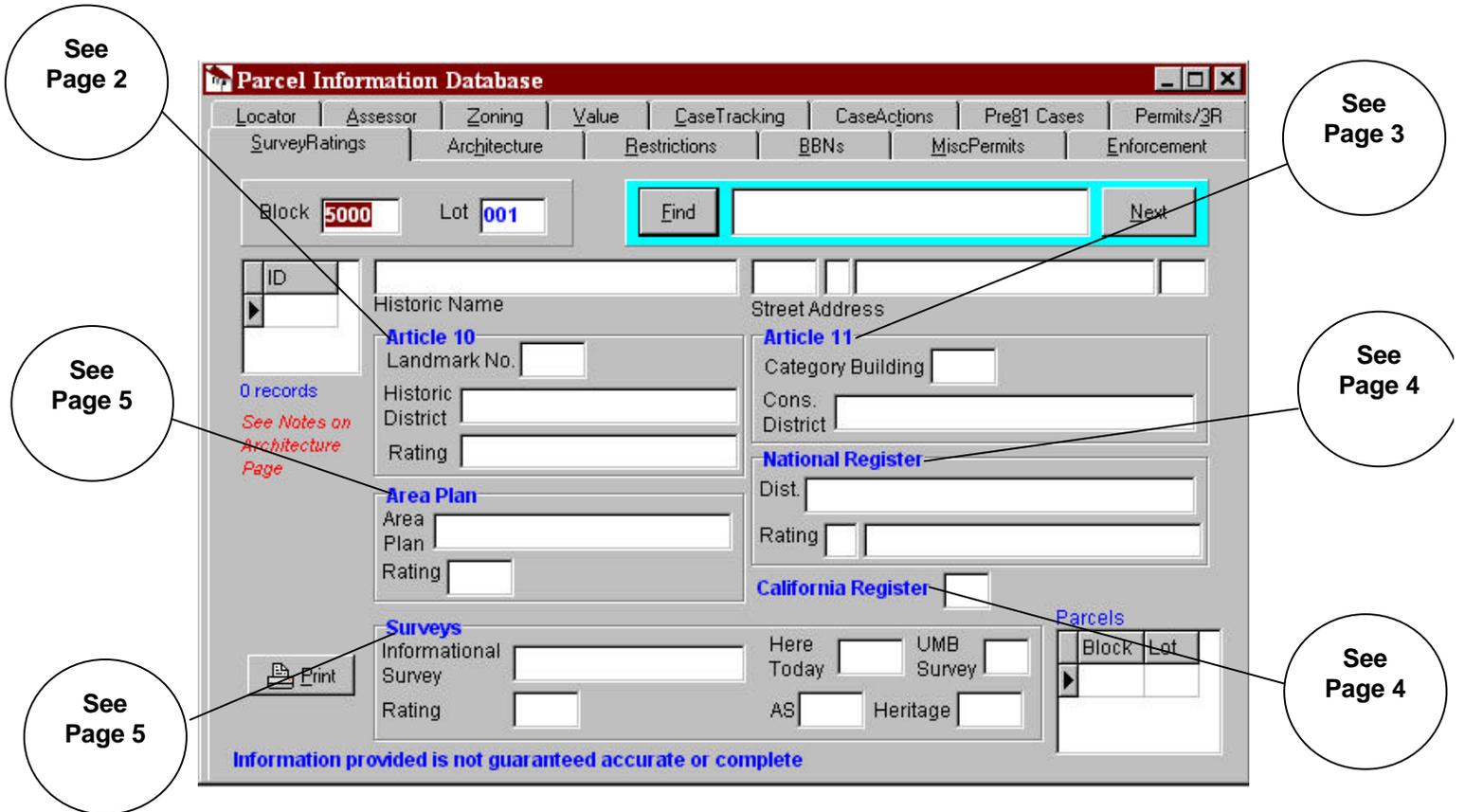


**SAN FRANCISCO
PRESERVATION BULLETIN NO. 15**

**PARCEL INFORMATION DATABASE:
UNDERSTANDING THE SURVEY RATINGS TAB**



Purpose

The purpose of this Preservation Bulletin is to provide an overview of the Survey Ratings Tab contained within the Planning Department’s Parcel Information Database. Buildings or structures on any parcel that is identified in some way on the Survey Ratings Tab may need to be reviewed to determine if they are historical resources as defined by the California Environmental Quality Act (CEQA).

