

1 [Planning Code - Clyde and Crooks Warehouse Historic District]

2
3 **Ordinance amending the Planning Code to add a new Appendix O to Article 10,**
4 **Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Clyde**
5 **and Crooks Warehouse Historic District, encompassing an area generally bounded by**
6 **Brannan Street to the north, Third Street to the east, Townsend Street to the south, and**
7 **Lusk Street to the West; affirming the Planning Department's determination under the**
8 **California Environmental Quality Act; and making public necessity, convenience, and**
9 **welfare findings under Planning Code, Section 302, and findings of consistency with**
10 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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

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

19 Section 1. Findings.

20 (a) Environmental Findings. The Planning Department has determined that the
21 proposed Planning Code amendment is subject to a Categorical Exemption from the
22 California Environmental Quality Act (California Public Resources Code section 21000 et seq.,
23 "CEQA") pursuant to Section 15308 of the Guidelines for Implementation of the statute for
24 actions by regulatory agencies for protection of the environment (in this case, landmark
25 designation). Said determination is on file with the Clerk of the Board of Supervisors in File

1 No. 180723 and is incorporated herein by reference. The Board of Supervisors affirms this
2 determination.

3 (b) Historic Preservation Commission Findings.

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

8 (2) On April 18, 2018, at a duly noticed public hearing, the Historic Preservation
9 Commission in Resolution No. 955 found that the proposed Planning Code amendments
10 contained in this ordinance were consistent with the City's General Plan and with Planning
11 Code Section 101.1 (b) and recommended that the Board of Supervisors adopt the proposed
12 amendments. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in
13 File No. 180723, and is incorporated herein by reference.

14 (c) Planning Commission Findings.

15 On April 18, 2018, at a duly noticed public hearing, the Planning Commission in
16 Resolution No. 955 found that the proposed Planning Code amendments contained in this
17 ordinance were consistent with the City's General Plan and with Planning Code, Section
18 101.1 (b). In addition, the Planning Commission recommended that the Board of Supervisors
19 adopt the proposed Planning Code amendments. A copy of said Resolution is on file with the
20 Clerk of the Board of Supervisors in File No. 180723 and is incorporated herein by reference.

21 (c) The Board finds that the proposed Planning Code amendments contained in this
22 ordinance are on balance consistent with the City's General Plan and with Planning Code,
23 Section 101.1 (b) for the reasons set forth in both Historic Preservation Commission
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1 Resolution No. 955 and Planning Commission Resolution No. 20203, which reasons are
2 incorporated herein by reference as though fully set forth.

3 (d) Pursuant to Planning Code, Section 302, the Board finds that the proposed
4 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
5 Historic Preservation Commission Resolution No. 955 and Planning Commission Resolution
6 No. 20203, which reasons are incorporated herein by reference as though fully set forth.

7 (e) The Board of Supervisors hereby finds that the proposed Clyde and Crooks
8 Warehouse Historic District has a special character and special historical, architectural, and
9 aesthetic interest and value, and that its designation as a Historic District will further the
10 purposes of and conform to the standards set forth in Article 10 of the Planning Code.

11
12 Section 2. The Planning Code is hereby amended by amending Article 10 to add
13 Appendix O, to read as follows:

14 **APPENDIX O TO ARTICLE 10**

15 **CLYDE AND CROOKS WAREHOUSE DISTRICT**

16 Sec. 1. Findings and Purposes.

17 Sec. 2. Designation.

18 Sec. 3. Location and Boundaries.

19 Sec. 4. Relation to Planning Code and the Provisions of the Charter of the City and County of
20 San Francisco.

21 Sec. 5. Statement of Significance.

22 Sec. 6. Significance of Individual Buildings to the Historic District.

23 Sec. 7. Character-Defining Features/Features of the District and Existing Buildings.

24 Sec. 8. Standards for Review of Applications
25

1 Sec. 9. Additional Provisions for Alterations and New Construction.

2
3 SEC. 1. FINDINGS AND PURPOSES. The Board of Supervisors hereby finds that the area
4 known and described in this ordinance as the Clyde and Crooks Warehouse District contains twelve
5 structures that have a special character and special historical, architectural, and aesthetic interest and
6 value, and constitutes a distinct section of the City. The Board of Supervisors further finds that
7 designation of said area as a Historic District will be in furtherance of and in conformance with the
8 purposes of Article 10 of the Planning Code and the standards set forth therein, and that preservation
9 on an area basis rather than on the basis of individual structures alone is in order.

