

1 [Planning Code - Landmark Designation - 2 Henry Adams Street (aka Dunham, Carrigan &  
2 Hayden Building)]

3 **Ordinance designating 2 Henry Adams Street (aka Dunham, Carrigan & Hayden**  
4 **Building), Assessor's Block No. 3910, Lot No. 001, as a Landmark under Planning**  
5 **Code, Article 10; making environmental findings, and adopting findings pursuant to the**  
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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8 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
9 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
10 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
11 **Board amendment additions** are in double-underlined Arial font.  
12 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
13 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
14 subsections or parts of tables.

15 Be it ordained by the People of the City and County of San Francisco:

16 Section 1. Findings.

17 (A) Pursuant to Section 4.135 of the Charter of the City and County of San  
18 Francisco, the Historic Preservation Commission has authority "to recommend approval,  
19 disapproval, or modification of landmark designations and historic district designations under  
20 the Planning Code to the Board of Supervisors."

21 (B) In May 2013, the property owners, Bay West Group, met with the Planning  
22 Department and expressed interest in local landmark designation.

23 (C) Architectural historian consultants with Tim Kelley Consulting, LLC, who meet  
24 the Secretary of the Interior's Professional Qualification Standards, prepared the Landmark  
25 Designation Report for 2 Henry Adams Street, which was reviewed by the property owner and  
Department staff for accuracy and conformance with the purposes and standards of Article  
10.

1 (D) The Historic Preservation Commission, at its regular meeting of January 15,  
2 2014, reviewed Department staff's analysis of 2 Henry Adams Street's historical significance  
3 per Article 10 as part of the Landmark Designation Case Report dated January 15, 2014.

4 (E) On January 15, 2014, the Historic Preservation Commission passed Resolution  
5 No. 728, initiating designation of 2 Henry Adams Street (aka Dunham, Carrigan & Hayden  
6 Building), Lot 001 in Assessor's Block 3910, as a San Francisco Landmark pursuant to  
7 Section 1004.1 of the San Francisco Planning Code. Such motion is on file with the Clerk of  
8 the Board in File \_\_\_\_\_ and incorporated herein by reference.

9 (F) On March 5, 2014, after holding a public hearing on the proposed designation  
10 and having considered the specialized analyses prepared by Planning Department staff and  
11 the Landmark Designation Case Report, the Historic Preservation Commission recommended  
12 approval of the proposed landmark designation 2 Henry Adams Street (aka Dunham, Carrigan  
13 & Hayden Building), Lot 001 in Assessor's Block 3910, in Resolution No. R-732. Such  
14 resolution is on file with the Clerk of the Board in File No. \_\_\_\_\_.

15 (G) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the  
16 proposed landmark designation of 2 Henry Adams Street (aka Dunham, Carrigan & Hayden  
17 Building), Lot 001 in Assessor's Block 3910, will serve the public necessity, convenience and  
18 welfare.

19 (H) The Board finds that the proposed landmark designation of 2 Henry Adams  
20 Street (aka Dunham, Carrigan & Hayden Building), Lot 001 in Assessor's Block 3910, is  
21 consistent with the San Francisco General Plan and with Planning Code Section 101.1(b) for  
22 the reasons set forth in Resolution No. R-732, recommending approval of the proposed  
23 designation, which is incorporated herein by reference.

24 (I) The Planning Department has determined that the actions contemplated in this  
25 Ordinance are in compliance with the California Environmental Quality Act (California Public

1 Resources Code section 21000 et seq., "CEQA"). Specifically, the Planning Department has  
2 determined the proposed Planning Code amendment is subject to a Categorical Exemption  
3 from CEQA pursuant to Section 15308 of the Guidelines for Implementation of the statute for  
4 actions by regulatory agencies for protection of the environment (specifically in this case,  
5 landmark designation). Said determination is on file with the Clerk of the Board of  
6 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference. The Board  
7 of Supervisors hereby affirms this determination.

8 (J) The Board of Supervisors hereby finds that 2 Henry Adams Street (aka  
9 Dunham, Carrigan & Hayden Building), Lot 001 in Assessor's Block 3910, has a special  
10 character and special historical, architectural, and aesthetic interest and value, and that its  
11 designation as a Landmark will further the purposes of and conform to the standards set forth  
12 in Article 10 of the San Francisco Planning Code.