Each category or type of resource identified in this Preservation Bulletin also includes a discussion of the building permit review process, which is based on the type of identification assigned to the resource. For example, the building permit review process for an Article 10 designated resource is different from the building permit review process for a UMB Survey rated resource.

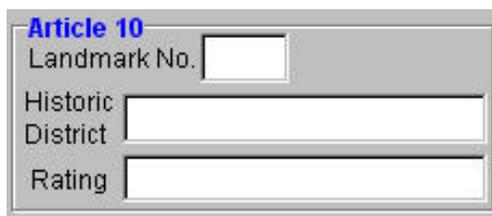
If exterior changes or demolition are proposed on certain resources identified on the Survey Ratings Tab, an environmental evaluation by the Planning Department's Major Environmental Analysis section will need to be performed. As the CEQA Guidelines (Section 15064.5) have specific processes and protections for historical resources, this review is necessary to fulfill the requirements of the state law. Further information on those buildings and structures which are historical resources or which require review to determine if they are historical resources can be found in *Preservation Bulletin No. 16, CEQA Review Procedures for Historic Resources*.

Definitions:

California Environmental Quality Act (CEQA): State legislation passed in 1970 to insure consideration of the effects to the environment resulting from development or planning efforts. The environmental review process provides decision-makers and the general public with an objective analysis of the immediate and long-range specific and cumulative impacts of a proposed project on its surrounding physical environment.

Discretionary Review: Discretionary Review (DR) is the procedural power of the Planning Commission to take under its jurisdiction for additional review and possible modification or disapproval a building permit application that complies with all applicable Planning Code requirements. The power may be used if, in the Commission's judgment, further action on the application may be necessary to ensure consistency with the General Plan and other applicable public policies.

1. Article 10



The image shows a screenshot of a form titled "Article 10". It contains three input fields: "Landmark No." with a small rectangular box, "Historic District" with a larger rectangular box, and "Rating" with a rectangular box.

Article 10 of the Planning Code regulates the preservation of historical, architectural and aesthetic sites, structures, districts and objects found throughout the City. Article 10 applies to all zoning districts.

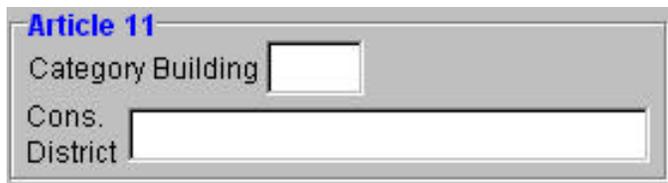
The first box under Article 10, **Landmark No.**, is the number assigned to individually designated landmark buildings, structures, sites or objects through Article 10 of the Planning Code. For specific information on the City's individually designated landmarks, see Appendix A of Article 10.

If a name appears in the box, **Historic District**, the parcel is located within the named historic district's boundaries. The **Rating** of the parcel within the historic district is given in the adjacent box as Contributory (C), Contributory/Altered (CA), or Non-Contributory (NC). For specific information on the City's designated historic districts, see Appendices B to K of Article 10.

Building Permit Review of Article 10 rated resources: Building permits requested on exterior alterations to resources included in Article 10 may not be approved over the Planning Information Center (PIC) counter, but will be referred upstairs to the

Neighborhood Planning Team's Preservation Technical Specialist for review. Any proposed alteration to an Article 10 rated resource will be reviewed by the Preservation Technical Specialist using the standards and procedures of Article 10 of the Planning Code and the Secretary of the Interior's *Standards*. Proposed alterations to an Article 10 rated resource must then be brought to the Landmarks Preservation Advisory Board (Landmarks Board) and potentially also to the Planning Commission for consideration of the provision of a Certificate of Appropriateness. No building permit can be issued for many of Article 10's rated resources unless a Certificate of Appropriateness has first been granted.