10 This ordinance is intended to further the general purpose of historic preservation legislation as
11 set forth in Section 1001 of the Planning Code, to promote the health, safety and general welfare of the
12 public.

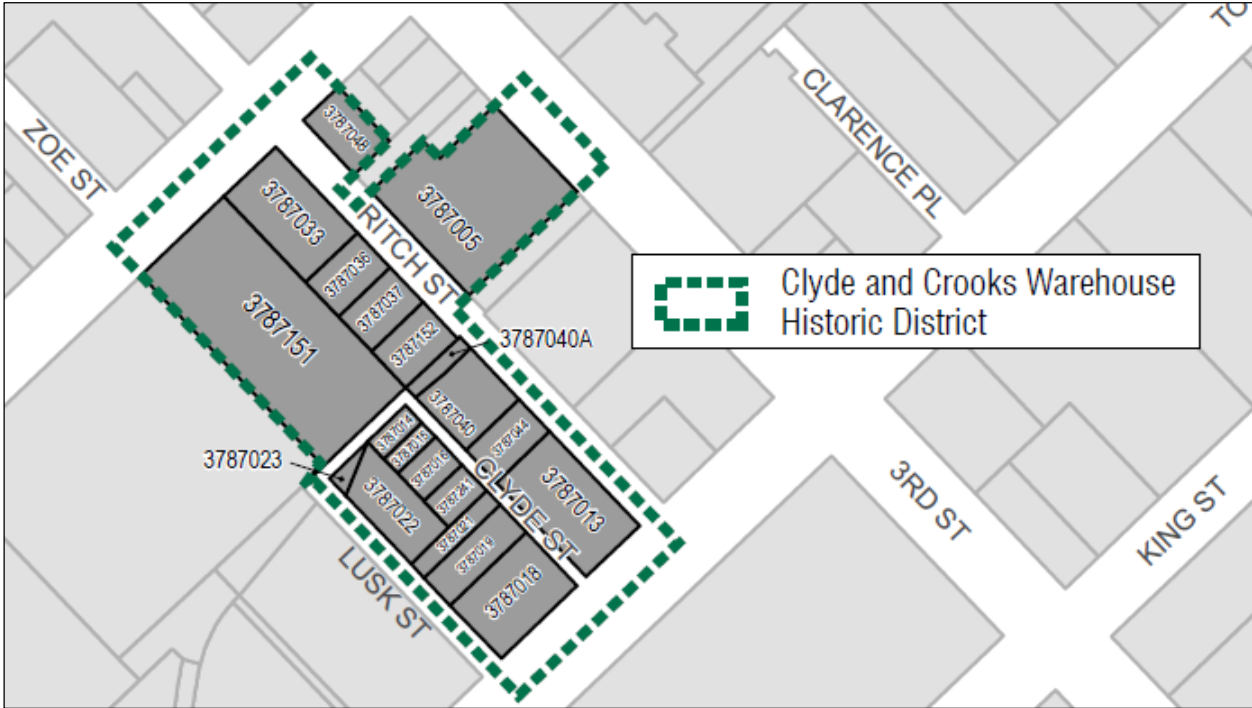
13 **SEC. 2. DESIGNATION.**

14 Pursuant to Section 1004 of the Planning Code, the Clyde and Crooks Warehouse District is
15 hereby designated as an Article 10 Historic District, this designation having been duly approved by
16 Resolution No. 955 of the Historic Preservation Commission and Resolution No. 20203 of the Planning
17 Commission, which Resolutions are on file with the Clerk of the Board of Supervisors under File No.
18 180723 and which Resolutions are incorporated herein and made part hereof as though fully set forth.

