

1 [Planning Code - Landmark Designation - 171 San Marcos Avenue (aka Cowell House)]

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3 **Ordinance designating 171 San Marcos Avenue (aka Cowell House), Assessor's Block**
 4 **No. 2882, Lot No. 035, as a Landmark under Planning Code, Article 10; and making**
 5 **environmental findings, public necessity, convenience and welfare findings, and**
 6 **findings of consistency with the General Plan, and the eight priority policies of**
 7 **Planning Code, Section 101.1.**

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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
 subsections or parts of tables.

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

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

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(b) On June 15, 2011, the Historic Preservation Commission added 171 San
 19 Marcos Avenue (aka The Cowell House), Lot 035 in Assessor's Block 2882, to the Landmark
 20 Designation Work Program.

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(c) Planning Department staff Mary Brown, prepared the Landmark Designation
 22 Report for 171 San Marcos Avenue, dated July 15, 2015, revised October 7, 2015. This
 23 Landmark Designation Report was reviewed by Planning Department staff Shannon Ferguson
 24 and Tim Frye, who meet the Secretary of Interior's Professional Qualification Standards, for
 25 accuracy and conformance with the purposes and standards of Article 10.

1 (d) The Historic Preservation Commission, at its regular meeting of July 15, 2015,
2 reviewed Department staff's analysis of 171 San Marcos Avenue's historical significance per
3 Article 10 as part of the Landmark Designation Case Report dated July 15, 2015, revised
4 October 7, 2015.

5 (e) On July 15, 2015, the Historic Preservation Commission passed Resolution No.
6 749, initiating designation of 171 San Marcos Avenue (aka The Cowell House), Lot 035 in
7 Assessor's Block 2882, as a San Francisco Landmark pursuant to Section 1004.1 of the San
8 Francisco Planning Code. Such resolution is on file with the Clerk of the Board in File No.
9 151164 and incorporated herein by reference.

10 (f) On October 7, 2015, after holding a public hearing on the proposed designation
11 and having considered the specialized analyses prepared by Planning Department staff and
12 the Landmark Designation Case Report, the Historic Preservation Commission recommended
13 approval of the proposed landmark designation of 171 San Marcos Avenue (aka The Cowell
14 House), Lot 035 in Assessor's Block 2882, in Resolution No. 752. Such resolution is on file
15 with the Clerk of the Board in File No. 151164.

16 (g) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
17 proposed landmark designation of 171 San Marcos Avenue (aka The Cowell House), Lot 035
18 in Assessor's Block 2882, will serve the public necessity, convenience and welfare.

19 (h) The Board finds that the proposed landmark designation of 171 San Marcos
20 Avenue (aka The Cowell House), Lot 035 in Assessor's Block 2882, is consistent with the San
21 Francisco General Plan and with Planning Code Section 101.1(b) for the reasons set forth in
22 Resolution No. 752, recommending approval of the proposed designation, which is
23 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. 151164 and is incorporated herein by reference.

7 (j) The Board of Supervisors hereby finds that 171 San Marcos Avenue (aka The
8 Cowell House), Lot 035 in Assessor's Block 2882, has a special character and special
9 historical, architectural, and aesthetic interest and value, and that its designation as a
10 Landmark will further the purposes of and conform to the standards set forth in Article 10 of
11 the San Francisco Planning Code.

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13 Section 2: Designation. Pursuant to Section 1004 of the Planning Code, 171 San
14 Marcos Avenue (aka The Cowell House), Lot 035 in Assessor's Block 2882, is hereby
15 designated as a San Francisco Landmark under Article 10 of the Planning Code.

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17 Section 3. Required Data.

18 (a) The description, location, and boundary of the Landmark site consists of the City
19 parcel located at 171 San Marcos Avenue, Lot 035 in Assessor's Block 2882, in San
20 Francisco's Forest Hill neighborhood.

21 (b) The characteristics of the Landmark that justify its designation are described and
22 shown in the Landmark Designation Case Report and other supporting materials contained in
23 Planning Department Case Docket No. 2011.0685L. In brief, 171 San Marcos Avenue (aka
24 Cowell House), Lot 035 in Assessor's Block 2882, is eligible for local designation under
25 National Register of Historic Places Criterion B and C (as it is associated with the lives of

1 persons significant in our past; embodies distinctive characteristics of a type, period, or
2 method of construction; and represents the work of a master). Specifically, designation of the
3 Cowell House is proper given its association with innovative “ultra-modern” composer and
4 pianist Henry Cowell; its association with Olive Thompson Cowell, founder of one of the first
5 International Relations Department in the United States at San Francisco State University; and
6 its architectural significance as one of San Francisco’s earliest single-family houses of a fully
7 expressed Modern design by master architectural firm Morrow & Morrow.

8 (c) The particular features that shall be preserved, or replaced in-kind as
9 determined necessary, are those generally shown in photographs and described in the
10 Landmark Designation Case Report, which can be found in Planning Department Docket No.
11 No. 2011.0685L, and which are incorporated in this designation by reference as though fully
12 set forth. Specifically, the following features shall be preserved or replaced in kind:

- 13 (1) All primary exterior elevations, including but not limited to form, massing,
14 structure, architectural ornament and materials identified as:
- 15 (A) Building plan and volumes including spatial configuration of entry
16 path
 - 17 (B) Projecting bay windows and balconies at rear facade
 - 18 (C) Open roof deck and wood ornamented chimney stacks
 - 19 (D) Projecting flat wood overhang over the garage door and roof deck
 - 20 (E) Curved entry portico with curved half-wall and decorative glass
21 panel
 - 22 (F) Steel sash windows and doors (including garage door) set with
23 horizontal muntins
 - 24 (G) Horizontal redwood siding with slightly projecting flat board panel
25 parapet and metal coping

1 (2) The character-defining interior features of the building, are strongly
2 recommended to be preserved or sensitively altered:

- 3 (A) Japanese paper coverings of the living room cabinets (which
4 enhanced acoustics)
- 5 (B) Redwood flooring with lavender-grey stain
- 6 (C) Three-foot high redwood wainscoting, stained lavender-grey, in the
7 living room, entry hall, and study
- 8 (D) Built-in furniture including bookshelves and living room cabinets
- 9 (E) Tile-clad fireplace
- 10 (F) Interior doors with decorative ribbed glass set in a horizontal
11 muntin pattern

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13 Section 4. The property shall be subject to further controls and procedures pursuant to
14 the San Francisco Planning Code and Article 10.

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16 Section 5. Effective Date. This ordinance shall become effective 30 days after
17 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
18 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
19 of Supervisors overrides the Mayor's veto of the ordinance.

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21 APPROVED AS TO FORM:
22 DENNIS J. HERRERA, City Attorney

23 By: _____
24 ANDREA RUIZ-ESQUIDE
25 Deputy City Attorney

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