



SAN FRANCISCO PLANNING DEPARTMENT

HEARING DATE: December 6, 2017

CASE NUMBER: 2017-000965DES, 2016-013562DES, 2006.1465L

PROJECT ADDRESS 460 Arguello Blvd., 600 32nd Avenue, 2728 Bryant Street

BLOCK/LOT 1061/049, 1574/001, 4273/008

TO: Historic Preservation Commission

FROM: Shannon Ferguson
Preservation Planner, 415-575-9074

REVIEWED BY: Tim Frye
Historic Preservation Officer, 415-575-6822

RE: Landmark Recommendation Resolutions for Theodore Roosevelt Middle School, George Washington High School, and Sunshine School

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On October 18, 2017, the Historic Preservation Commission (HPC) adopted Resolution Nos. 909, 910, and 911 to initiate Article 10 landmark designation of 460 Arguello Blvd. (Theodore Roosevelt Middle School), 600 32nd Avenue (George Washington High School), and 2728 Bryant Street (Sunshine School). Under Article 10, initiation and recommendation are two distinct steps of the landmark designation process which require separate hearings and resolutions.

On November 2, 2017, Commission President Wolfram and Commissioner Johnck visited 460 Arguello Blvd. (Theodore Roosevelt Middle School) and 600 32nd Avenue (George Washington High School).

Attached are draft Resolutions to recommend approval to the Board of Supervisors the designation of all three properties as individual San Francisco landmarks under Article 10 of the Planning Code, Section 1004.1.

- a. **460 Arguello Blvd.** (Theodore Roosevelt Middle School) is architecturally significant as San Francisco's only Dutch/German Expressionist style building designed by master architect Timothy Pflueger and exhibits high artistic values in its three New Deal murals. It also meets the Historic Preservation Commission's priority for designation of underrepresented property types as San Francisco's only Dutch/German Expressionist style building.
- b. **600 32nd Avenue** (George Washington High School) is associated with significant events, as it was built largely using Public Works Administration funds. It is also architecturally significant as it embodies the characteristics of the Streamline Moderne style, represents the work of master architect Timothy Pflueger, and exhibits high artistic values in its four New Deal murals and one outdoor frieze that were all sponsored by the Federal Art Project. It also meets the Historic Preservation

Commission's priority for designation of underrepresented property types for its association with events of the Public Works Administration and designation of buildings located in geographically underrepresented areas.

- c. **2728 Bryant Street** (Sunshine School) is significant for its association with events as the first public school specifically designed for children with disabilities built west of the Rockies and for its association with the Public Works Administration. It is also architecturally significant as it embodies the distinctive characteristics of the Spanish Colonial Revival style with Art Deco and Moorish accents; represents the work of four master architects - Albert A. Schroepfer, Charles F. Strothoff, Martin J. Rist, and Smith O'Brien; and exhibits high artistic values in its ingenious floorplan devised to combine two specialized schools into one campus and in its quality of materials and workmanship. It also meets the Historic Preservation Commission's priority for designation of underrepresented property types for its association with events of the Public Works Administration and designation of buildings located in geographically underrepresented areas.

The Planning Department (Department) recommends adopting these Resolutions.

ATTACHMENTS:

Draft Resolutions
Draft Landmark Designation Reports
Designation Ordinances
October 18, 2017 Case Report
Resolution Nos. 909, 910, and 911



SAN FRANCISCO PLANNING DEPARTMENT

Landmark Designation Case Report

Hearing Date: October 18, 2017
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- a. Case No.: 2017-000965DES**
Project Address: 460 Arguello Blvd. (Theodore Roosevelt Middle School)
Zoning: P - Public
Block/Lot: 1061/049
Property Owner: San Francisco Unified School District
- b. Case No.: 2016-013562DES**
Project Address: 600 32nd Avenue (George Washington High School)
Zoning: P - Public
Block/Lot: 1574/001
Property Owner: San Francisco Unified School District
- c. Case No.: 2006.1465L**
Project Address: 2728 Bryant Street (Sunshine School)
Zoning: P - Public
Block/Lot: 4273/008
Property Owner: San Francisco Unified School District

PROPERTY DESCRIPTIONS & SURROUNDING LAND USE AND DEVELOPMENT

- a. **460 Arguello Blvd.**, historically known as Theodore Roosevelt Middle School occupies a 94,468-sf parcel bounded by Arguello Boulevard to the west, a pair of residential properties to the north, Palm Avenue to the east, and three commercial properties facing Geary Boulevard to the south. The property is located in the Jordan Park/Laurel Heights neighborhood. Designed in 1928 and built in 1929-30, Theodore Roosevelt Middle School sits on a generally level site, with a slight downhill grade toward the north. To the west, Theodore Roosevelt Middle School faces Arguello Boulevard. Anchoring the northwest corner of Geary and Arguello Boulevards is a large, two-story, masonry commercial building that was originally built in 1893 as the Park & Ocean Railroad Company's Geary Street Car Barn. Anchoring the north side of the block, at the southwest corner of Arguello Boulevard and Clement Street, is a three-story commercial building originally constructed in 1908 as a Masonic Temple and remodeled ca. 1930 in the Art Deco style with several commercial storefronts facing Clement Street. The rest of the west side of the block is occupied by residential dwellings with minimal front yard setbacks. A broad range of architectural styles is represented on the block, ranging from a Victorian-era Italianate cottage to a contemporary apartment complex.