19 **SEC. 3. LOCATION AND BOUNDARIES.**

20 The location and boundaries of the Clyde and Crooks Warehouse District are Brannan Street to
21 the north, Third Street to the east, Townsend Street to the south, and Lusk Street to the West. The
22 district also joins South End Historic District's lot line at 660 3rd Street (Assessor's Block No 3787,
23 Lot No. 008) – South End Terminal Warehouse. The historic district encompasses Lot Nos. 005, 014,
24 015, 016, 037, 040A, 044, 048, 033, 151, 017, 021, 022, 019, 036, 040, 018, 013, and 152-159 of
25

1 Assessor's Block No. 3787 and shall be as designated on the Clyde and Crooks Warehouse District
2 Map, the original of which is on file with the Clerk of the Board of Supervisors in File No. 180723,
3 which Map is hereby incorporated herein as though fully set forth.



16
17 The boundaries of the Clyde and Crooks Warehouse District are outlined.

18
19 **SEC. 4. RELATION TO PLANNING CODE AND THE PROVISIONS OF THE CHARTER**
20 **OF THE CITY AND COUNTY OF SAN FRANCISCO.**

21 (a) Article 10 of the Planning Code is the basic law governing historic preservation in the City
22 and County of San Francisco. This ordinance, being a specific application of Article 10, is both subject
23 to and in addition to the provisions thereof.

24 (b) Except as may be specifically provided to the contrary in this ordinance, nothing in this
25 ordinance shall supersede, impair or modify any Planning Code provisions applicable to property in

1 the Clyde and Crooks Warehouse District, including but not limited to existing and future regulations
2 controlling uses, height, bulk, lot coverage, floor area ratio, required open space, off-street parking
3 and signs.

4 **SEC. 5. STATEMENT OF SIGNIFICANCE.**

5 The Clyde and Crooks Warehouse District is significant as it is representative of the post-1906
6 San Francisco earthquake and fire reconstruction period and is representative of warehouse/industrial
7 building type and exemplifies early twentieth-century methods of construction and materials. The
8 period of significance is 1906 to 1935. The district is comprised of nineteen properties, twelve of which
9 include contributing resources, located in the South of Market neighborhood. The non-contributing
10 properties consist of two buildings constructed after the period of significance and five surface parking
11 lots.

12 The Clyde and Crooks Warehouse District's period of significance reflects the nineteenth-
13 century development of the South of Market area as a center of industrial production in San Francisco
14 and maritime commerce along the west coast. The district's mix of industrial and warehouse buildings
15 interspersed with residential structures is typical of the land use patterns developed in the nineteenth
16 century in the South of Market neighborhood and continued during the 1906 earthquake and fire
17 reconstruction period. The buildings exemplify early twentieth-century methods of construction and
18 materials and reconstruction the return of South of Market's function as the industrial center of the city
19 following the earthquake and fire.

20 The addition's period of significance, 1906-1935, falls within the broader 1867-1935 period of
21 significance of the South End Historic District. The industrial buildings found within the Clyde and
22 Crooks Warehouse District are unique for their smaller size and massing, reflecting their use as small
23 manufacturing operations and storage and packing facilities, but are consistent with the character and
24 development pattern of the buildings constructed in the area during the post-earthquake period. The
25

buildings reflect the redevelopment pattern of South of Market following the quake and fire, which largely consisted of industrial and warehouse buildings.

SEC. 6. SIGNIFICANCE OF INDIVIDUAL BUILDINGS TO THE HISTORIC DISTRICT.

Twelve buildings within the boundaries of the Clyde and Crooks Warehouse District are identified as contributory buildings that date from the Historic District's period of significance and retain their historic integrity. These structures are of the highest importance in maintaining the character of the Historic District. An architectural description, building history and evaluation of each parcel within the Historic District is documented on the State of California - Department of Parks and Recreation Primary Record (DPR 523A - descriptive) survey forms.