2. Article 11



The image shows a screenshot of a form titled "Article 11". It has three input fields: "Category Building" with a small box, "Cons." with a long box, and "District" with a long box.

Article 11 of the Planning Code regulates the preservation of buildings and areas in the C-3, Downtown Zoning Districts that generally speaking, cover the City's Downtown Area. See

Appendices A to D of Article 11 for a list of designated buildings.

If a number appears in the box, Article 11, **Category Building**, the resource has been designated as a Category Building with an assigned number from one of five categories.

Category I – Significant Buildings

Category II—Significant Buildings

Category III – Contributory Buildings (located outside a conservation district)

Category IV – Contributory Buildings (located within a conservation district)

Category V – Unrated (Non-Contributory)

If a name appears in the box, **Cons. (Conservation) District**, this resource is located in a designated conservation district within the C-3, Downtown Zoning Districts. See Appendices E to J of Article 11 for specific information on each conservation district.

Building Permit Review of Article 11 rated resources: Building permits requested on exterior alterations to resources included in Article 11 may not be approved over the Planning Information Center (PIC) counter, but will be referred upstairs to the Neighborhood Planning Team's Preservation Technical Specialist for review. Any proposed alteration to an Article 11 rated resource will be reviewed by the Preservation Technical Specialist using the standards and procedures of Article 11 of the Planning Code and the Secretary of the Interior's *Standards*. Proposed major alterations to Article 11 rated resources must be brought to the Landmarks Board and potentially to the Planning Commission for review and consideration of the granting of a Permit to Alter.

3. National Register of Historic Places (National Register)

The National Register of Historic Places is the official inventory of districts, sites, buildings, structures, and objects significant in American history, architectural, archeology and culture, maintained by the Secretary of Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966 as amended.

A screenshot of a form titled "National Register" in blue text. Below the title, there are two input fields. The first field is labeled "Dist." and is empty. The second field is labeled "Rating" and contains a small square checkbox followed by an empty text box.

If a name appears in the box **Dist.** (District), that is the name of the National Register of Historic Places (NRHP) designated historic district in which the resource is located.

If a number and letter appear in the box **Rating**, that is the National Register Status Code assigned to this resource by the California Office of Historic Preservation (OHP) and compiled in the California Historic Resource Inventory System (CHRIS). This is sometimes referred to as the SHPO database. Most codes are briefly explained in the **Rating** field.

Building Permit Review of National Register rated resources: Building permits requested on exterior alterations to resources assigned a National Register **Rating 1-5** and **7** may not be approved over the Planning Information Center (PIC) counter, but will be referred upstairs to the Neighborhood Planning Team's Preservation Technical Specialist for review.

Any proposed alteration to a National Register rated resource will be reviewed by the Preservation Technical Specialist using the Secretary of the Interior's *Standards* and/or the Planning Department's applicable *Design Guidelines* (Residential, Industrial or Neighborhood Commercial). Non-compliance with the *Standards* or *Design Guidelines* may result in a Planning Department-initiated Discretionary Review.

Building permits requested on exterior alterations to resources assigned a National Register Rating of 6 -- "Determined ineligible" for the National Register -- may be approved over the PIC counter.

4. California Register

A screenshot of a form titled "California Register" in blue text. Below the title, there is a single input field containing a checked checkbox.

The California Register of Historical Resources is the authoritative guide to the state's significant historical and archeological resources and includes resources of local, state and national significance. A "checked" box indicates that this resource has been determined eligible for, or listed in the California Register.

Building Permit Review of California Register rated resources: Building permits requested on exterior alterations to resources determined eligible for, or listed in the California Register may not be approved over the Planning Information Center (PIC) counter, but will be referred upstairs to the Neighborhood Planning Team's Preservation Technical Specialist for review.

Any proposed alteration to a California Register rated resource will be reviewed by the Preservation Technical Specialist using the Secretary of the Interior's *Standards* and/or the Planning Department's applicable *Design Guidelines* (Residential, Industrial or Neighborhood Commercial). Non-compliance with the *Standards* or *Design Guidelines* may result in a Planning Department-initiated Discretionary Review.