- b. 600 32nd Avenue, historically known as George Washington High School, occupies a 691,811-sf parcel bounded by Geary Boulevard to the north, 32nd Avenue to the west, Balboa Street to the south, and 30th Avenue to the east, in San Francisco's Outer Richmond District. The campus is located atop a prominent rise. The neighborhood surrounding the school is characterized by a mixture of pre-and post-World War II residential development that reflects a pattern of speculative development present throughout most of the Outer Richmond District: rows and clusters of largely identical, stucco-clad, single-family dwellings built on 25-foot-wide lots, creating nearly unbroken street walls. The surrounding area was developed between 1920 and 1950, and most of the houses are designed in architectural styles popular during these decades, including the Spanish Colonial Revival, Mediterranean, French Provincial, Tudor Revival, and Streamline Moderne.
- c. 2728 Bryant Street, historically known as Sunshine School is located at in San Francisco's Mission District. It occupies a 38,999-sf parcel bounded by Bryant Street to the east, Florida Street to the west, and residential properties to the north and south. The site is level, as is the surrounding neighborhood. The southeastern Mission District, where the school is located, is characterized by a dense urban mix of single-family and multi-family residential properties, most of which were developed between 1890 and 1920.

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is the consideration of the initiation of landmark designation of 460 Arguello Blvd. (Theodore Roosevelt Middle School), 600 32nd Avenue (George Washington High School), and 2728 Bryant Street (Sunshine School) as three individual landmarks under Article 10 of the Planning Code, Section 1004.1, and recommending the Board of Supervisors approve of such designation.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

GENERAL PLAN POLICIES

The Urban Design Element of the San Francisco General Plan contains the following relevant objectives and policies:

- OBJECTIVE 2: Conservation of Resources that provide a sense of nature, continuity with the past, and freedom from overcrowding.
- POLICY 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Designating significant historic resources as local landmarks will further continuity with the past because the buildings will be preserved for the benefit of future generations. Landmark designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the *Secretary of Interior's Standards for the Treatment of Historic Properties* in their review to ensure that only appropriate, compatible alterations are made.

SAN FRANCISCO PLANNING CODE SECTION 101.1 – GENERAL PLAN CONSISTENCY AND IMPLEMENTATION

Planning Code Section 101.1 – Eight Priority Policies establishes and requires review of permits for consistency with said policies. On balance, the proposed designation is consistent with the priority policies in that:

- a. The proposed designation of **460 Arguello Blvd.** (Theodore Roosevelt Middle School) will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Landmark designation will help to preserve an important historical resource that is architecturally significant as San Francisco's only Dutch/German Expressionist style building designed by master architect Timothy Pflueger and exhibits high artistic values in its three New Deal murals.
- b. The proposed of **600 32nd Avenue** (George Washington High School) designation will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Landmark designation will help to preserve an important historical resource that is associated with significant events, as it was built largely using Public Works Administration funds. It is also architecturally significant as it embodies the characteristics of the Streamline Moderne style, represents the work of master architect Timothy Pflueger, and exhibits high artistic values in its four New Deal murals and one outdoor frieze that were all sponsored by the Federal Art Project.
- c. The proposed designation of **2728 Bryant Street** (Sunshine School) will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Landmark designation, will help to preserve an important historical resource that is significant for its association with events as the first public school specifically designed for children with disabilities built west of the Rockies and for its association with the Public Works Administration. It is also architecturally significant as it embodies the distinctive characteristics of the Spanish Colonial Revival style with Art Deco and Moorish accents; represents the work of four master architects - Albert A. Schroepfer, Charles F. Strothoff, Martin J. Rist, and Smith O'Brien; and exhibits high artistic values in its ingenious floorplan devised to combine two specialized schools into one campus and in its quality of materials and workmanship.

BACKGROUND / PREVIOUS ACTIONS

460 Arguello Blvd. (Theodore Roosevelt Middle School) and **600 32nd Avenue** (George Washington High School) were added to the Landmark Designation Work program on August 17, 2016. **2728 Bryant Street** (Sunshine School) was added to the Landmark Designation Work program on June 15, 2011. The landmark designation reports were prepared by Christopher VerPlanck and Donna Graves with a grant from the Historic Preservation Fund Committee.

