



# City of South San Francisco

*"A safe, attractive and well-maintained City"*

## Historic Resource Modification Process

### ***Is my Structure an Historic Resource or a Potential Historic Resource?***

There are several ways to verify if a structure is an historic resource or potential historic resource. The City of South San Francisco provides a list of designated historic resources online at [www.ssf.net/planning](http://www.ssf.net/planning).

The list is ongoing and does not encompass all historical resources within the City. As projects are submitted for review, research may reveal that a structure, a natural feature, or a site is an historic resource. Therefore, modifications to any structure, area, or landmark 50 years or older may be required to provide an historic analysis. Determination to be made by the Planning Division, upon submittal of the project and the required information.

### ***Why Should I Care if my Structure is an Historic Resource or a Potential Historic Resource?***

A substantial adverse change (i.e. physical demolition, destruction, relocation, or alteration) in the significance of an historical resource may constitute a significant impact on the environment under California law (Pub. Res. Code §§ 5020-5029.6) and the California Environmental Quality Act (CEQA Guidelines § 15064.5).

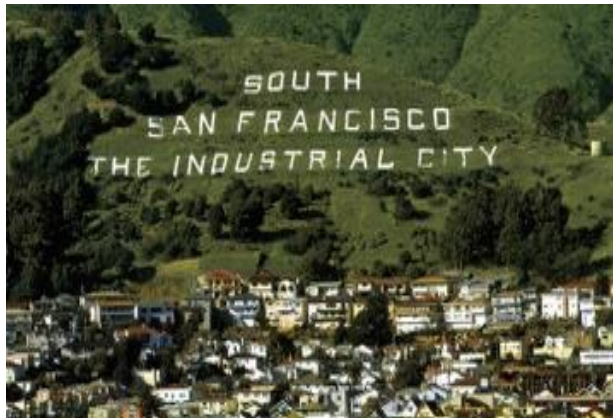
Additionally, Chapter 2.56 of the City's Municipal Code sets forth local standards for maintaining or altering an historic resource. For example, the ordinary maintenance or repair of an historic resource's exterior architectural feature is permitted. However, such maintenance or repair cannot "involve a change in design or material or a substantial change in appearance."

If a proposed change is considered a substantial or material change in appearance, the applicant must apply for a Certificate of Alteration, which must be approved by the Planning Commission. The City may require the extent of proposed modifications be analyzed in an historic architectural review conducted by a licensed historical architect. Such review determines the historical significance of a structure, and to what extent it can be modified without materially impairing the structure's historical significance.

### ***Why are there Historic Resource Requirements?***

By maintaining historic resources, the past and present spirit of California and of South San Francisco are preserved. The South San Francisco City Hall Building and the South San Francisco

Industrial City Sign are two examples of public historic resources that represent significant character in the City.



***How do I Modify an Historic Resource or Potential Historic Resource?***

1. Contact the Planning Division of the City of South San Francisco.
2. Depending on the proposed modification, you may be required to submit the following:
  - a. Application for a Design Review;
  - b. Application for a Certificate of Alteration; and
  - c. Provide an historic architectural review prepared by a licensed historical architect that addresses the proposed modifications.
3. Pay all required fees. The Planning Division will review the project and make a determination for environmental review.
4. Planning staff will also present the project to the following:
  - a. Design Review Board;
  - b. Planning Commission; and
  - c. City Council, if applicable.
5. If the project is approved by the appropriate governing body, the applicant shall be allowed to submit the project to the Building Division.

***Important Reminder!***

Please keep in mind that any structure, natural feature, or a site which is 50 years or older could be an historic resource or be a potential historic resource. Therefore, a project could be required to submit an historic architectural review even if the structure is not listed on the City's list of historical resources. Determination to be made by the Planning Division, upon submittal of the project and the required information.

