



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

| | |
|---|--------------------------|
| PROJECT ADDRESS 1721-1737 Haight St. | BLOCK/LOT(S) 1248/023 |
|---|--------------------------|

| | | |
|------------------------|-------------------|--------------------|
| CASE NO. 2012.0145E | PERMIT NO. n/a | PLANS DATED n/a |
|------------------------|-------------------|--------------------|

- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

NOTE:
Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

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STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed**:

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

- _____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
- _____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
- _____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- _____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- _____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
- _____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*
- Specify: _____
- _____ 9. **Reclassification of property status** to Category C
- a. Per Environmental Evaluation Evaluation, dated: 05/31/2012
- * Attach Historic Resource Evaluation Report
- b. Other, please specify: _____
- * Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

- ☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

- ☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilgard
Planner's Signature

Gretchen A. Hilgard
Print Name

06/06/2012
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date May 31, 2012
Case No.: 2012.0145E
Project Address: 1721-1737 Haight Street
Zoning: Haight Street Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 1248/023
Staff Contact: Gretchen Hilyard (Preservation Planner)
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PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 1721-1737 Haight Street, is located on a large rectangular-shaped lot measuring 75 feet by 100 feet on the south side of Haight Street between Shrader and Cole Streets in the Haight/Asbury neighborhood. The property is located within the Haight Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a one-story commercial building originally constructed as a restaurant and four storefronts in 1907 by owner Paul Barbieri. Currently, the wood-frame building is divided into two units, a restaurant and a single storefront occupied by the now defunct Red Vic Theater. The building has been stripped of its period detailing and is clad in plywood at the storefront/base, with sections of vertical wood siding and stucco above. The building is capped by flat roof defined by a simple horizontal cornice. The building is currently vacant.

Pre-Existing Historic Rating / Survey

The subject property is not included in any historic resource surveys or listed in any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1907).

Neighborhood Context and Description

The immediate area consists largely of one-to-four-story mixed use properties with ground floor retail and residential units above. The properties in the area were largely constructed between 1900 and 1910, with several properties from the late 20th century near the intersections of Haight/Stanyan Streets and Haight/Cole Streets. Predominant architectural styles in the area include variations of 20th Century Commercial, Italianate, Edwardian, Classical Revival, and Modern. Many of the properties in the area have altered storefronts, and several have been stripped of period detailing on the upper stories. Select buildings retain historic fabric on the upper stories and some original storefronts remain.

Streetcar Suburb

1721-1737 Haight Street was constructed in 1907. Sanborn maps from 1913-1915 and 1950 show that the property was originally divided into four storefronts and one restaurant with a one-story free-standing barn located at the rear of the lot (constructed in 1911). The Supplemental Information Form prepared for the property and additional research conducted by Planning Department staff has not revealed any significant events directly associated with the property, and the building does not appear to be individually eligible for listing in the California Register under this Criterion.

In the 1890s, the area around Golden Gate Park began to rapidly develop as streetcar lines extended into this area, making way for new residential development near the park. The original development period of the Haight and Ashbury Street neighborhood spans approximately 10 years (1900 – 1910) and is represented by a variety of architectural styles. As a whole, this short development period reflects the establishment of the east end of Haight Street as a streetcar suburb during the first decades of the 20th century. The No. 6 *Hayes and Masonic* streetcar line was established in 1906 and ran from the Ferry Building to the Inner Sunset. The streetcar line was re-routed along Haight Street in 1916 and served the neighborhood until 1948, when it was replaced by motorized coaches and trolleys. Buildings associated with this development period include the Haight Street Car Barn, which was located at 1845 Haight Street between Stanyan and Shrader streets (the current site of the Amoeba Music store), as well as two hotels, numerous stores, residential flats, two apartment buildings, two theaters, and a grammar school. Although many of these buildings survive, later alterations have compromised the integrity of these buildings, diminishing the association of the neighborhood with this period of development.

