



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date October 3, 2019
Case No.: 2018-003449ENV
Project Address: 683 Chenery Street
Zoning: Glen Park Neighborhood Commercial Transit
30-X Height and Bulk District
Block/Lot: 6742/011
Date of Review: August 8, 2018 (Historic Resource Determination/Supplemental form)
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PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property at 683 Chenery Street is located in the Glen Park Neighborhood Commercial Transit – NCT Zoning District and a 30-X Height and Bulk District. The parcel is situated on a block between Diamond and Carrie streets and is a trapezoid-shaped through-lot with street frontages onto Chenery and Wilder streets. The flat roofed wood-frame commercial building occupies the entirety of the trapezoid-shaped lot with the primary façade (north elevation), facing onto Chenery Street and a secondary façade (south elevation) facing onto Wilder Street. The west and east elevations are masked almost entirely by the adjacent buildings. The building was constructed in 1929 by a second-generation German immigrant Adolph A. Vogel in the Spanish Colonial/Mediterranean Revival style popular at the time. The primary façade is composed of a single-story with mezzanine level and is of textured stucco and a red clay tile pent roof. The ground floor features a typical storefront configuration of a centered angled entrance with a checkered green square tile bulkhead and a steel framed glazed storefront window. A simply-detailed stucco band separates the ground floor from the mezzanine. The mezzanine above the storefront system contains a fenestration pattern of paired wood-frame three lite casement windows capped with arches that are separated by a decorative plaster detail. Blind arches of recessed stucco cap each casement window. The roof line contains a Spanish Clay tile pent roof interrupted by a centered parapet with a scroll pattern that references a Mission Revival Style parapet supported by a series of stuccoed rectangles and cartouches which also repeat at the building edge (although the building features a prominent parapet reminiscent of the Mission Revival Style, the construction date and other stylistic details lean more towards the eclectic Spanish Colonial and Mediterranean Revival styles). A simple rope pattern continues along the entirety of the façade just below the Spanish clay tile.

The rear elevation is three-stories in height, reflecting the difference in grade between Chenery, that rises steeply as the street runs east from its intersection at Diamond Street, and Wilder, which remains relatively flat. The elevation is finished in the same textured stucco found on the primary elevation and contains a more simply detailed Spanish Clay tile pent roof interrupted by a simple chimney and at the edges by projecting end caps. The rest of the façade is simply detailed and features an irregular pattern of windows and doors. The ground floor contains an industrial entrance with a wood roll-up garage door to the east

and a deeply recessed pedestrian entrance with a solid wood door to the west and a narrow horizontal metal window with wire glass in between the two entrances. The second floor contains three irregularly spaced and sized windows, a fixed arched aluminum frame window, a larger rectangular aluminum slider window, and a narrow aluminum slider window. The third floor contains a row of three vertical aluminum slider windows each set beneath a recessed stucco blind arch.

Pre-Existing Historic Rating / Survey

The subject property was evaluated as part of the Glen Park Community Plan and was identified as being individually eligible for listing in the California Register under Criterion 3 for its architecture. The building is considered a “Category A” property (Known Historical Resources) for the purposes of the Planning Department’s California Environmental Quality Act (CEQA) review procedures. The purpose of this HRER is to clarify the period of significance, provide an integrity analysis, and identify a list of character-defining features.

Neighborhood Context and Description

683 Chenery Street, is located on a small retail commercial corridor that functions as the heart of the Glen Park neighborhood. Glen Park was named for Glen Canyon, a 500-foot-deep natural ravine carved out by the headwaters of Islais Creek and extending south from present-day Portola Drive to Chenery Street. Prior to the Gold Rush, Glen Park was part of Jose de Jesus Noe’s 1840s Rancho San Miguel land grant, and Noe used the area as a cattle pasture.¹ As the land was subdivided and sold, it continued to be used for agriculture. By the 1870s, several large dairies had been established in the area, and for a time Glen Park was known as Little Switzerland, due to the high number of Swiss-owned dairies and its steep topography.