**If you have any questions, please contact the Planning Division at 650-877-8535 or [planning@ssf.net](mailto:planning@ssf.net)**

**CITYWIDE LIST OF DESIGNATED AND POTENTIAL HISTORIC RESOURCES**  
**(in alphabetical order by address)**

<b>STATUS</b>	<b>ADDRESS</b>	<b>PROPERTY NAME</b>	<b>RESOURCE #</b>	<b>RATING</b>	<b>REFERENCE</b>
Potential	725 Airport Blvd.	Grand Hotel		4	1.01
Designated	314-316 Baden	Bertucelli House	HR-88-001	5	3.01
Potential	323 Baden	Butcher Hall		5	3.02
Potential	349-351 Baden	Bonalanza Residence		5	3.03
Potential	423 Baden	Ernest Galli Residence		5	3.04
Designated	425 Baden	Johnson Home (circa 1892)	HR-97-023	5	3.05
Potential	428 Baden	Pierre Fourie House		5	3.06
Potential	440 Baden	Grocery Store (demolished)		5	3.07
Designated	478 Baden	Cavassa Home	HR-93-017	5	3.08
Potential	626 Baden	Bungalow Schoolhouse		5	3.09
Designated	805-809 Baden	Bungalow Court	HR-96-022	5	3.10
Potential	1 Commercial	Water Wells		5	5.01
Designated	429 Commercial	home (circa 1900)	HR-99-002	n/a	n/a
Potential	421 Cypress	Bertolucci's Restaurant		5	7.01
Potential	505 Cypress	Industrial Hotel		5	7.02
Designated	210 Eucalyptus	Spangler House	HR-88-002	5	9.01
Designated	211 Eucalyptus	Peck's Residence	HR-88-003	5	9.02
Potential	311 Eucalyptus	Hynding Home		5	9.03
Potential	527 First Lane	Pierre Luchere Home		5	11.01
Designation rescinded	100-116 Grand	Merriam Block	HR-88-006	3D	13.01
Designated	223 Grand	Mexico Tipico/Lind Market	HR-93-019	3D	13.03
Potential	224 Grand	Sun Dial Café		4D	13.04
Potential	230 Grand	West's Hotel - Senior Center		3D	13.05
Potential	231-235 Grand	Liberty Bank/Jennings Pharmacy		3D	13.06
Potential	232-238 Grand	Edwin Hotel		3D	13.07
Designation rescinded	240-246 Grand	Giffra Building	HR-89-004	3D	13.08
Potential	249 Grand	Topper		3D	13.09
Potential	254 Grand	Welte's Bar		3D	13.10
Designated	263-265 Grand	Metropolitan Hotel	HR-88-008	3D	13.10
Designated	304 Grand/301 Linden	Bank of SSF	HR-88-007	3D	13.11
Potential	306 Grand	Sciandri's Hardware		3D	13.12
Potential	307-315 Grand	Langenbach Building		3D	13.14
Potential	320-322 Grand	William McCuen Building		3D	13.15
Potential	321 Grand	commercial building		3D	13.16
Potential	324-326 Grand	Galli's Sanitary Bakery		3D	13.17
Potential	328-332 Grand	commercial building		3D	13.18
Potential	333 Grand	commercial building		3D	13.19

