



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 743

HEARING DATE: JANUARY 21, 2015

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RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS AN ARTICLE 11 CHANGE OF DESIGNATION FOR 149-155 9TH STREET, LOT 048 IN ASSESSOR'S BLOCK 3728, AS A CATEGORY III (CONTRIBUTORY) BUILDING PURSUANT TO SECTION 1106 OF THE PLANNING CODE

1. WHEREAS, the project sponsor, KFF RPP Storek, LLC initiated the Article 11 change of designation of 149-155 9th Street, historically known as the Western Manufacturing Company Building, from a Category V (Unrated) to a Category III (Contributory) building and submitted an Article 11 Change of Designation report; and
2. WHEREAS, the 149-155 9th Street Article 11 Change of Designation Report was prepared by preservation staff from Page & Turnbull, Inc. who meet the Secretary of Interiors' Professional Qualification Standards for Historic Preservation; and
3. WHEREAS, the property owner, KFF RPP Storek, LLC supports the change of designation; and
4. WHEREAS, Planning Department staff reviewed the Change of Designation Report for completeness, accuracy, and conformance with the purposes and standards of Article 11; and
5. WHEREAS, the Historic Preservation Commission, at its regular meeting of January 21, 2015 reviewed Planning Department staff's analysis of 149-155 9th Street's historical and architectural significance per Article 11 as part of the Case Report dated January 5, 2014; and
6. WHEREAS, the Historic Preservation Commission finds that 149-155 9th Street meets the criteria for Category III building designation per Section 1102(c) of the Planning Code as documented in the Case Report dated January 5, 2015; and
7. WHEREAS, the Historic Preservation Commission finds that 149-155 9th Street meets the grounds for a change of designation per Section 1106(h)(6) in that the discovery of new factual information makes the building eligible for rating as a Building of Individual Importance and, therefore, eligible to be designated as a Contributory building; and
8. WHEREAS, the Historic Preservation Commission finds that 149-155 9th Street appears to meet the eligibility requirements per Section 1106 of the Planning Code and warrants consideration for Article 11 change of designation to a Category III (Contributory) building; and

9. WHEREAS, the Historic Preservation Commission finds that the boundary and the list of exterior character-defining features, as identified in the January 5, 2015 Case Report, should be considered for preservation as they relate to the building's historical significance and retain historical integrity; and
10. WHEREAS, the proposed change of designation is consistent with the General Plan priority policies pursuant to Planning Code section 101.1 and furthers Priority Policy No. 7, which states that historic buildings be preserved, for reasons set forth in the January 5, 2015 Case Report Case Report; and
11. WHEREAS, the Department has determined that Article 11 designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical);

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of the change of designation of 149-155 9th Street, Assessor's Block 3728, Lot 048 from a Category V (Unrated) building to a Category III (Contributory) building pursuant to Article 11 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on January 21, 2014.

Jonas P. Ionin
Commission Secretary

AYES: K. Hasz, A. Hyland, E. Johnck, R. Johns, D. Matsuda, J. Pearlman, A. Wolfram

NAYS:

ABSENT:

ADOPTED: January 21, 2014