Because the neighborhood was so removed from the city center and posed a topographic challenge, it was not subdivided for residential development until the 1890s. Due to its varying topography, Glen Park does not have a conventional street grid, and the only two streets which extend from the surrounding grid into Glen Park are Diamond and Castro streets. The first concentrated period of development in Glen Park followed the establishment of an electric inter-urban trolley run by San Francisco & San Mateo Railroad Company. Inaugurated in 1892, the line followed a route out Chenery Street to Diamond Street, where it turned south and crossed a railroad trestle over Islais Creek. It then continued southwest along San Jose Avenue to San Mateo County. The streetcar line was developed by the Joost brothers, who hoped to attract buyers to their large subdivision known as Sunnyside, located west of Glen Park. The rail company’s powerhouse and car barn was located at the corner of Monterey Boulevard and Circular Avenue.

Sanborn maps from 1905 show that most development in Glen Park was clustered near San Jose Avenue. Even within this area, however, few blocks were more than 20% built out. The majority of Glen Park’s settlers were staunchly working-class, and the neighborhood’s distance from the city kept real estate prices relatively low. Glen Park experienced its most concentrated period of development following the 1906 Earthquake and Fire, when many displaced residents relocated to areas outside the burned districts. Additional infill of the neighborhood occurred during the 1920s, as San Francisco and the rest of the country participated in a sustained building boom. Much of this new development, though, was located along the

¹ The following description and history of Glen Park is pulled from the Glen Park Neighborhood Commercial Transit Cluster District evaluation that was prepared as part of the Neighborhood Commercial Buildings Historic Resources Survey.

lower slopes of the neighborhood, while development along the upper slopes remained static. It was not until the 1950s that the upper portions of the neighborhood were built out.

Service began at the Glen Park Station of the Bay Area Rapid Transit System (BART) in November 1973. The station is located just south of the Glen Park NCT, at the corner of Bosworth and Diamond Streets. The station was designed by Ernest Born in the Brutalist style. The station also houses the San Jose and Bosworth Station of the Muni Metro's J-Church line.

The 600 block of Chenery Street contains a diverse range of mixed commercial and residential buildings constructed over a wide date range and in a variety of different architectural styles. The building typology ranges from some of the earliest known extant properties within Glen Park, such as the 1898 Queen Anne mixed commercial and residential building that sits on the southwest corner of Diamond and Chenery streets, to later infill properties at the top of Chenery Street that were constructed in the 1960s as the steep lots became the only location for new construction. While most of the properties were purpose-built mixed use and have always featured ground floor retail spaces, other properties incorporate "snout" style ground floor projecting additions, such as the simple Victorian residence that is located immediately east of the subject property and contains a retail storefront that was added at a later date. While the western section of the 600 block of Chenery Street contains a collection of early twentieth century buildings that feature intact storefronts, the eastern portion of the block is predominantly later infill projects. The only building of note on this eastern portion of Chenery is 657 Chenery Street, which has been previously identified as a historic resource as part of the survey efforts conducted as part of the Glen Park Community Plan:

657 Chenery Street: This single-story residential building built in 1872, is eligible for the California Register under Criterion 3 (Design/Construction) for its architectural significance. Its character-defining features are its rectangular form and gable roof. It is also eligible under Criterion 1 (Events) for its association with the earliest period of settlement of Glen Park and as the oldest extant building in Glen Park.²

The subject property sits within a small cluster of intact mixed commercial-residential properties that were identified as a cluster of commercial buildings that may be eligible as a historic district when they were surveyed as part of the Neighborhood Commercial Buildings Historic Resources Survey conducted by the Planning Department from 2014-2015.³ Seven buildings (one of which is the subject property), were identified on the 600 block of Chenery as contributing to a cluster of commercial buildings centered around the intersection of Diamond and Chenery streets that may be eligible as a historic district; they are the following:

- 664-666 Chenery Street (6742/020): A Mission Revival building constructed in 1917.
- 670-674 Chenery Street (6742/019): A Mission Revival building constructed in 1917.
- 676-678 Chenery Street (6742/014A): A Queen Anne building constructed in 1906.
- 679 Chenery Street (6742/010): A Queen Anne building constructed ca. 1900.
- 685-687 Chenery Street (6742/012): A vernacular building constructed ca. 1905.

² Glen Park Community Plan Final EIR, III.D-17.

³ Although the Neighborhood Commercial Buildings Historic Resources Survey has not yet been formally adopted by the Historic Preservation Commission (HPC), the draft results of the survey have been presented to the HPC and made available to the public.

- 691-699 Chenery Street (6742/013): A Classical Revival with Mediterranean Revival alterations constructed in 1908.

