

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - 449 14th Street (aka former Welsh Presbyterian Church)]

Ordinance amending the Planning Code to designate 449-14th Street (aka former Welsh Presbyterian Church), Assessor's Parcel Block No. 3546, Lot No. 026, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 270 individual landmarks in the City under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendix A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: 449 14th Street (aka Welsh Presbyterian Church).

The ordinance finds that the Welsh Presbyterian Church is significant in the area of events for its associations with the reconstruction of San Francisco following the 1906 Earthquake and Fire and as the best remaining building associated with San Francisco's Welsh community. It is also significant in the area of design/construction as a modest but well-preserved example of a neighborhood church designed in the Gothic Revival style and as the work of a master architect, the MIT and École des Beaux Arts-trained Edward T. Foulkes.

As required by Section 1004, the ordinance lists the particular exterior and interior features that shall be preserved, or replaced in-kind as determined necessary.

Background Information

FILE NO. 181024

The landmark designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate the landmark designation of Welsh Presbyterian Church on August 15, 2018. On September 19, 2018, after holding a public hearing on the proposed designation and having considered the Landmark Designation Case Report prepared by Planning Department staff Desiree Smith, the HPC voted to recommend approval of Property Name to the Board of Supervisors.

n:\land\as2016\0900449\01153592.doc