The Summer of Love

1721-1737 Haight Street is located within the boundaries of a potential historic district associated with the establishment of the Hippie Movement/Summer of Love in San Francisco in the late 1960s. The Summer of Love was an important event associated with political and cultural shifts in San Francisco and the U.S. in the late 1960s. This event is closely associated with the stretch of Haight Street between Stanyan Street and Golden Gate Park to the west and Central Avenue and Buena Vista Avenue to the east, which served as a backdrop to the establishment of the Hippie movement during the late 1960s. Historic photographs providing views down Haight Street in the 1950s and early 1960s show an intact 20th century streetcar suburb with original storefronts, streetcar tracks, modest projecting signage and extant historic building fabric. Further research and evaluation would be required to conclude whether there is enough integrity left for the potential historic district to qualify for listing on the California Register.

The Haight and Ashbury Street neighborhood underwent much change during the second half of the 20th century, including the replacement of storefronts, removal of architectural ornament, removal of the street car tracks in the center of Haight Street and other exterior changes. Several new businesses opened along Haight Street in the mid-1960s, including the Psychedelic Shop at 1535 Haight Street in 1966 and other shops targeted to appeal to the young, nonconformist population moving into the neighborhood. The establishment of these businesses began to change Haight Street's commercial character as stores and services evolved. More research would be required to determine how many of these 1960s era shops are still in operation.

The subject building is located within the potential Haight and Ashbury Street Historic District, roughly bounded by Stanyan Street and Central Avenue along Haight Street. The historic district appears to be

eligible for listing in the California Register under Criterion 1 (Events) for its association with the development of the Hippie Movement/Summer of Love in San Francisco. This potential historic district has not been formally surveyed or evaluated. For the purposes of this HRER Response, the subject property at 1721-1737 Haight Street was examined for its possible contribution to the potential historic district and no other buildings within the potential district boundary were evaluated in detail.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

| Individual | Historic District/Context |
|---|--|
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: |
| Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Period of Significance: N/A | Period of Significance: <input type="checkbox"/> Contributor <input checked="" type="checkbox"/> Non-Contributor |

Based on the information provided by the project sponsors, Robert and Elisabeth Rix, found in the Planning Department files, and preliminary research conducted on the Haight and Ashbury Street neighborhood for historic context, Preservation staff finds that the subject building is eligible for inclusion on the California Register as a non-contributor to a potentially eligible historic district under Criterion 1. This potential district requires further, in-depth evaluation to determine eligibility for listing in the California or local registers including the identification of a period of significance, applicable significance criteria, integrity and contributing/non-contributing features.

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

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Overall, the Haight and Ashbury Street neighborhood can be characterized as an example of a Victorian, streetcar-suburb that underwent major alterations in the mid to late twentieth century. The neighborhood appears to be significant as a historic district as the pilgrimage site for approximately 100,000 persons who migrated to San Francisco in the late 1960s to join the Summer of Love/Hippie movement.

The neighborhood today does not display the architectural congruity necessary to qualify for listing under Criterion 1 for its early history as a streetcar suburb, but does appear to be eligible for listing under Criterion 1 for its significance associated with the Hippie Movement/ Summer of Love.

Although a survey has not yet been completed, based upon the historic context themes associated with the neighborhood, contributing building to the potential historic district would include surviving community housing from the late 1960s, sites where important artists and activists lived during the Summer of Love, as well as commercial and institutional buildings that served the estimated 100,000 people who migrated to Haight Street and Golden Gate Park in 1967-68 (example: Haight Ashbury Free Medical Clinic, established in 1967).