5. Area Plan



The image shows a screenshot of a form titled "Area Plan" in blue text. Below the title, there are two input fields. The first field is labeled "Area Plan" and is empty. The second field is labeled "Rating" and is also empty. The form has a light gray background and a thin border.

Ten **Area Plans** are included in the General Plan of the City and County of San Francisco. In addition to Article 10 and Article 11 of the Planning Code, these plans identify historic resources located in specific areas of

San Francisco. Historic resources featured in the Area Plans are assigned a rating. In the **Rating** box, the rating for that historic resource is given. Usually the resource is rated as either *Significant (S)* or *Contributory (C)*. For more information on the rating system used, refer to the corresponding Area Plan of the General Plan.

Building Permit Review of Area Plan rated resources: Building permits requested on exterior alterations to resources included in any of the Area Plans may not be approved over the Planning Information Center (PIC) counter, but will be referred upstairs to the Neighborhood Planning Team's Preservation Technical Specialist for review. Any proposed alteration to an Area Plan rated resource will be reviewed by the Preservation Technical Specialist using the Secretary of the Interior's *Standards* and/or the Planning Department's applicable *Design Guidelines* (Residential, Industrial or Neighborhood Commercial). Non-compliance with the *Standards* or the *Design Guidelines* may result in a Planning Department-initiated Discretionary Review.

6. Surveys

This heading almost certainly provides the greatest confusion for planners and the public alike. Cultural resource surveys are considered the building blocks of historic preservation by providing historical and architectural information on buildings, structures, sites and objects within a specified geographic area. The following provides an overview of the two classifications of surveys in San Francisco – Informational and Endorsed/Adopted.

Informational Survey

Over the years, the Planning Department and other groups interested in historic preservation have conducted a number of surveys (studies and/or inventories). These surveys have not been formally adopted or endorsed, but are another valuable source of information on resources throughout the City.

The screenshot shows a web form with the following fields:

- Surveys** (Section Header)
- Informational Survey** (Text input field, highlighted by an arrow)
- Rating** (Text input field)
- Here Today** (Text input field)
- UMB Survey** (Text input field)
- AS** (Text input field)
- Heritage** (Text input field)

The following is a list of Informational Surveys on file in the Planning Department's preservation library:

- Buena Vista North Survey
- Chinatown Survey
- Eureka Valley Survey
- Fire Stations Survey
- Haight-Ashbury Survey
- Inner Richmond District Survey
- North of Market Survey
- Polk/Procter Seacliff Survey
- Refugee Shacks Inventory
- Union Street District Survey
- Van Ness Avenue District, Fire Line Survey

Endorsed/Adopted Survey

The screenshot shows a web form with the following fields:

- Surveys** (Section Header)
- Endorsed/Adopted** (Text input field, highlighted by an arrow)
- Rating** (Text input field)
- Here Today** (Text input field)
- UMB Survey** (Text input field)
- AS** (Text input field)
- Heritage** (Text input field)

The Endorsed/Adopted Surveys in San Francisco are:

1. North Beach Survey – A cultural resource survey completed in 1982, the survey was adopted by the Board of Supervisors in 1999.
2. Dogpatch Survey – A cultural resource survey completed in 2001, the survey was endorsed by the Planning Commission in 2001.
3. Central Waterfront Survey – A cultural resource survey completed in 2001, the Planning Commission endorsed the survey in 2002.

Building Permit Review of National Register rated resources: Building permits requested on exterior alterations to cultural resource surveyed resources assigned a National Register **Rating 1-5** and **7** may not be approved over the Planning Information Center (PIC) counter, but will be referred upstairs to the Neighborhood Planning Team's Preservation Technical Specialist for review.