The following buildings are deemed Contributory to the Historic District:

<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Date Built</u>
<u>3787 005</u>	<u>630</u>	<u>630</u>	<u>3rd St</u>	<u>1924</u>
<u>3787 048</u>	<u>415</u>	<u>415</u>	<u>Brannan</u>	<u>1923</u>
<u>3787 033</u>	<u>425</u>	<u>425</u>	<u>Brannan</u>	<u>1924</u>
<u>3787 151</u>	<u>435</u>	<u>435</u>	<u>Brannan</u>	<u>1910</u>
<u>3787 017</u>	<u>18</u>	<u>28</u>	<u>Clyde</u>	<u>1907</u>
<u>3787 021</u>	<u>36</u>	<u>36</u>	<u>Clyde</u>	<u>1923</u>
<u>3787 022</u>	<u>25</u>	<u>35</u>	<u>Lusk</u>	<u>1917</u>
<u>3787 019</u>	<u>45</u>	<u>45</u>	<u>Lusk</u>	<u>1922</u>
<u>3787 036</u>	<u>322</u>	<u>326</u>	<u>Ritch</u>	<u>1906</u>
<u>3787 040</u>	<u>330</u>	<u>330</u>	<u>Ritch</u>	<u>1920</u>

<u>3787 018</u>	<u>228</u>	<u>242</u>	<u>Townsend</u>	<u>1909</u>
<u>3787 013</u>	<u>224</u>	<u>224</u>	<u>Townsend</u>	<u>1935</u>

Noncontributory. This category identifies buildings which postdate the Historic District's period of significance and/or no longer retain sufficient integrity to convey significance. Alterations to Noncontributory buildings would require Certificate of Appropriateness review in order to ensure that alterations and new construction would be compatible with the historic character of the District in terms of scale, massing, fenestration, materials and detail outlined in this appendix and the applicable standards for review pursuant to Article 10 of the Planning Code.

The following buildings shall be deemed to be Noncontributory within the Historic District:

<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Year Built</u>
<u>3787 014</u>	<u>2</u>	<u>2</u>	<u>Clyde</u>	<u>1935</u>
<u>3787 015</u>	<u>10</u>	<u>10</u>	<u>Clyde</u>	<u>N/A</u>
<u>3787 016</u>	<u>16</u>	<u>16</u>	<u>Clyde</u>	<u>N/A</u>
<u>3787 037</u>	<u>326</u>	<u>326</u>	<u>Ritch</u>	<u>N/A</u>
<u>3787 040A</u>	<u>328</u>	<u>328</u>	<u>Ritch</u>	<u>N/A</u>
<u>3787 044</u>	<u>336</u>	<u>340</u>	<u>Ritch</u>	<u>N/A</u>
<u>3787 152-159</u>	<u>340</u>	<u>340</u>	<u>Ritch</u>	<u>1955</u>

SEC. 7. CHARACTER-DEFINING FEATURES/FEATURES OF THE DISTRICT AND EXISTING BUILDINGS.

1 The following section describes in further detail the character-defining features of the District
2 and of individual buildings contained therein. Historic District designation is intended to protect and
3 preserve these character-defining features.

4 a. Overall Form, Continuity, Scale and Proportion. All buildings are built to the property lines
5 and rise vertically without setbacks. Building heights are two to three stories, with the exception of the
6 one-story building at 45 Lusk Street. Ten of the twelve contributing buildings have flat roofs. One
7 building (435 Brannan) has a combination gable and flat roof. One building (322-326 Ritch Street) has
8 a double-gable roof. The District's buildings are rectangular plan and largely masonry structures with
9 the exception of four wood frame buildings.

10 (b) Fenestration. The majority of the buildings have aluminum and steel sash multi-lite
11 windows. Wood frame windows are found on two properties (45 Lusk, 322-326 Ritch). Methods of
12 operability include fixed, awning, double-hung, pivot and sliding.

13 (c) Materials and Finishes. Six of the buildings are clad in smooth finish stucco. Two are clad
14 in wood channel drop siding and one is clad with wood clapboard siding. Two buildings are red brick.
15 One of the brick buildings has a concrete base that falls just below the water table. Materials and paint
16 are generally light to medium colors with white, buff, and grey the predominate shades.