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input 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: 1929	Period of Significance: 1895-1929
	<input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

To assist in the evaluation of the properties associated with the proposed project, the Project Sponsor has submitted the following:

- ☐ Supplemental Information for Historic Resource Determination form, prepared by Carl Scheidenhelm, dated 8/4/2018

Below is a brief description of the historical significance per the criteria for inclusion in the California Register for 683 Chenery Street. This summary is based upon the information provided in the supplemental information form and the Glen Park Community Plan EIR.

The subject property located at 683 Chenery Street has been identified as being eligible for listing in the California Register of Historical Resources individually under Criterion 3 (Architecture) as an excellent example of a Spanish Colonial/Mediterranean Revival commercial building. 683 Chenery is also located within a small cluster of mixed commercial and residential buildings that represents a neighborhood commercial district developed during the turn of the twentieth century that became Glen Park's commercial core. The Glen Park Neighborhood Commercial historic district (Glen Park historic district) is eligible for listing in the California Register under Criterion 1 (Events) as an important neighborhood commercial corridor that developed during the turn of the twentieth century, and under Criterion 3 (Architecture), as an example of a cohesive collection of late nineteenth century and early twentieth century mixed commercial and residential buildings constructed in a variety of architectural styles, including Queen Anne and Spanish Colonial/Mediterranean Revival, and have an unusually high number of intact ground floor storefronts.

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 but is a contributor to a historic district under Criterion 1.

683 Chenery Street was constructed by the Vogel brothers in 1929 as a butcher shop. In 1886, Minnie Vogel immigrated from Germany to the United States. By 1910 she had settled in California and given birth to six children: Walter G, Irmgard, Rudolph, Herman, Oscar, and Adolph. While Minnie was a widow in 1910, her eldest son Walter was 20 years old and operating a butcher shop in San Francisco to help raise his five siblings.⁴ As the younger Vogel brothers came of age they would join in the family butcher business and by 1925 Walter was listed as the President of the Civic Center Market at 1143 Market Street, while his two younger brothers Herman and Oscar operated Vogel Bros meats at 2659 Mission Street. By 1930 the Vogel Bros Meat Co was run by Oscar, Adolph, and Walter and had three locations: 683 Chenery Street, 2254 Polk Street, and 1406 Fillmore Street. According to city directories and permit information, the youngest son Adolph A., oversaw the Chenery Street location from 1929 up until 1959 but may have changed the name to Alfred's Market grocery at some point in time. In 1959, the property was sold to Bernard and Harriet Gelinas and converted into a laundrymat. Later on, in 1979 the building was converted into a pizza restaurant which operated until the late 1990s. In 2000, a new restaurant by the name of Chenery Park opened at 683 Chenery Street and remains open at this location.

There is no indication that the subject property would rise to the level of being individually eligible under Criterion 1 as a small-scale butcher, laundrymat, and restaurant at various points during the twentieth century. There have been no known significant events that would indicate the building itself would be significant for its association with the broader patterns of regional history, or the cultural heritage of California or the United States.

However, 683 Chenery Street does contribute to the character of the neighborhood of Glen Park and is centered within a small pocket of mixed residential and commercial properties that form the commercial center of the neighborhood. The Glen Park Neighborhood Commercial historic district represents an intact grouping of mixed commercial and residential buildings that are significant as the neighborhood had a major period of growth at the beginning of the twentieth century after the 1906 Earthquake and Fire. As a building constructed as a butcher by a second-generation German immigrant, the subject property fits within the context of the neighborhood as a small-scale goods shop that catered to the general needs of its surrounding residents. The period of significance of the Glen Park historic district would date from 1898-1929.

Therefore, the subject property is considered a contributor to the Glen Park historic district.

⁴ It appears Minnie helped out with her husband Herman's butcher business before he died in 1906. In 1897 Herman was caught slaughtering a cow outside of the allowed slaughtering area and was nabbed by the police when they caught Minnie in the act of closing up the butcher shop for the night. "Consumptive Cows," *San Francisco Call*, January 21, 1897, p.12.

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

Records indicate that the earliest owners and occupants were the Vogel brothers, who ran a butcher out of the subject property. While the Vogel brothers had modest success as butchers, and at one time ran three different butchers across the city, there is no indication that they would rise to the level of being historically important to local, regional, or national past. Adolph Vogel, the youngest of the brothers, is representative of the general composition of shopkeepers and residents in the neighborhood, that were for the most part first and second-generation immigrants from Europe. There is no indication that later owners and occupants of the building are important to the local, regional, or national past.