Any proposed alteration to a National Register rated resource will be reviewed by the Preservation Technical Specialist using the Secretary of the Interior's *Standards* and/or the Planning Department's applicable *Design Guidelines* (Residential, Industrial or Neighborhood Commercial). Building permits requested on exterior alterations to resources assigned a National Register **Rating of 6** -- "Determined ineligible" for the National Register -- may be approved over the PIC counter. Non-compliance with the *Standards* or *Design Guidelines* may result in a Planning Department-initiated Discretionary Review.

Here Today

The image shows a form titled "Surveys" with several input fields. The fields are arranged in two rows. The first row contains "Informational Survey" (with a large empty box), "Here Today" (with a small empty box), and "UMB Survey" (with a small empty box). The second row contains "Rating" (with a small empty box), "AS" (with a small empty box), and "Heritage" (with a small empty box). A black arrow points from the top right towards the "Here Today" input field.

"Here Today" is a book published in 1968 by the Junior League of San Francisco, Inc. (Chronicle Books). The cultural resource survey and subsequent book were developed in response to a loss of historic resources in San Francisco through demolition or neglect. A number in the **Here Today** box indicates the page number of the book that features information on this particular resource. A copy of "Here Today" can be viewed in the Preservation Library of the Planning Department, 5th Floor, 1660 Mission Street. Note: Survey files compiled by the Junior League are available at the San Francisco History Room, 6th floor of the Main Public Library.

Building Permit Review of Here Today rated resources: Building permits requested on exterior alterations of "Here Today" resources may not be approved over the Planning Information Center (PIC) counter, but will be referred upstairs to the Neighborhood Planning Team's Preservation Technical Specialist for review, using the Secretary of the Interior's *Standards* and/or the Planning Department's applicable *Design Guidelines* (Residential, Industrial or Neighborhood Commercial). Non-compliance with the *Standards* or the *Design Guidelines* may result in a Planning Department-initiated Discretionary Review.

"Here Today" buildings that are not covered by Articles 10 or 11 of the Code are not reviewed by the Landmarks Board.

AS - Architectural Survey

The image shows a form titled "Surveys" with several input fields. The fields are arranged in two rows. The first row contains "Informational Survey" (with a large empty box), "Here Today" (with a small empty box), and "UMB Survey" (with a small empty box). The second row contains "Rating" (with a small empty box), "AS" (with a small empty box), and "Heritage" (with a small empty box). A black arrow points from the top right towards the "AS" input field.

Between 1974 and 1976, the Planning Department conducted a citywide survey of cultural resources. As a result, thousands of buildings, structures, sites or objects were surveyed and assigned with an **AS** number between 5 and 0. Resources with the number 5 are rated the highest. Resources identified as 0 are rated the lowest.

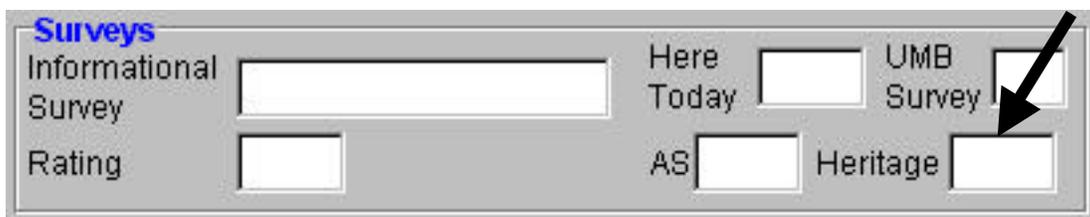
Additionally, a rating of “Y” replaces a rating number, but indicates the resource was part of the AS survey.

Building Permit Review of AS rated resources: Building permits requested on exterior alterations to AS rated resources may not be approved over the Planning Information Center (PIC) counter, but will be referred upstairs to the Neighborhood Planning Teams for review. Any proposed alteration to an AS rated resource will be reviewed by the planner in consultation with the Preservation Technical Specialist using the Planning Department’s applicable *Design Guidelines* (Residential, Industrial or Neighborhood Commercial) and/or the Secretary of the Interior’s *Standards*. Non-compliance with the *Design Guidelines* may result in a Planning Department-initiated Discretionary Review.

AS rated resources that are not covered by Articles 10 or 11 of the Code are not reviewed by the Landmarks Board.