OTHER ACTIONS REQUIRED

If the Historic Preservation Commission adopts a resolution to initiate designation of the subject property as an Article 10 landmark at its October 18, 2017 hearing, a second Historic Preservation Commission hearing will be scheduled for the Commission's recommendation of approval of the designation. At the second hearing, if the Historic Preservation Commission recommends approval of the designation, its recommendation will be sent by the Department to the Board of Supervisors. The nomination would then be considered at a future Board of Supervisors hearing for formal Article 10 landmark designation.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Section 1004 of the Planning Code authorizes the landmark designation of an individual structure or other feature or an integrated group of structures and features on a single lot or site, having special character or special historical, architectural or aesthetic interest or value, as a landmark. Section 1004.1 also outlines that landmark designation may be initiated by the Board of Supervisors or the Historic Preservation Commission and the initiation shall include findings in support. Section 1004.2 states that once initiated, the proposed designation is referred to the Historic Preservation Commission for a report and recommendation to the Board of Supervisors to approve, disapprove or modify the proposal.

Pursuant to Section 1004.3 of the Planning Code, if the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors and without referral to the Planning Commission. The Board of Supervisors shall hold a public hearing on the designation and may approve, modify or disapprove the designation.

In the case of the initiation of a historic district, the Historic Preservation Commission shall refer its recommendation to the Planning Commission pursuant to Section 1004.2(c). The Planning Commission shall have 45 days to provide review and comment on the proposed designation and address the consistency of the proposed designation with the General Plan, Section 101.1 priority policies, the City's Regional Housing Needs Allocation, and the Sustainable Communities Strategy for the Bay Area. These comments shall be sent to the Board of Supervisors in the form of a resolution.

Section 1004(b) requires that the designating ordinance approved by the Board of Supervisors shall include the location and boundaries of the landmark site, a description of the characteristics of the landmark which justify its designation, and a description of the particular features that should be preserved.

Section 1004.4 states that if the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days.

ARTICLE 10 LANDMARK CRITERIA

The Historic Preservation Commission on February 4, 2009, by Resolution No. 001, adopted the National Register Criteria as its methodology for recommending landmark designation of historic resources. Under the National Register Criteria, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, feeling, materials, workmanship, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past; or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or properties that have yielded, or may likely yield, information important in prehistory or history.

INTERIOR LANDMARK DESIGNATION

According to Article 10, Section 1004(c) of the Planning Code, only those interiors that were historically publicly accessible are eligible for listing in Article 10. Article 10, Section 1004(c) of the Planning Code states,

- (1) For a publicly-owned landmark, review of proposed changes to significant interior architectural features.
- (2) For a privately-owned landmark, review of proposed changes requiring a permit to significant interior architectural features in those areas of the landmark that are or historically have been accessible to members of the public. The designating ordinance must clearly describe each significant interior architectural feature subject to this restriction.

PUBLIC / NEIGHBORHOOD INPUT

There is no known public or neighborhood opposition to designation the three properties as an Article 10 landmark. The Department will provide any public correspondence received after the submittal of this report in the Historic Preservation Commission's correspondence folder.

PROPERTY OWNER INPUT

Staff presented on landmark designation of **600 32nd Avenue** (George Washington High School) and the New Deal Historic Context Statement to the Building and Grounds Committee of the San Francisco School Board on September 28, 2015. Staff is scheduled to present at the October 23, 2017 committee meeting on landmark designation of all three schools.

STAFF ANALYSIS

The case report and following analysis was prepared by Department staff. The Department has determined that the subject properties meet the requirements for Article 10 eligibility as an individual landmark. The justification for their inclusion is outlined below under the Significance and Integrity sections of this case report.

- a. **460 Arguello Blvd.** (Theodore Roosevelt Middle School) meets the Historic Preservation Commission's priority for designation of underrepresented property types as San Francisco's only Dutch/German Expressionist style building.

SIGNIFICANCE

Significant architecture

Theodore Roosevelt Middle School is architecturally significant as San Francisco's only Dutch/German Expressionist style building designed by master architect Timothy Pflueger and exhibits high artistic values in its three New Deal murals.

Roosevelt is an exceedingly rare example of a style that was essentially unknown in the United States until after World War II. Features of the building that embody the distinctive traits of Dutch and German Brick Expressionist architecture include the school's polychromatic clinker brick and terra cotta tile cladding, corbelled brickwork laid in geometrical zig-zag and diaper patterns, the basket-weave balustrade, and the use of the building's overall form – particularly the tower and the

gymnasium roof – to achieve an emotional, almost Gothic, effect. Theodore Roosevelt Middle School shows the influence of several specific buildings, including Fritz Höger’s Reemtsma Cigarette Factory in Hamburg (1923), the Hoechts Administration Building in Frankfurt by Peter Behrens (1924), Wilhelm Marx Haus in Düsseldorf by Wilhelm Kreis (1922-24), and especially Haus Am Köllnischen Park in Berlin by Alfred Gottheiner (1933-33).