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Potential	335 Grand	commercial building		3D	13.20
Potential	337 Grand	commercial building		3D	13.21
Potential	340-346 Grand	St. Vincent de Paul Society		3D	13.22
Potential	348-352 Grand	St. Vincent de Paul Society		3D	13.23
Potential	363 Grand	commercial building		3D	13.24
Potential	377 Grand	Hynding Building		3D	13.25
Potential	387 Grand	Anchor Drug Store		3D	13.26
Designated	400 Grand	Martin Memorial Fountain	HR-86-001	3	13.27
Designated	400 Grand	City Hall	HR-86-001	3	13.28
Designated	409 Grand	Price Furniture Company	HR-90-012	n/a	n/a
Designated	411 Grand	Enterprise Journal Building	HR-88-009	3	13.29
Potential	420 Grand	Carrie Winterhalter Tree		3	13.30
Designated	427 Grand	Plymire-Schwartz House	HR-87-001	5	13.31
Designated	440 Grand	Grand Avenue Library	HR-86-001	3	13.32
Potential	467 Grand	Tony Antoniazzi Residence		5	13.33
Potential	469 Grand	commercial building		5	13.34
Potential	470 Grand	SSF Women's Club	HR-00-001	5	13.35
Designated	519 Grand	Dr. Plymire's Hospital	HR-87-001	5	13.36
Potential	529 Grand	McGraw House		5	13.37
Potential	536 Grand	Conrad House		5	13.38
Potential	600 Grand	Magnolia School		5	13.39
Potential	624 Grand	Lawrence Champi House		5	13.40
Potential	630-632 Grand	T.L. Hickey House		5	13.41
Designated	643 Grand	home (circa 1892)	HR-98-001	n/a	n/a
Designated	718 Grand	Haaker Home	HR-89-007	5	13.42
Designated	722 Grand	Carmody Home	HR-89-008	5	13.43
Designated	726 Grand	Sassman House	HR-89-009	5	13.44
Designated	734 Grand	Doak Home	HR-89-010	5	13.45
Potential	739 Grand	Britton Home		5	13.46
Potential	741 Grand	Holston Home		5	13.47
Designated	743 Grand	Dotson Home	HR-88-005	5	13.48
Designated	762 Grand	Stickle Home	HR-89-011	5	13.49
Designated	798 Grand	McGovern Home	HR-89-002	5	13.50
Potential	799 Grand	McSweeney Home		5	13.51
Potential	820 Grand	Scott Home		5	13.52
Potential	225 Juniper	home (circa 1880)		5	15.01
Designated	221 Laurel	Shaw House	HR-91-013	5	17.01
Designated	201 Linden	State Theater	HR-91-014	3D	19.02
Potential	207 Linden	John & Kathy's Restaurant		3D	19.03

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Potential	219 Linden	Old Post Office		3D	19.04
Designated	301 Linden	Bank of SSF	HR-88-007	3D	13.11
Potential	310 Linden	Loaf and Ladle		3D	19.05
Potential	322 Linden	Post Office		3D	19.06
Potential	411-413 Linden	two flats		5	19.07
Potential	701 Linden	commercial building		5	19.08
Potential	470 Lux	Queen Anne (circa 1908)		5	21.01
Potential	314 Miller	Tracie Home		5	23.01
Potential	323 Miller	John Penna Home		5	23.02
Designated	340 Miller	"Melly" Cohan House	HR-91-015	5	23.03
Designated	341-345 Miller	home (circa 1920)	HR-99-001	n/a	n/a
Designated	540 Miller	First Church of Christ Scientist	HR-03-001	n/a	n/a
Potential	555 Miller	Minucciani House		5	23.04
Potential	632 Miller	C.E. Stahl Home		5	23.05
Designated	636 Miller	C.J. Ledwith Home	HR-94-020	5	23.06
Designated	638 Miller	C.E. Stahl House	HR-94-021	5	23.07
Potential	670 Miller	N.J. Fink Home		5D	23.08
Potential	675 Miller	Chris Ramos Home		5	23.09
Potential	754 Miller	William Belloni Home		5	23.10
Designated	814 Miller	Ledwith Home	HR-88-004	5D	23.11
Potential	820 Miller	DeSoto Home		5D	23.12
Potential	822 Miller	home		5D	23.13
Potential	824 Miller	home		5D	23.14
Potential	Miller at Walnut	Donors' Sidewalk	HR-86-002	5	23.15
Potential	41 Oak	Santo Cristo Hall		5	25.01
Potential	90 Oak	Weiss Home		5	25.02
demolished	150 Oak	Lux Barn (a.k.a. Red Barn)		5	25.03
Potential	701 Olive	E.C. Collins Home		5	27.01
Potential	710 Olive	George Bissett Home		5	27.02
Potential	499 Railroad	South City Lumber	HR-89-006	5	29.01
Designated	319 Spruce	Eikerenkotter House	HR-87-002	4	31.01
Designated	Sign Hill	Sign Hill Letters	HR-86-003	3	33.01