Survey forms are available on 1976 Architectural Survey resources through the Planning Department’s Preservation Library, 5th Floor, 1660 Mission Street, requested at the reception desk.

Heritage - San Francisco Architectural Heritage



The image shows a screenshot of a survey form interface. The form is titled "Surveys" in blue text. It contains several input fields and checkboxes. On the left side, there are three rows: "Informational Survey" with a large empty text box, "Rating" with a small empty box, and "AS" with a small empty box. On the right side, there are three rows: "Here Today" with a small empty box, "UMB Survey" with a checked checkbox (indicated by a black arrow), and "Heritage" with a small empty box.

Over the past 30 years, San Francisco Architectural Heritage (Heritage), a non-profit preservation organization has commissioned a number of cultural resource surveys in specific areas of San Francisco. A letter designation in the **Heritage** box denotes the Heritage-assigned rating.

Heritage’s Rating Scale has four summary categories:

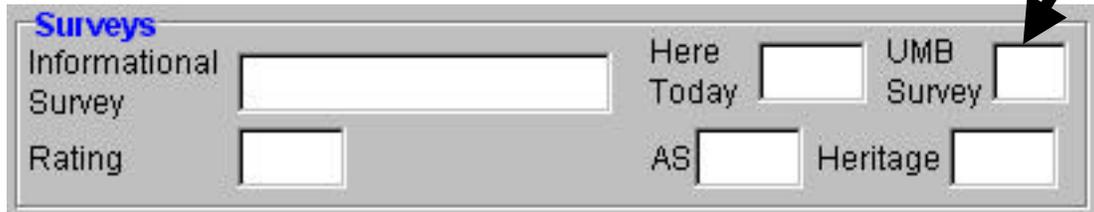
- A - Highest Importance
- B - Major Importance
- C - Contextual Importance
- D - Minor or No Importance

Building Permit Review of Heritage rated resources: Building permits requested on exterior alterations to Heritage rated resources may not be approved over the Planning Information Center (PIC) counter, but will be referred upstairs to the Neighborhood Planning Teams for review. Any proposed alteration to a Heritage rated resource will be reviewed by the planner in consultation with the Preservation Technical Specialist using the Planning Department’s applicable *Design Guidelines* (Residential, Industrial or Neighborhood Commercial) and/or the Secretary of the Interior’s *Standards*. Non-compliance with the *Design Guidelines* may result in a Planning Department-initiated Discretionary Review.

Heritage rated resources that are not covered by Articles 10 or 11 of the Code are not reviewed by the Landmarks Board.

If a project sponsor wishes to review the contents of a San Francisco Architectural Heritage survey, or discuss the results of that survey with Heritage, they may contact Heritage at 2007 Franklin Street, San Francisco, CA 94109 (415) 441-3000.

UMB Survey - Unreinforced Masonry Buildings



The image shows a screenshot of a web-based survey form. The form is titled "Surveys" in blue text. It contains several input fields and checkboxes. On the left, there are fields for "Informational Survey" (a large text box), "Rating" (a small box), "Here Today" (a small box), and "AS" (a small box). On the right, there are checkboxes for "UMB Survey" and "Heritage". A black arrow points to the "UMB Survey" checkbox, which is currently unchecked.

Between 1990-1992, the Planning Department surveyed more than 2,000 privately owned unreinforced, masonry buildings in San Francisco. If a "Y" appears in the box titled **UMB Survey**, the resource was documented as part of the UMB Survey's list of unreinforced buildings.

Building Permit Review of UMB rated resources: Building permits requested on exterior alterations to UMB rated resources may not be approved over the Planning Information Center (PIC) counter, but will be referred upstairs to the Neighborhood Planning Teams for review. Any proposed alteration to a UMB rated resource will be reviewed by the planner in consultation with the Preservation Technical Specialist using the *AIA, Architectural Design Guide for Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit*, dated November 1991. Non-compliance with the *AIA, Architectural Design Guide* may result in a Planning Department-initiated Discretionary Review.

25 July 2003