As a design of Timothy Pflueger (1892–1946), Theodore Roosevelt Middle School is significant as an important work of one of San Francisco’s top architects. Pflueger is perhaps best known for his work in the Art Deco and Streamline Moderne styles. By the time his firm designed Roosevelt, Pflueger had transitioned from a more rigorously historicist and regionalist approach that had characterized much of his early work, toward a more experimental vocabulary influenced by both contemporary European modernism and the indigenous architecture of pre-conquest Mexico and Central America. Roosevelt is the only building designed by Pflueger in the Brick Expressionist style. Indeed, it is the only building designed in the style in San Francisco and possibly the only major example of the style in the United States.

Theodore Roosevelt Middle School embodies high artistic values by virtue not only of Pflueger’s design but also its three New Deal murals sponsored by the Public Works of Art Project (PWAP). Painted four years after the school was completed, the murals include two by Horatio Nelson Poole in the main lobby (Land and Harvest) and one above the entrance to the auditorium on the second floor level by George Nelson Walker (Education). Unlike many other New Deal-era art projects in San Francisco, most of which were frescoes, the murals at Roosevelt are oil painted on canvas, reflecting the fact that they were installed several years after the school was built and that they were not an integral part of the building’s original design. Land and Harvest depict time-honored themes of family, labor, and landscape and Education celebrates the role of the public school in American life.

PERIOD OF SIGNIFICANCE

The period of significance for Theodore Roosevelt Middle School is 1930-35, beginning with the completion of the school building and concluding with the completion of the last New Deal mural.

INTEGRITY

Though Theodore Roosevelt Middle School has undergone several alterations, chiefly window replacement and various interior upgrades to the classrooms, corridors, etcetera, the building retains ample integrity to convey its associations with its original design and period of significance.

CHARACTER-DEFINING FEATURES

Whenever a building, site, object, or landscape is under consideration for Article 10 landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark. The Landmark Designation Report lists exterior character defining features of the three buildings on page 77.

The **exterior** character-defining features of Theodore Roosevelt Middle School include all exterior elevations, including but not limited to: form, massing, structure, architectural ornament, and materials. In the case of Theodore Roosevelt Middle School, its specific character-defining features are:

- The school's overall height, massing, and footprint.
- The publicly visible portions of the school's four exterior façades, including their corbelled brick and tile spandrel cladding; and copper, cast stone, and terra cotta trim;
- The arched primary entrance at 490 Arguello Boulevard, including the oak doors and transom;
- The tower, including its corbelled brick exterior cladding and cast concrete screens;
- Terra cotta balustrades on the roof of the academic building;
- Grid-like fenestration pattern and trim (though not the window sashes themselves), including copper colonnettes, copper spandrel panels (gymnasium only) and terra cotta sills and lintels;
- The flat roofs of the academic building and the auditorium wing and the gambrel roof of the gymnasium wing.

The **interior** character-defining features of Theodore Roosevelt Middle School include:

- Layout, design and materials of the following spaces: main entrance lobby, corridor near the administrative offices, auditorium, auditorium balcony, stairs, and gymnasium;
- All three surviving New Deal-era murals, including those in the main entrance lobby and second floor level.
- All surviving doors, hardware, and light fixtures in the main entrance lobby, corridor near the administrative offices, auditorium, and auditorium balcony.
- Tile wainscoting in corridors and stairs.

BOUNDARIES OF THE LANDMARK SITE

The boundaries of the landmark site encompass all of and are limited to lot 018 in Assessor's Block 3280.

- b. **600 32nd Avenue** (George Washington High School) meets the Historic Preservation Commission's priority for designation of underrepresented property types for its association with events of the Public Works Administration and designation of buildings located in geographically underrepresented areas.

SIGNIFICANCE

Significant architecture

George Washington High School is significant for its association with events, as it was built largely using Public Works Administration funds. It is also architecturally significant as it embodies the characteristics of the Streamline Moderne style, represents the work of master architect Timothy Pflueger, and exhibits high artistic values in its four New Deal murals and one outdoor frieze that were all sponsored by the Federal Art Project.

George Washington High School derives its significance in part from its association with the Public Works Administration (PWA), a federal New Deal agency established by President Franklin Delano Roosevelt in 1933 to combat the Depression. After New York City, the San Francisco region was the most successful in obtaining PWA projects. In addition to San Francisco's influential mayor, Angelo Rossi, and its powerful congressional delegation, San Franciscans had already approved several school construction bonds, making its applications for federal funding more attractive to PWA chief Harold Ickes. Altogether, the PWA helped the San Francisco School Board construct or rebuild 11 public school campuses.

Designed in the Streamline Moderne style, George Washington High School is emblematic of much PWA construction, especially in the West, which embraced the “modernistic” style as its own. Interestingly, George Washington High School also embodies characteristics of the International Style and the Hollywood Regency style, especially the colonnade on the north side of the auditorium, which deliberately references George Washington’s Mount Vernon. This hybrid modern/traditional aesthetic, which characterized many PWA projects, was given its own name, the “PWA Moderne” style. Architect Timothy Pflueger used it on both of the high schools built with PWA funds, including George Washington High School and Abraham Lincoln High School.