1721-1735 Haight Street served as commercial storefronts during the Summer of Love and no significant associations have been linked between the occupying businesses and the larger Summer of Love context. Although a potential California Register-eligible historic district does appear to exist in the neighborhood, the property at 1721-1737 Haight Street would be a non-contributor to this district due to lack of association with potential Haight and Ashbury Street Historic District context and significance.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

The property was owned by Paul Barbieri from 1909 until 1944. Originally the property contained a restaurant and four stores. Barbieri was influential both in the Italian community in San Francisco and the Haight and Ashbury Street neighborhood in the early 20th century. According to the publication "History of San Francisco in 3 Vols", Barbieri was the director of the Italian American Bank, president of the Italian Building & Loan Association, president of the Western Addition Club, and president of the Haight Street Improvement Association. He was also one of the principal owners of the Montgomery Block Real Estate Association.¹ Although Barbieri was influential in the local community in the early 20th century, he is not recognized as contributing significantly to San Francisco's local, regional or national past. Additionally, there is no evidence that Barbieri's ownership of the subject property is tied to his participation in various community organizations or the Montgomery Block.

Barbieri's daughters, Minette Wagner and Clorinne F. Trobock, owned the property from 1944 until 1964. Teris F. Lombard was the owner from 1964 until 1970. In 1970, Dewey and Margarette Wilson took ownership and retained ownership until at least 1977. In 1982 the property was sold by Surety Insurance of California to Joseph and Anna Simon (principals of Grand Bayou). The property was sold to Robert and Elisabeth Rix in 1990 and the Rix's still own the property today.

¹ Lewis Francis Byington. *History of San Francisco in 3 vols.* S.J. Clarke Publishing Co, Chicago: 1931, p. 279-291)

During the late 1960s, the following business occupied the subject property.

1966:

- 1721 Haight - Nite Owl Café,
- 1725 Haight - Golden Cask Tavern,
- 1731 Haight - Cleaners and Dryers
- 1737 Haight - Johnson's Furniture Store and Moving Service.

1967-1968:

- 1721 Haight - Vacant
- 1725 Haight - Golden Cash Tavern
- 1731 Haight - Star Cleaners and Dryers
- 1737 Haight - Chef's Bar B-Que

The 1969-1970 Polk San Francisco City Directory indicates that the occupants of the subject property remained the same, except 1731 Haight was vacant at this time. By 1972, 1725 Haight was also vacant.

The current businesses occupying the building include the former Red Vic Theater (in operation from 1990-2011, now vacant) and the Alembic restaurant (opened in 2006).

Based on the consultant report and Planning Department records, no persons of known historical significance appear to have been associated with the subject building. Therefore, 1721-1737 Haight Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

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

While 1721-1735 Haight Street was constructed in 1907, retains the majority of its original features, and is a good example of an early 20th Century commercial building, it is not eligible for listing on the California Register as an individual resource under Criterion 3. The subject building is not a unique example of this period or style of architecture and was not constructed by a master architect.

1721-1735 Haight Street does not appear to relate to any potential historic district or important context in the neighborhood. There are a variety of early 20th century commercial buildings in the area representing a variety of architectural styles. The subject property is not distinctive and does not represent any architectural context related to the potential Haight and Ashbury Street Historic District, which is significant under Criterion 1 for its association with the development of the Hippie Movement/Summer of Love in San Francisco.

Therefore, 1721-1737 Haight Street is not eligible for listing in California Register under Criterion 3 either individually or as part of a historic district.

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

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject

property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

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

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

1721-1737 Haight Street was determined not to meet any of the criteria that would identify it as individually eligible for the California Register of Historical Resources. The subject property would be considered a non-contributing resource to the potential Haight and Ashbury Street Historic District. Therefore, analysis of integrity was not conducted.

An analysis of the integrity of the historic district would need to occur to determine if the district has sufficient integrity for listing in the California Register.

Step C: Character Defining Features

For the potential Haight and Ashbury Street Historic District the character-defining features would include but are not limited to:

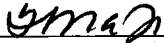
- Uniform street wall
- Lack of front setback
- One-to-four-story height
- Mixed use properties with ground floor retail and residential units above.
- Original or altered storefronts dating to early 20th century, or mid-20th century modifications
- Institutional, residential or commercial use associated with the Hippie movement/Summer of Love context.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☒ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 6/5/12

