

1 [Planning Code - Landmark Designation - 35-45 Onondaga Avenue (aka Alemany Emergency
2 Hospital and Health Center)]

3 **Ordinance designating 35-45 Onondaga Avenue (aka Alemany Emergency Hospital and**
4 **Health Center), Assessor's Parcel Block No. 6956, Lot Nos. 016 and 017, as a Landmark**
5 **under Planning Code, Article 10; and making environmental findings, findings of public**
6 **necessity, convenience and welfare, and findings of consistency with the General Plan,**
7 **and the eight priority policies of Planning Code, Section 101.1.**

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

20 (b) On May 20, 2015, following the submittal of a community sponsored Application
21 for Historic Landmark Designation, the Historic Preservation Commission added 35-45
22 Onondaga Avenue (aka Alemany Emergency Hospital and Health Center), Lots 016 and 017
23 in Assessor's Block No. 6956, to the Landmark Designation Work Program.

24 (c) Planning Department staff Jonathan Lammers, who meets the Secretary of
25 Interior's Professional Qualification Standards, reviewed the Application for Historic Landmark
Designation for 35-45 Onondaga Avenue, dated October 5, 2015. This Application for Historic

1 Landmark Designation was also reviewed by Timothy Frye, Department staff, for accuracy
2 and conformance with the purposes and standards of Article 10.

3 (d) The Historic Preservation Commission, at its regular meeting of February 17,
4 2016, reviewed Department staff's analysis of 35-45 Onondaga Avenue's historical
5 significance per Article 10 as part of the Landmark Designation Case Report dated February
6 17, 2016.

7 (e) On February 17, 2016, the Historic Preservation Commission passed Resolution
8 No. 758, initiating designation of 35-45 Onondaga Avenue (aka Alemany Emergency Hospital
9 and Health Center), Lots 016 and 017 in Assessor's Block No. 6956, as a San Francisco
10 Landmark pursuant to Section 1004.1 of the San Francisco Planning Code. Such motion is
11 on file with the Clerk of the Board in File 160293 and incorporated herein by reference.

12 (f) On March 16, 2016, after holding a public hearing on the proposed designation
13 and having considered the specialized analyses prepared by Planning Department staff and
14 the Landmark Designation Case Report, the Historic Preservation Commission recommended
15 approval of the proposed landmark designation of 35-45 Onondaga Avenue (aka Alemany
16 Emergency Hospital and Health Center), Lots 016 and 017 in Assessor's Block No. 6956, in
17 Resolution No. 759. Such resolution is on file with the Clerk of the Board in File No. 160293.

18 (g) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
19 proposed landmark designation of 35-45 Onondaga Avenue (aka Alemany Emergency
20 Hospital and Health Center), Lots 016 and 017 in Assessor's Block No. 6956, will serve the
21 public necessity, convenience and welfare.

22 (h) The Board finds that the proposed landmark designation of 35-45 Onondaga
23 Avenue (aka Alemany Emergency Hospital and Health Center), Lots 016 and 017 in
24 Assessor's Block No. 6956, is consistent with the San Francisco General Plan and with
25 Planning Code Section 101.1(b) for the reasons set forth in Resolution No. 759,

1 recommending approval of the proposed designation, which is incorporated herein by
2 reference.

3 (i) The Planning Department has determined that the actions contemplated in this
4 Ordinance are in compliance with the California Environmental Quality Act (California Public
5 Resources Code section 21000 et seq., "CEQA"). Specifically, the Planning Department has
6 determined the proposed Planning Code amendment is subject to a Categorical Exemption
7 from CEQA pursuant to Section 15308 of the Guidelines for Implementation of the statute for
8 actions by regulatory agencies for protection of the environment (specifically in this case,
9 landmark designation). Said determination is on file with the Clerk of the Board of
10 Supervisors in File No. 160293 and is incorporated herein by reference.

11 (j) The Board of Supervisors hereby finds that 35-45 Onondaga Avenue (aka
12 Alemany Emergency Hospital and Health Center), Lots 016 and 017 in Assessor's Block
13 6956, has a special character and special historical, architectural, and aesthetic interest and
14 value, and that its designation as a Landmark will further the purposes of and conform to the
15 standards set forth in Article 10 of the San Francisco Planning Code.

16 Section 2: Designation. Pursuant to Section 1004 of the Planning Code, 35-45
17 Onondaga Avenue (aka Alemany Emergency Hospital and Health Center), Lots 016 and 017
18 in Assessor's Block No. 6956, is hereby designated as a San Francisco Landmark under
19 Article 10 of the Planning Code.

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Section 3. Required Data.

1 (a) The description, location, and boundary of the Landmark site consists of the City
2 parcel located at 35-45 Onondaga Avenue, Lots 016 and 017 in Assessor's Block No. 6956, in
3 San Francisco's Excelsior/Outer Mission Street neighborhood.

4 (b) The characteristics of the Landmark that justify its designation are described and
5 shown in the Landmark Designation Case Report and other supporting materials contained in
6 Planning Department Case Docket No. 2015-003877DES. In brief, 35-45 Onondaga Avenue
7 (aka Alemany Emergency Hospital and Health Center), Lots 016 and 017 in Assessor's Block
8 No. 6956, is eligible for local designation under National Register of Historic Places Criterion
9 A (as it is associated with events that have made a significant contribution to the broad
10 patterns of our history) and National Register of Historic Places Criterion C (as it embodies
11 distinctive characteristics of a type, period, or method of construction, conveys high artistic
12 values, and represents the work of a master architect). Specifically, designation of the
13 Alemany Emergency Hospital and Health Center is proper as the last buildings constructed as
14 part of San Francisco's emergency hospital system; and designed by master City Architect
15 Charles H. Sawyer. The buildings embody the distinctive characteristics of Spanish Baroque
16 and Spanish Colonial Revival style architecture; and the interior contains two significant interior
17 frescoes, "Birth" and "Community Spirit," painted in 1934 by the noted artist, Bernard
18 Zakheim.