Designed by architect Timothy Pflueger (1892–1946), George Washington High School is a work of a “master” architect. Known for his early embrace of the Art Deco style, Pflueger made the style his own by incorporating Mayan and Aztec motifs. By the time he designed George Washington High School, Pflueger had begun to embrace the more stripped-down and machine-like Streamline Moderne style, which was in keeping with the growing popularity of the International Style in Europe. GWHS is one of four public schools designed by Pflueger and four architecturally significant pre-World War II high schools.

Finally, George Washington High School is significant as a property characterized by high artistic values, as home to four New Deal-era murals and one outdoor frieze. All were sponsored by the PWA’s Federal Art Project (FAP). The artists who executed these projects, including Victor Arnautoff, Ralph Stackpole, Sargent Johnson, and several others, make GWHS one of the most important repositories of New Deal artwork in San Francisco.

PERIOD OF SIGNIFICANCE

The period of significance for George Washington High School is 1935 –1974, beginning with the completion of the academic building in 1935, and concluding with the completion of Dewey Crumpler’s “Response” murals 39 years later.

INTEGRITY

Though parts of the George Washington High School campus have undergone changes, as a whole, George Washington High School retains ample integrity to convey its association in terms of its original design, use, and period of construction.

CHARACTER-DEFINING FEATURES

Whenever a building, site, object, or landscape is under consideration for Article 10 landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark. The Landmark Designation Report lists exterior character defining features of the three buildings on page 90.

The character-defining features of the George Washington High School complex include all elevations, including but not limited to form, massing, structure, architectural ornament, and materials:

Academic Building

- The academic building's footprint and overall height and massing;
- Flat roof with skylights;
- All exposed portions of the academic building's four exterior façades, including the painted concrete cladding, the terra cotta and cast stone decorative detailing, and cement plaster bas-relief motifs;
- The ribbon window openings, although not the aluminum sashes;
- The remaining original steel industrial windows flanking the main entrance on 32nd Avenue;
- The main entrance, including the concrete stair, cast stone piers, metal canopy and busts, though not the aluminum doors themselves;
- The other original entrances, including the curved metal canopies and pipe railing balustrades, but not the doors themselves, except for the two remaining historic doors on the east façade facing the esplanade;
- General layout of the academic building and the materials of the following interior spaces: main entrance lobby (including Arnautoff murals, George Washington statue, terrazzo stairs and flooring, handrails, tiled wainscoting, and Art Deco light fixtures), corridor near the administrative office suite (including Memorial Clock and other class gifts, display cases, tiled wainscoting, George Washington sculpture, and Dewey Crumpler murals), library (including the Langdon, Labaudt, and Stackpole murals, paneling, casework and clocks);
- All remaining tiled wainscoting in corridors and stairs;
- All remaining original wood doors throughout academic building;
- All remaining stairs with separate up and down traffic configuration, though not the materials.

Shop Building

- The shop building's footprint and overall height and massing;
- The shop building's flat roof and skylight;
- All exposed portions of the shop building's four exterior façades, including the painted concrete cladding, cement plaster and terra cotta ornament, and four figural wall-mounted sculptures;
- The shop building's grid-like fenestration pattern, including all remaining steel industrial windows;
- The shop building's main entrance on the north façade, including the surviving metal doors;
- The concrete bridge connecting the shop building to the academic building.

Auditorium

- The auditorium's footprint and overall height and massing;
- The auditorium's stepped flat roof with fly tower;
- The auditorium's two exposed façades, including the painted concrete cladding and cement plaster and terra cotta ornament – in particular the north façade with its full-height colonnade;
- The fenestration pattern on the north façade of the auditorium, including the original steel windows and louvered vents;
- The original metal doors within the colonnade;
- The main auditorium space, including the telescoping plaster walls and proscenium arch and plywood seating;

- Auditorium lobby and finishes, including wood doors, curved plaster walls, and metal pipe railings.

Gymnasium

- The gymnasium's footprint and overall height and massing;
- The gymnasium's flat roof and skylights;
- The gymnasium's three exposed exterior façades, including the painted concrete cladding and cement plaster and terra cotta ornament;
- The gymnasium's grid-like fenestration pattern, including all remaining steel industrial windows;
- The original entrances on the north façade but not the doors themselves;
- Upper gymnasium with hardwood flooring and exposed steel truss roof.

Music Room Addition

- The music room addition's footprint and overall height and massing;
- The music room addition's stepped flat roof with skylight;
- The music room addition's painted concrete exterior cladding with terra cotta ornament.

