alternative 3 Option A</p>	<p>During operation of the Central Subway along the Fourth Street/Stockton Alignment Option A, vibrations from passenger trains would not constitute an adverse effect to historic properties (see Noise and Vibration Impact Analysis in SEIS/SEIR).</p> <p>In most cases, there would not be substantial visual impacts to historic architectural resources</p>	<p>Visual Impacts to historic properties. Visual impacts would be addressed</p>

<p>Operation Impacts</p>	<p>because most of the Central Subway would be underground, and the surface tracks on Third and Fourth streets -- in addition to the tunnel portals -- would be in the center of the existing streets.</p> <p>Market Street Station. The escalators and stairs would be in the sidewalk area, with the elevators positioned next to them, on the southwest corner of Market and Third streets. Their placement next to the street would create little visual impact to 703-705 Market Street and the other neighboring historic buildings. The ventilation shaft ductbanks extending 26 feet above the roofline of a modern parking garage and would not visually detract from any of the historic buildings in the area because it would be placed at the back end of the roof.</p> <p>Union Square Station. Placement of a cantilevered canopy over the station entry, station vents along the eastern side of Union Square, and two elevators north of the northern-most vent shaft with access from the sidewalk on Stockton Street would not constitute substantial impacts to the historic character of the KMMS conservation district, or to the park, which was heavily altered in 2002. No impacts are proposed for the NRHP-eligible subterranean Union Square garage. The two additional station entries in the sidewalk area next to Stockton Street at either side of Maiden Lane, immediately adjacent to Stockton Street, in front of 218-222 Stockton Street and 234-240 Stockton Street, both NRHP-eligible properties. The station entries would not constitute a substantial impact to these historic buildings or others in the surrounding area. However, within that block (Block 309), one additional building at the corner of Stockton and Post Streets (275-279 Post) is also a contributing element to a historic district. Although Union Station features will be visible from historic buildings within Maiden Lane (177-179 Maiden Lane and 259 Post Street), the impacts would be minimal.</p> <p>Chinatown Station. A new Muni station building would replace an existing historic building; there is the potential for visual effects to historic architectural resources. Demolition of building 814-828 Stockton Street would be considered a significant impact because of its status as a contributor to a NRHP-eligible district, and its removal would create a break in the cohesive grouping of contextually-related buildings and it would visually isolate the corner building at 800-810 Stockton Street.</p>	<p>during the construction and design phase. Prior to construction, the design for each of the stations will be reviewed for compliance with the Secretary of the Interior's Standards based on their compatibility with the character-defining features of each of the districts. New building designs would reinforce the established character of the historic district and visual continuity of the streetscape.</p>
<p>Alternative 3 Option B</p>	<p>During construction of the Fourth/Stockton Alignment Option B (Modified LPA), the potential for ground settlement caused by construction-related activities could result in ground shifts that would affect historic architecture. The areas most prone to settlement would be where cut-and-cover methods are implemented, including the station areas, portals, and</p>	<p>Vibration Impacts to historic properties. Potential effects of vibration during construction would be reduced by pre-drilling for pile installation in areas that would employ secant piles with ground-supporting walls in the cut-and-cover technology. Vibration monitoring will be specified in construction</p>

**Construction
Impacts**

extraction shaft. The same construction methods described for Enhanced EIS/EIR Alignment would also apply to Fourth/Stockton Alignment Option B at stations and tunnel portals.

Significant historic architectural resources were identified in each potential impact area that could be affected by the Project (see Garcia and Associates 2007). Some of the historic architectural resources are contributors to NRHP-eligible districts, while others are individual properties that are NRHP-eligible on their own merit (see Appendix F).

Bryant/Brannan Station. The Bryant/Brannan Surface Station on Fourth Street would be adjacent to two historic architectural resources that have the potential for minor architectural damage at 500-504 Fourth and 508-514 Fourth. Each of these buildings is eligible for an individual listing on the NRHP. The design of the proposed Bryant/Brannan Station will require review and evaluation for impacts on adjacent historic resources.

Union Square/Market Street Station. Under Alternative 3B, the station entry is proposed for the southeast side of Union Square, along Geary Street, rather than along Stockton Street. In the Union Square/Market Street Station area, approximately eight significant historic architectural resources have the potential for minor architectural damage during cut-and-cover operations, including seven properties (six buildings and Union Square) fronting the station and one property in the second row.