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14 Section 2: Designation. Pursuant to Section 1004 of the Planning Code, 2 Henry  
15 Adams Street (aka Dunham, Carrigan & Hayden Building), Lot 001 in Assessor's Block 3910,  
16 is hereby designated as a San Francisco Landmark under Article 10 of the Planning Code.

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18 Section 3. Required Data.

19 (A) The description, location, and boundary of the Landmark site consists of the City  
20 parcel located at Lot 001 in Assessor's Block 3910, which occupies the majority of the city  
21 block defined by Division, Henry Adams, Alameda and Vermont Streets in Showplace Square.

22 (B) The characteristics of the Landmark that justify its designation are described and  
23 shown in the Landmark Designation Case Report and other supporting materials contained in  
24 Planning Department Case Docket No. 2013.1593L. In brief, 2 Henry Adams (aka Dunham,  
25 Carrigan & Hayden Building) is eligible for designation under National Register of Historic

1 Places Criteria A (association with events that have made a significant contribution to the  
2 broad patterns of our history), and C (association with design and construction that embodies  
3 distinctive characteristics of a type, period, or method of construction). Specifically, as to  
4 Criterion A, 2 Henry Adams Street is significant for its long-term association with the Dunham,  
5 Carrigan & Hayden Company, a business that was important to San Francisco history for  
6 decades and that contributed directly, through its products, to the Gold Rush, the post 1906  
7 reconstruction of the city, and to its growth as a metropolis of the Pacific Coast. As to  
8 Criterion C, 2 Henry Adams Street is significant because of its association with the City's post-  
9 earthquake reconstruction period architecture. The heavy timber frame, masonry building  
10 was designed by architect Leo J. Delvin in 1915 in the early-twentieth century American  
11 Commercial style.

12 (C) The particular features that shall be preserved, or replaced in-kind as  
13 determined necessary, are those generally shown in photographs and described in the  
14 Landmark Designation Case Report, which can be found in Planning Department Docket No.  
15 No. 2013.1593L, and which are incorporated in this designation by reference as though fully  
16 set forth. Specifically, the following exterior features shall be preserved or replaced in kind:

- 17 (i) Generally rectangular plan and form;  
18 (ii) Four-story height;  
19 (iii) Flat roof and skylights;  
20 (iv) Red brick exterior cladding;  
21 (v) Facades organized into bays separated by slightly projecting square piers;  
22 (vi) Regular grid of punched windows dominating all facades and story levels;  
23 (vii) Ground story window assemblies including windows, transoms, and wood  
24 bulkheads;  
25 (viii) Six-part wood sash windows with divided lights in each part;

- 1 (ix) Recessed entry vestibules at northeast and southeast corners of first story;
- 2 (x) First story brick belt course with peaked details near corners of building;
- 3 (xi) Blonde brick belt courses between upper story levels;
- 4 (xii) Cast concrete details at tops and bottoms of vertical piers between bays;
- 5 (xiii) Flat roofline with stepped and peaked parapets near corners of building;
- 6 (xiv) Loading dock along east façade; and
- 7 (xv) Heavy timber framing.

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9 Section 4. The project sponsor shall be required to complete a sign program for new  
10 tenant signs and canopies that are compatible in terms of material, location, size, method of  
11 attachment, and method of illumination with the property. The property shall be subject to  
12 further controls and procedures pursuant to the San Francisco Planning Code and Article 10.

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14 Section 5. The project sponsor shall install a publicly accessible interpretive display at  
15 the property explaining the historical significance of 2 Henry Adams Street, including a  
16 general statement of the characteristics of the building that justify its designation as a  
17 landmark, in consultation with Planning Department staff.

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19 Section 6. Effective Date. This ordinance shall become effective 30 days after  
20 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
21 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
22 of Supervisors overrides the Mayor's veto of the ordinance.

1 APPROVED AS TO FORM:  
2 DENNIS J. HERRERA, City Attorney

3  
4 By: \_\_\_\_\_  
5 VICTORIA WONG  
6 Deputy City Attorney  
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