Site

- Football field and bleachers;
- Sargent Johnson's *Athletics* frieze on the south side of the football field;
- Remaining lawn and planting strips along 32nd Avenue;
- Esplanade in front of the gymnasium and auditorium, including concrete walkways, benches, and balustrades;
- Courtyard space at south end of academic building.

BOUNDARIES OF THE LANDMARK SITE

The site proposed for Landmark designation encompasses a portion of Assessor Parcel Number 1574/001, a 691,811-square-foot parcel bounded by Geary Boulevard to the north, 30th Avenue to the east, Balboa Street to the south, and 32nd Avenue to the west. The specific portion of the parcel proposed for Landmark designation includes only the portions of the site developed between 1936 and 1952, including the academic building (1935), shop building (1936), New Deal murals (1936), auditorium (1940), gymnasium (1940), football field and bleachers (1940), esplanade (1940), and music room addition (1952).

- c. **2728 Bryant Street.** (Sunshine School) meets the Historic Preservation Commission's priority for designation of underrepresented property types for its association with events of the Public Works Administration and designation of buildings located in geographically underrepresented areas.

SIGNIFICANCE

Significant events

The Sunshine School is also significant for its association with the Public Works Administration (PWA). Established in 1933, the PWA's primary purpose was to boost construction and demand for building materials. Administered by Harold Ickes, the PWA provided a combination of grants, loans, and technical expertise to communities across the nation so that they could construct permanent and modern infrastructure and public buildings. Typically designed by local architects and built by local contractors, the PWA nonetheless carefully supervised its projects, insisting upon quality design and construction to ensure that countless PWA projects continue to serve the nation 80 years on.

Significant architecture

The Sunshine School is significant as the first public school specifically designed for children with physical disabilities built west of the Rockies. Progressive public health professionals and teachers of children with disabilities increasingly believed that disabled and chronically ill children should attend school in safe and accessible buildings separate from the mainstream. Designed in 1933–34 and built 1935–37, the Sunshine School was designed with a barrier-free floor plan prefiguring the passage of the Americans with Disabilities Act over 50 years later. Built decades before the disability rights movement took off in the 1960s/1970s, those responsible for building the Sunshine School were nonetheless imbued with a sense that they were advancing the cause of social justice, by ensuring that previously marginalized communities had access to the same opportunities as “normal” Americans.

Designed in the Spanish Colonial Revival style with Art Deco and Moorish details, the building is one of San Francisco's most distinctive public school buildings. Beyond its picturesque styling, the former Sunshine School has an ingenious floorplan devised to combine two specialized schools—the Sunshine School for Crippled Children and the Buena Vista Health School—into one campus.

Like so many other PWA projects, the former Sunshine School embodies high artistic values by virtue of its high-quality materials and craftsmanship. Although built of board-formed concrete and other mass-produced materials, the building is embellished with high-quality detailing and other features, including Mexican-style tilework on the water table and around the entrances, tile wainscoting in the lobby/stair and the therapeutic pool room, and the Art Deco light fixtures in the lobby/stair and the auditoriums. Other artistic touches include the hand-painted stenciling on the beams in many of the classrooms, the wrought-iron grilles over some of the windows, the statue of the child above the Bryant Street entrance, and the figural animal finials atop the classroom wings.

Finally, the former Sunshine School is significant as the work of four master architects: Albert A. Schroepfer, Charles F. Strothoff, Martin J. Rist, and Smith O'Brien. Though there is no record indicating who was responsible for what, the influence of all four architects can be seen in the design of the Sunshine School.

PERIOD OF SIGNIFICANCE

The period of significance for the Sunshine School is 1937 to 1975, beginning with the completion of the school and concluding with the passage of the Education for All Handicapped Children Act of 1975, which signaled the end of separate schools for handicapped and chronically ill children.

INTEGRITY

Although the Sunshine School has undergone several alterations, chiefly window replacement and some interior upgrades to classrooms and toilet rooms, the building retains ample integrity to convey its association with its original design, use, and period of construction.

CHARACTER-DEFINING FEATURES

Whenever a building, site, object, or landscape is under consideration for Article 10 landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark. The Landmark Designation Report lists exterior character defining features of the three buildings on page 68.

The **exterior** character-defining features of the former Sunshine School include all elevations, including but not limited to its form, massing, structure, architectural ornament, and materials. More specifically, its character-defining features include:

- The school's overall height, massing, and footprint;
- All exterior façades and the three courtyard façades, including the painted concrete walls with exposed board form impressions and all molded concrete ornament, including scalloped relief moldings, entablatures, engaged piers and buttresses, frieze, oversized buttresses facing the courtyard, balconies, and figural and animal sculptures;
- All Mexican-style tilework on the exterior, including on the water table of the classroom wings, on window spandrel panels, and flanking the entrances on Bryant and Florida Streets;
- Primary entrance and pavilion on Bryant Street, including paired wooden doors and all paneling above and to either side of the doors;
- Primary entrance on Florida Street, including paired wooden doors and transom;
- Fenestration pattern and turned wooden mullions along Bryant and Florida Street façades but not the aluminum sashes themselves;
- Fenestration pattern, turned wood wooden mullions, and decorative metal screens on courtyard elevations, including remaining historic steel windows;
- All wrought-iron window grilles on Bryant and Florida Street façades and on courtyard elevations;
- The entrance pavilion's hipped roof, including red clay tile accents, finial, and weather vane;
- Incised signage above main entrance on Bryant Street;
- Skylights atop east and west classroom wings;
- Courtyard and remaining sections of original landscaping, including planting bed along Bryant Street and two remaining planting beds at the south side of the courtyard, paved patio at the center of the courtyard (though not the paving material itself), and the tiled flagpole/bench at the north end of the courtyard.

The **interior** character-defining features of the Sunshine School include:

- Layout, design, and materials of the lobby/stair, including tiled wainscoting, terrazzo flooring, lath and plaster walls, stepped balance-run stair, and remaining light fixtures;
- Layout, design, and materials of the auditorium spaces on the first and second floor levels, including tiled wainscoting, stage area, and light fixtures;
- Layout, design, and materials of the first floor corridor, including remaining tiled surfaces, ceiling vaults, and built-in casework;
- Remaining tile in former therapeutic pool;
- All remaining hand-stenciling on concrete beams in first floor level classrooms;
- All remaining exposed metal trusses on second floor level;
- All surviving Art Deco light fixtures in the lobby/stair and second floor auditorium.

BOUNDARIES OF THE LANDMARK SITE

The boundaries of the landmark site encompass all of and are limited to Assessor's Block 4273, Lot 008.

PLANNING DEPARTMENT RECOMMENDATION

- a. Based on the Department's analysis, 460 Arguello Blvd. (Theodore Roosevelt Middle School) is individually eligible for Article 10 Landmark designation. Theodore Roosevelt Middle School is architecturally significant as San Francisco's only Dutch/German Expressionist style building designed by master architect Timothy Pflueger and exhibits high artistic values in its three New Deal murals. Staff recommends approval of the proposed landmark designation of Theodore Roosevelt Middle School.
- b. Based on the Department's analysis, 600 32nd Avenue (George Washington High School) is individually eligible for Article 10 Landmark designation. George Washington High School is associated with significant events, as it was built largely using Public Works Administration funds. It is also architecturally significant as it embodies the characteristics of the Streamline Moderne style, represents the work of master architect Timothy Pflueger, and exhibits high artistic values in its four New Deal murals and one outdoor frieze that were all sponsored by the Federal Art Project. Staff recommends approval of the proposed landmark designation of George Washington High School.
- c. Based on the Department's analysis, 2728 Bryant Street (Sunshine School) is individually eligible for Article 10 Landmark designation. Sunshine School is significant for its association with events as the first public school specifically designed for children with disabilities built west of the Rockies and for its association with the Public Works Administration. It is also architecturally significant as it embodies the distinctive characteristics of the Spanish Colonial Revival style with Art Deco and Moorish accents; represents the work of four master architects - Albert A. Schroepfer, Charles F. Strothoff, Martin J. Rist, and Smith O'Brien; and exhibits high artistic values in its ingenious floorplan devised to combine two specialized schools into one campus and in its quality of materials and workmanship. Staff recommends approval of the proposed landmark designation of Sunshine School.

The Historic Preservation Commission may recommend approval, disapproval, or approval with modifications of the proposed designation of **460 Arguello Blvd.** (Theodore Roosevelt Middle School), **600 32nd Avenue** (George Washington High School), **2728 Bryant Street** (Sunshine School) as San Francisco landmarks under Article 10 of the Planning Code to the Board of Supervisors pursuant to Planning Code Section 1004.1. If the Historic Preservation Commission approves the designation, a copy of the motion of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.4). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.5).

ATTACHMENTS

- A. Draft Landmark Designation Reports
- B. Draft Motion initiating designations