Therefore, 683 Chenery Street is not eligible under Criterion 2.

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.

683 Chenery Street is a fully executed example of the Mediterranean /Spanish Colonial Revival architectural style that became popular during the 1920s. The Mediterranean/Spanish Colonial Revival style incorporates varied elements but references a highly romanticized and idealized version of California's Spanish and Mexican heritage.⁵ The first iteration of the style can be seen in the Mission Revival style that became popular during the turn of the twentieth century and pulled directly from the architectural vocabulary of the early California Missions. As architects expanded the vocabulary of the style beyond the simple adobe walls and sculpted parapets of the Missions, they incorporated the vocabulary of the more elaborate Spanish Colonial buildings of Arizona, Texas, and Mexico, with towers, domes, turned wood decorative details, and wrought iron balconies. Later on, the Spanish Colonial Revival style emerged in a fully executed version at Balboa Park in San Diego with construction of buildings at the Panama-California Exposition of 1915 designed by Bertram Goodhue in a highly ornamental *Churrigueresque* iteration of the style. While the style was more popular in Southern California, many of the railroad companies utilized the Spanish Colonial Revival style in their depots and hotels as a way of advertising California's "exotic" past and the Southern Pacific San Francisco Depot (demolished), was an excellent version of the style. Other great examples of the style are found in San Francisco's larger civic buildings such as the Castro Theater and the Mission Dolores Basilica along with a number of schools and fire and police stations designed by John Reid Jr., San Francisco's City Architect in the 1920s. As is the case with most architectural styles, the Mediterranean/Spanish Colonial Revival style was also eventually adapted and translated to the single-family home. While in San Francisco the Mediterranean Revival style was often applied to existing buildings though the addition of some decorative tile trim and a coat of stucco over existing wood siding, it also saw a more fully executed expression in the tract homes throughout the Sunset and outlying western neighborhoods that were rapidly built out during the late 1920s and 1930s.

With its use of a Spanish Clay tile pent roof, centered decorative stucco parapet, and other decorative details, 683 Chenery represents the Mediterranean/Spanish Colonial Revival style as it was adapted to the vernacular vocabulary of a more modest commercial store. And while it may not be the most significant

⁵ The history of the Mediterranean/Spanish Colonial Revival architectural style is paraphrased largely from the Landmark Designation Report for the Sunshine School (Landmark No. 286), prepared by Christopher VerPlanck and Donna Graves, pp. 56-57.

example of the style in San Francisco, it is nevertheless a fully executed version of the style. Although the traditional storefront configuration is evident in the subject property, it is rendered in the Mediterranean/Spanish Colonial Revival style in a way that goes beyond being simply applied decoration of a few simple cartouches or a parapet. The mezzanine level transom windows are deeply recessed to give the building a sense of depth and are finished with an arched decorative detail that references the decorative parapet above. The period of significance is 1929 which corresponds with the building's date of construction.

683 Chenery Street is also a contributor to the Glen Park Neighborhood Commercial historic district as a fully executed version of a commercial storefront designed in the Mediterranean/Spanish Colonial Revival style. The Glen Park Neighborhood Commercial historic district contains a high concentration of architecturally distinct mixed commercial and residential buildings that are executed in a range of styles that reflect the general trends in architecture at the turn of the twentieth century. This historic district also contains a high number of buildings that retain their traditional storefront configuration composed of a solid bulkhead with centered entry, metal storefront framing system, and transom windows above.

Therefore, 683 Chenery is individually eligible for listing in the California Register under Criterion 3 (Architecture) as well as being a contributor to the California Register-eligible Glen Park 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 building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

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.