All eight properties are within the boundaries of the KMMS Conservation District, and each is eligible for listing on the NRHP as an individual property. They include 233 Geary Street, 101 Stockton Street, 760 Market Street/35 O'Farrell Street (Phelan Building, Landmark No. 156), 790 Market Street, 77-81 O'Farrell Street, 79 O'Farrell Street (formerly 46-68 Stockton/77-79 O'Farrell), 150 Stockton Street and 333 Post Street (Union Square). All of these properties are in the first row fronting Stockton Street except for 760 Market/35 O'Farrell Street, which is in the second row.

In addition, the historically significant Triangular Street Lights are located on Geary and Stockton in this area. Due to the depth of the construction at this location there is very little potential for impacts from vibration during construction of this station.

documents to ensure that historic properties do not sustain damage during construction. A mitigation plan to ensure that vibration impacts to historic buildings would be fully mitigated would include the following: The contractor will be responsible for the protection of vibration-sensitive historic building structures that are within 200 feet of any construction activity. The maximum peak particle vibration (PPV) velocity level, in any direction, at any of these structures should not exceed 0.12 inches/second for any length of time. An independent Environmental Compliance Monitor (ECM) will be retained by SFMTA to monitor construction to make sure that environmental conditions are met. The ECM will be required to perform periodic vibration monitoring at the closest structure to any construction activities using approved seismographs. If at any time the construction activity exceeds this level, that activity will immediately be halted until such time as an alternative construction method can be used that would result in lower vibration levels. The ECM will conduct a training program at the start of construction to educate the Contractor and consultants about the sensitivity of historic structures to construction related vibration. In addition, the ECM would retain the services of a City-approved preservation architect or architectural historian to monitor construction effects to historic structures in the APE.

Visual Impacts to historic properties. Potential visual impacts at the Union Square and Chinatown station will be mitigated through use of design and architectural materials that would be compatible with the surrounding landscape features. The stations will be located within the boundaries of a known historic district, a downtown Conservation District, and adjacent to individually-eligible historic resources. The design for each of the stations will be reviewed for compliance with the Secretary of the Interior's Standards based on their compatibility with the character-defining features of each of the districts. New buildings should reinforce the established character of the historic district and visual continuity of the streetscape.

Union Square/ KMMS Conservation District. Extensive physical alterations to Union Square Park occurred in 2002, including the replacement of nearly all existing park features such as paving, plants, buildings, and a new stage was added; the grassy lawn is now paved. Because alterations would be introduced

Chinatown Station. The proposed station for Alternative 3B would be at the corner of Stockton Street and Washington Street. In the Chinatown Station area, there are fourteen significant historic architectural resources that have the potential for vibration impacts. They include seven properties that front the proposed station, six in the second row, and one in the third row. In addition, the Washington Street Street Lights are a significant historic architectural resource that could be impacted by ground-borne vibrations and other construction activities at the Chinatown Station site for this alternative. Each of these properties is eligible for listing on the NRHP as a contributing element of the Chinatown Historic District and one is eligible for listing on the NRHP as an individual property (940 Washington Street).

There are six Chinatown Historic District contributing buildings in the same block as the station (Block 211), including three that front Stockton Street (901-907 Stockton Street, 913-917 Stockton Street, and 925 Stockton Street), two in the second row (910-914 Clay Street and 950 Clay Street), and one in the third row (916-918 Clay Street), which is two buildings

to a modernized Union Square, which has lost integrity of design, the impacts would not constitute a negative impact on the structure. As such, modifications to Union Square that conform to its present physical character would not adversely impact buildings within the KMMS Conservation District, many of them NRHP-eligible properties. Any proposed rehabilitation, changes, alterations and additions comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. Use of these guidelines reduces any historical impacts to less-than-significant levels.

To ensure that the Triangular Street Lights are not impacted by vibration and construction equipment, the Contractor will implement a mitigation plan to ensure that vibration impacts to the historic lights would be fully mitigated would include the following: The contractor will be responsible for the protection of vibration-sensitive historic street lights that are within 50 feet of any construction activity. The plan would include temporary removal and storage of glass globes during construction in a specific area and installation of construction barriers adjacent to the light poles.