19 (c) The particular features that shall be preserved, or replaced in-kind as
20 determined necessary, are those generally shown in photographs and described in the
21 Landmark Designation Case Report, which can be found in Planning Department Docket No.
22 No. 2015-003877DES, and which are incorporated in this designation by reference as though
23 fully set forth. Specifically, the following features shall be preserved or replaced in kind:

24 (1) All exterior elevations, architectural ornament and roofline of 35
25 Onondaga Avenue, and identified as:

1 (A) Four bay composition consisting of three symmetrical arched bays
2 toward the west and an arched bay with a lower roofline toward the east.

3 (B) Brick cladding consisting principally of red-colored stretchers
4 alternating with darker-colored headers.

5 (C) Cream-colored terra cotta cladding and ornament, including bands
6 of profiled terra cotta outlining the arched bays and entry, terra cotta ornament within the
7 typanums of the arched window bays featuring scrolls topped by urns and crosses, and terra
8 cotta beltcourses featuring pairs of colonettes topped by finials

9 (D) Central recessed entry accessed by steps clad in a chevron
10 pattern and scrolled metal handrails featuring a pair of partially-glazed and paneled wood
11 doors with an elaborate cream-colored terra cotta surround featuring flanking colonettes and a
12 floriated frieze with a central cartouche crowned by scrolling ornament, candles, and a plaque
13 reading "Alemany Emergency Hospital," surmounted by an entablature and a shield with a
14 cross at center.

15 (E) Metal and glass pendant light fixture hanging from the center of the
16 entry arch.

17 (F) Arched bay to the west (former ambulance entrance) featuring
18 terra cotta cladding and a wood frame opening, surrounded by rusticated terra cotta cladding.

19 (G) Roofline featuring two course of dog-tooth brick crowned by a
20 parapet covered with red clay tiles.

21 (H) Double-hung, wood sash windows with shouldered surrounds.

22 (I) Wire-glass skylights (some screened with non-historic materials on
23 the interior) and their relationship to the space below.

24 (2) The character-defining interior features of the building at 35 Onondaga
25 Avenue, which have historically been accessible to the public, include:

1 (A) Entry vestibule featuring tan-colored wall tiles with blue-colored tile
2 borders, blind arches and a vaulted ceiling.

3 (B) Open volume of former hospital ward at front of building with
4 cream-colored tile wainscot with tan-colored tile border outlining the wood door and transom
5 openings.

6 (C) Former operating room and scrub room configuration with blue-
7 green-colored wall tile and built in cabinets at south end. Contemporary walls and cabinets
8 dividing the operating room are not character defining.

9 (D) Staircase to basement featuring cream-colored tile with tan-
10 colored border.

11 (3) All exterior elevations, architectural ornament and roofline of 45
12 Onondaga Avenue, and identified as:

13 (A) Flat roofed wing and combination hip and gable roof clad with
14 Spanish Clay tiles.

15 (B) Irregular massing with a one-story wing fronting Onondaga Avenue
16 connecting to a two-story wing toward the rear.

17 (C) Two-story rounded tower at the intersection of the one- and two-
18 story wings featuring an arched recessed entry flanked by grid niches and metal and glass
19 lights, a recessed window opening, and a roofline featuring zig-zag stucco relief, pipe vents
20 and a conical roof clad with Spanish clay tiles.

21 (D) Courtyard featuring rounded stucco walls, a decorative iron gate
22 with shield ornament, and a curving seat bench on the interior.

23 (E) Double-hung wood windows with ogee lugs.

24 (F) Pointed arch tripartite window with wood sashes and turned wood
25 mullions, as well as clay pipe vents beneath the gable end facing Onondaga Avenue.

- 1 (G) Brick chimneys.
- 2 (H) Copper rain gutters (portions missing).
- 3 (4) The character-defining interior features of the building at 45 Onondaga
4 Avenue, which have historically been accessible to the public, include:
- 5 (A) Lobby with double-height volume, gable ceiling with wood beams,
6 and vertical board wainscot with flat board trim throughout.
- 7 (B) Central fireplace featuring tile cladding with a floral tile accent,
8 wooden brackets with carved floriated ornament and Fleur-des-lis supporting a wood mantle,
9 and a tapered plaster chimney rising through a wood balcony with a decorative iron railing at
10 the second floor.
- 11 (C) Bernard Zakheim frescoes on the fireplace chimney at first floor
12 (partially painted over) and at second floor.
- 13 (D) Metal candle sconces flanking the fireplace.
- 14 (E) Wood staircase with turned wood balusters and vertical board
15 wainscot. Gabled ceiling at second floor landing of staircase.
- 16 (F) Door openings with paneled wood doors and flat board trim
17 flanking the fireplace on the first floor and arched openings flanking the chimney on the
18 second floor.
- 19 (G) Metal railing in punched window opening at second story of
20 rounded tower.

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

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

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7 APPROVED AS TO FORM:
8 DENNIS J. HERRERA, City Attorney

9 By: _____
10 ANDREA RUIZ-ESQUIDE
11 Deputy City Attorney

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