The subject property retains integrity from the period of significance noted in Step A:

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

Overall 683 Chenery retains a high degree of integrity from its period of significance. Most alterations are focused on the interior as the building changed use from a butcher to laundrymat, and then to a restaurant. The only alteration of note was to repair damage to the storefront in 1956 that indicates the tilework may date from this period. However, the size, shape, and location of the tilework is compatible with the storefront system and does not detract from the integrity of the building. At some point the front entry door was replaced but it does not appear that the angled entry threshold was widened. The rear elevation

retains a lesser degree of integrity as it has seen some alterations, mostly in the form of window replacement. Overall, 683 Chenery conveys its significance as a Spanish Colonial/Mediterranean Revival commercial building constructed during the 1920s.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property include the following:

- General form and massing of the one story with mezzanine building (as seen from Chenery), with flat roof
- Use of textured stucco on primary and secondary elevations
- Primary (Chenery Street) façade with a storefront composition including bulkhead, steel storefront framing and window with a centered angled entrance, and paired wood-frame three lite casement windows at mezzanine level
- Decorative details on primary façade, including:
 - stucco band separating storefront windows from mezzanine level
 - blind arches of recessed stucco above mezzanine level
 - Spanish Clay tile pent roof interrupted by a centered parapet with a scroll pattern that references a Mission revival Style parapet
 - series of stuccoed rectangles and cartouches which also repeat at the building edge
 - Rope pattern along the entirety of the façade just below the Spanish clay tile.
- Use of textured stucco and Spanish Clay tile pent roof on secondary elevation that faces Wilder Street

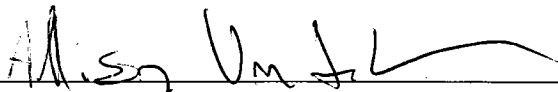
The character-defining features of the Glen Park Neighborhood Commercial historic district include the following:

- One to three story buildings that are most often mixed commercial residential
- Traditional ground floor commercial storefronts with solid bulkheads, metal framed storefront windows, and transom windows
- Range of architectural styles that represent transition from Queen Anne to Mediterranean Revival/Spanish Colonial Revival styles

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: PRINCIPAL PRESERVATION PLANNER REVIEW

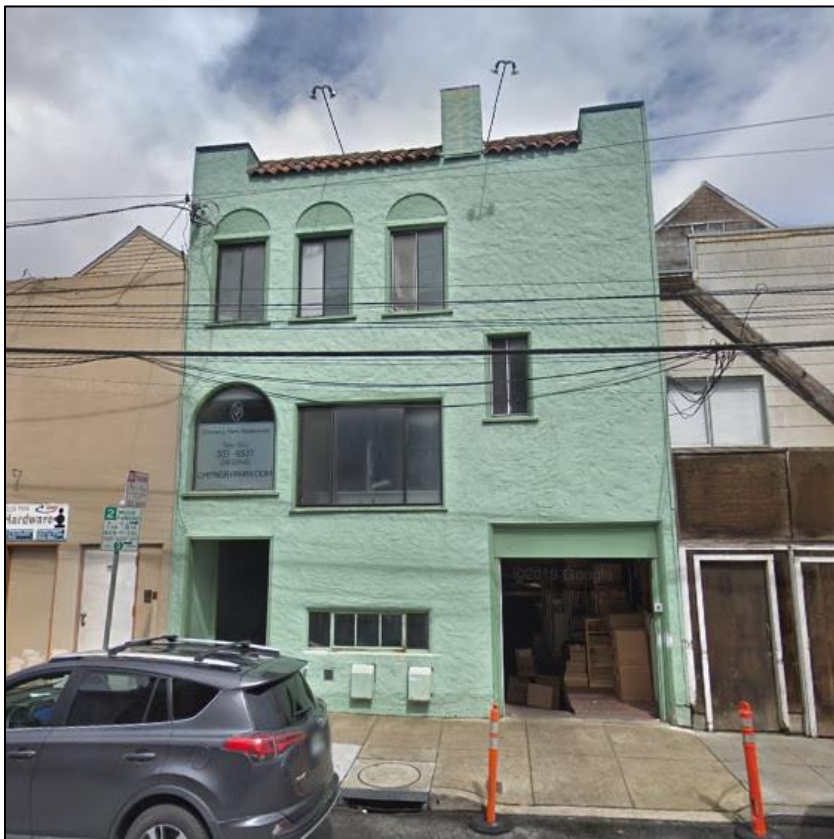
Signature: 
Allison Vanderslice, *Principal Preservation Planner*

Date: 10/16/2019

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Diane Livia, Environmental Planner
Bridget Hicks, Current Planner



683 Chenery Street – View south of north elevation, primary façade



683 Chenery Street – View north of south elevation



Glen Park Neighborhood Commercial historic district – View west along Chenery Street towards Diamond Street.



Glen Park Neighborhood Commercial historic district – View south at the intersection of Diamond and Chenery streets.