Chinatown Station. To ensure that the Washington Street Street Lights are not impacted by vibration and construction equipment, the Contractor will implement a mitigation plan to ensure that vibration impacts to the historic lights would be fully mitigated would include the following: The contractor will be responsible for the protection of vibration-sensitive historic street lights that are within 50 feet of any construction activity. The plan would include temporary removal and storage of glass globes during construction in a specific area and installation of construction barriers adjacent to the light poles.

away from the station. Chinatown Historic District contributing buildings across Stockton Street include 930 Stockton Street in the first row, and 868-870 Clay Street, 31-37 Spofford Alley, and 867-869 Washington Street in the second row. Across Washington Street from the building at 933-949 Stockton Street proposed for demolition, there are two buildings in the first row (1003-1011 Stockton Street and 940 Washington Street), and one contributing building (1013-1017 Stockton Street) in the second row. As indicated above, 940 Washington Street appears to be eligible for listing on the NRHP as an individual property.

One historic architectural resource located in the Chinatown Station area would be demolished and replaced by a new Muni station building during construction of the Alternative 3 – Fourth/Stockton Alignment Option B. The building at 933-949 Stockton Street (Block 211) was identified as a contributor to the NRHP-eligible Chinatown Historic District during the Corbett et al. (1997) study (see Figure 5-2). **Demolition of contributing elements to a NRHP-eligible district constitutes an adverse effect under Section 106 and under the California Environmental Quality Act.** Demolition and removal of the proposed building would create a visual break in the cohesive grouping of related buildings. Within Block 211, eight additional buildings on the west side of Stockton Street are also contributing elements to a historic district, and significant properties are on the adjacent block (Block 192) fronting Washington Street. The building on the east side of Stockton Street, directly across from 933-949 Stockton Street, in Block 210, is not historic.

933-949 Stockton Street and the buildings surrounding it are contextually linked through their association with the development of the Chinatown community. Each of the two buildings lies within an area known to be a part of Chinatown since at least the 1880s and has continuously remained a vibrant part of the community. Designed by S. H. Woodruff and erected in 1906, 933-949 Stockton Street served the immediate need for lodging and use of the storefronts by Chinese merchants in the aftermath of a natural disaster. 933-949 Stockton Street conforms to the two-part commercial block composition also found in other areas of San Francisco. Its character-defining features include the Renaissance/Baroque design elements that include swags over the windows, metal cornice, and scored stucco walls.

Within the block (Block 211), the three remaining buildings on the west side of Stockton Street are also contributing elements to the historic district, and other important buildings are nearby, including the Commodore School, the Chinese Methodist Episcopal Church, and the Gum Moon Residence. Removal of the building would break up the continuity of contextually and architecturally important linked buildings.

Under Alternative 3B, demolition of the building at 933-949 Stockton Street would constitute an adverse effect to a contributing property in the Chinatown Historic District. Impacts can be mitigated to less than significant levels through rehabilitation, sensitive designs, and measures to avoid, minimize, and compensate for these impacts. Specifically, the following mitigation measures are proposed:

Partial preservation of 933-949 Stockton Street, through rehabilitation, in compliance with the Secretary of the Interior's Standards, and reuse of the building as the Chinatown Station. This option is always preferable to demolition.

Include expertise of an architectural historian in design development of station to develop a design culturally appropriate to the Chinatown community.

Salvage of the significant architectural features from 933-949 Stockton Street will be used as an educational exhibit inside the new station or utilized for the repair and rehabilitation of other historic buildings. The architectural elements will be disassembled in a manner that minimizes damage; and

In consultation with the City, FTA, and SHPO, develop a permanent interpretive display for public use on the entire route, perhaps to be placed within the subway cars or on the walls of the subway stations. This interpretive display would include details about the demolished buildings as well as historic information about the buildings, historic districts, neighborhoods, important individuals, and businesses surrounding the alignments that the Central Subway will pass through. Prior to preparing the display, a qualified historian will perform contextual research regarding the role of the building in the events for which it is significant, and conduct oral

Demolition and removal of 933-949 Stockton Street has the potential for construction impacts to the neighboring building at 925 Stockton Street. Visual impacts would require mitigation.