Parcel Map

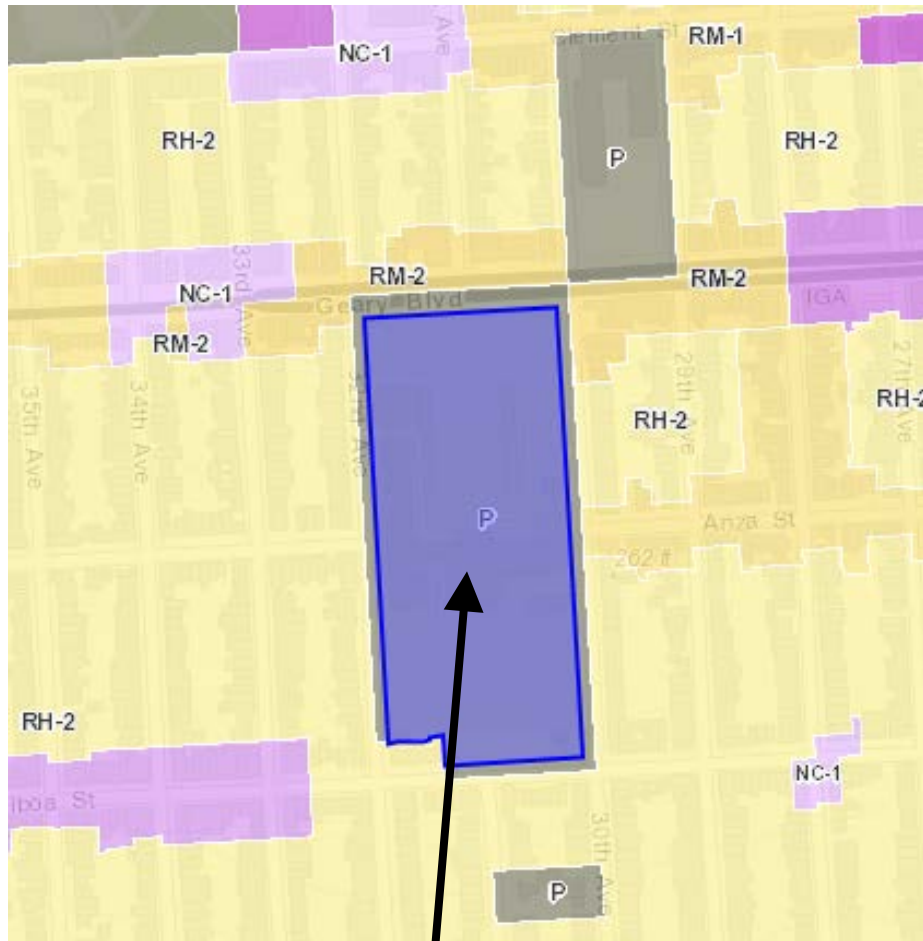


SUBJECT PROPERTY



Article 10 Landmark Designation
2016-013562DES
600 32nd Avenue (George Washington High School)

Zoning Map



SUBJECT PROPERTY



Article 10 Landmark Designation
2016-013562DES
600 32nd Avenue (George Washington High School)

Aerial Photo

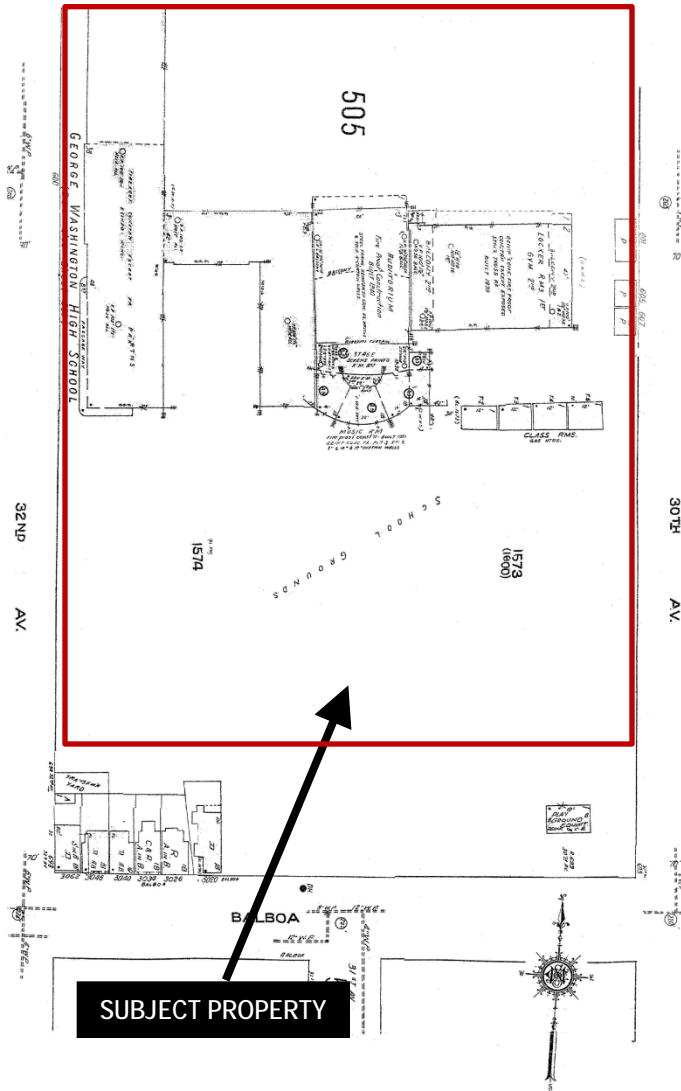


SUBJECT PROPERTY



Article 10 Landmark Designation
2016-013562DES
600 32nd Avenue (George Washington High School)

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Site Photo



Article 10 Landmark Designation
2016-013562DES
600 32nd Avenue (George Washington High
School)