Tunnel Boring Machine Extraction Shaft. Under the North Beach Construction Variant, an extraction shaft would be located in the center of Columbus Avenue at the north end of the alignment to allow for removal of the Tunnel Boring Machine (TBM). The construction would be similar to the cut-and-cover method. Of the properties in the impact area, Washington Square Park and the associated Washington Square Park Triangle are the only resources in close proximity to the extraction shaft. Washington Square Park is listed as locally significant -- both individually as San Francisco's Landmark No. 226, and as a contributor to a proposed historic district. There would be no vibration impacts to the park and impacts would be limited to the duration of construction.

Five additional contributors to the proposed Washington Square Historic District, are within 200 feet of the extraction shaft, and they may have some potential for ground-borne vibration impacts. The buildings include 1636-1656 Powell Street, 575-579 Columbus Street, 1731-1741 Powell Street, 1717-1719 Powell Street, and 1701-1711 Powell Street; however, it is not likely that there would be any vibration impacts to any of the historic buildings. Visual impacts to historic architecture would be limited to the duration of construction.

There is no potential for impacts to historic trees in Washington Square Park, part of the proposed Washington Square Historic District, during construction of the North Beach Construction Variant extraction shaft.

history interviews. This approach would impart knowledge of the history of the City to the general public; and

Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) documentation. It is known that S. H. Woodruff was the architect for 933-949 Stockton Street; attempts should be made to obtain the original drawings, if available. The level of documentation will be reached through consultation with the City, FTA, and SHPO.

During construction of the Columbus Avenue tunnel portal, a certified arborist should be present to monitor protection of tree roots during the two to three week excavation period.

<p>Alternative 3 Option B</p> <p>Operation</p>	<p>During operation of the Central Subway along the Fourth Street/Stockton Alignment Option A, vibrations from passenger trains would not constitute an adverse effect to historic properties (see Noise and Vibration Impact Analysis in SEIS/SEIR).</p> <p>In most cases, there would not be substantial visual impacts to historic architectural resources from the operation of the Fourth/Stockton Alignment Option B because the surface tracks and tunnel portals would be in the center of existing streets.</p> <p>In the Chinatown Station area, where a new Muni station building would replace an existing historic building, there is the potential for visual impacts to historic architectural resources. Demolition of building 933-949 Stockton Street would be considered a significant impact because of its status as a contributor to a NRHP-eligible district, and its removal would create a break in the cohesive grouping of important buildings within the block and the neighboring block on the west side of Stockton Street.</p> <p>The placement of a station entry along the Geary Street side of Union Square has the potential to impact the historic landscape. However, visual impacts will be avoided for the emergency vents, which will be placed inside an air well in the Ellis/O'Farrell garage.</p>	<p>Visual Impacts to historic properties. Visual impacts would be addressed during the construction and design phase. Prior to construction, the design for each of the stations will be reviewed for compliance with the Secretary of the Interior's Standards based on their compatibility with the character-defining features of each of the districts. New building designs would reinforce the established character of the historic district and visual continuity of the streetscape.</p>
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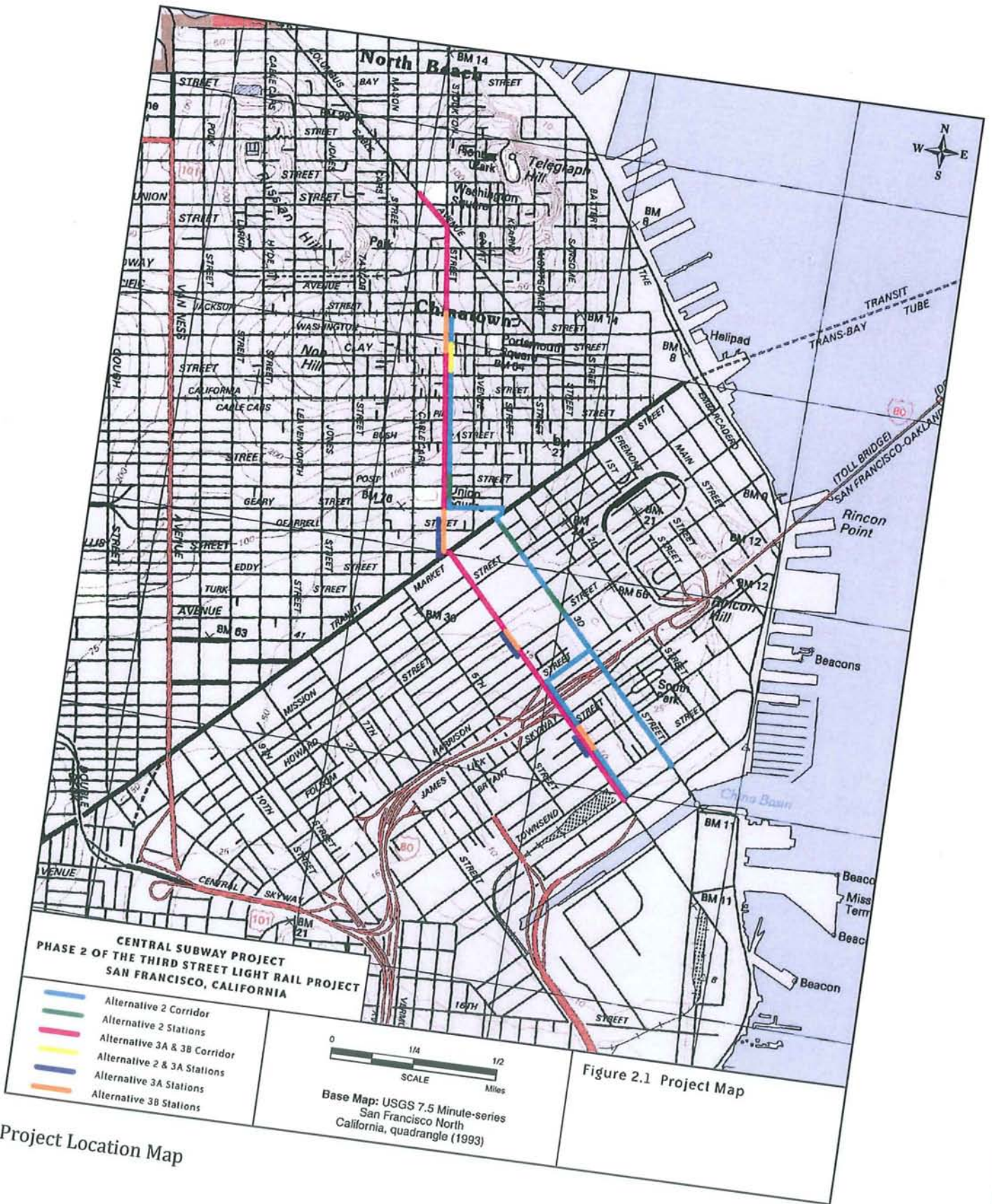
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9.0 EXHIBITS



Project Location Map

Attachment 7. Public Outreach Statement, Central Subway

Outreach in North Beach, May 2012-Present Central Subway Tunnel Boring Machine Retrieval Plan

2012

May: The Central Subway outreach team meets with the North Beach Business Association and Telegraph Hill Dwellers to inform them of upcoming construction activity on Columbus Avenue and Union Street.

June/July: Members of the outreach team canvass the North Beach neighborhood, pass out construction notices and information sheets, and gather business email addresses. Several meetings are held with community groups and neighbors to address their concerns and provide additional information on local impacts. The community expresses concerns with the existing TBM retrieval plan and encourages the project team to investigate alternatives.

August: Another construction notice is sent to neighbors before utility relocation work begins. Weekly construction update emails commence. They include information about construction impacts and inform merchants and residents of what to expect as work proceeds. The Central Subway team begins researching options that could replace the plan to remove the TBMs on Columbus Avenue.

September/October: A representative of the Mayor's Office of Economic and Workforce Development begins assisting the Central Subway team with outreach to North Beach businesses.

November: A community meeting is held in partnership with Supervisor Chiu's office to discuss four new TBM options. The community expresses support a couple of options, including the Pagoda Palace. Construction stops during the annual holiday moratorium.

December: SFMTA staff present the TBM options and their recommendations to the SFMTA Board. Community members are informed of the meeting via email and through canvassing efforts in North Beach.

2013

January: Two meetings have been held with property owners, residents and tenants to discuss the construction impacts associated with the Pagoda Palace option. The Project has received two letters of support from adjacent property owners, with additional support letters anticipated. A public meeting will be held Jan. 22 in partnership with Supervisor Chiu's office to inform the community at large of the SFMTA's progress in pursuing the Pagoda Palace proposal.