17 (d) Architectural Details. There are no character-defining interior features identified as part
18 of this designation. Exterior ornament consists of projecting corniced rooflines with modillions, egg
19 and dart and dentil molding, belt courses, brick corbelling. The specific character-defining exterior
20 features of the buildings are as follows:

21 (1) 630 3rd Street (1924). Character-defining features include: two-story height and
22 rectangular massing; six bays; flat roof; smooth finish stucco cladding; fixed multi-lite aluminum sash
23 windows; piers; cornice; string course; and ornamental shields.

1 (2) 415 Brannan Street (1923). Character-defining features include: two-story height
2 and rectangular massing; three bays; flat roof; smooth finish stucco cladding; multi-lite steel sash
3 windows; pilasters; projecting cornice; and belt courses.

4 (3) 425 Brannan (1924). Character-defining features include: two-story height and
5 rectangular massing; smooth-finish stucco cladding; flat roof; projecting cornice; dentil and egg and
6 dart molding; recessed panels and parapet; piers; and belt courses.

7 (4) 435 Brannan (1910). Character-defining features include: two-story height and
8 rectangular massing; smooth finish stucco cladding; parapet; multi-light, steel sash ribbon awning
9 windows; rounded corners; window and door openings; entrance awning; belt courses; and speedlines.

10 (5) 18-28 Clyde St (1907). Character-defining features include: three-story height and
11 rectangular massing; three bays; wood channel drop siding; flat roof.; projecting cornice with dentils
12 and modillions; open central bay and staircase; double-hung windows; and projecting wood window
13 sills and headers.

14 (6) 36 Clyde St (1923). Character-defining features include: two-story height and
15 rectangular massing; three bays; wood clapboard siding; flat roof; projecting cornice, modillions, egg
16 and dart and dentil molding; multi-lite steel and plate glass pivot windows; and wood window trim and
17 sills.

18 (7) 25-35 Lusk Street (1917). Character-defining features include: two story height
19 and rectangular massing; six bays; flat roof; brick cladding; corbelled cornice; multi-lite steel sash
20 windows; recessed window openings; quoins; second floor brick detailing; molded concrete belt
21 courses; and the painted sign “Ogden Packing & Provision Co.”

22 (8) 45 Lusk Street (1922). Character-defining features include: one-story height and
23 rectangular massing; channel drop wood siding; flat roof; multi-lite wood sash windows; above-grade
24 recessed entrance; projecting cornice and modillions; and dentil and egg and dart molding.

1 (9) 322-326 Ritch Street (1906). Character-defining features include: two-story height
2 and rectangular massing; five bays; brick cladding; piers; brick corbelling; brick window sills;
3 projecting cornice; recessed door and window openings; multi-light and double-hung wood windows;
4 and parapet.

5 (10) 330 Ritch Street (1920). Character-defining features include: three-story height
6 and rectangular massing; brick cladding; flat roof; and brick window sills.

7 (11) 224 Townsend (1935). Character-defining features include: two-story height and
8 rectangular massing; five bays; concrete cladding; flat roof; decorative parapet above central entrance
9 bay; spandrel panels between first and second floors on primary elevation; vertical ornament above
10 second floor window openings on primary elevation; and fluted columns projecting above the roofline.

11 (12) 228-242 Townsend St (1909). Character-defining features include: two-story
12 height and rectangular massing; flat roof; stucco cladding; projecting cornice with brackets; and dentil
13 molding.

14 **SEC. 8. STANDARDS FOR REVIEW OF APPLICATIONS**

15 The standards for review of all applications for Certificates of Appropriateness are as set forth
16 in Section 1006.6 of Article 10. For the purposes of review under those standards, the "character of the
17 Historic District" shall mean the exterior architectural features of the Clyde and Crooks Warehouse
18 District referred to and described in Section 6 of this Appendix.

19 Any exterior change within the Clyde and Crooks Warehouse District shall require a Certificate
20 of Appropriateness, pursuant to the provisions of Article 10, when such work requires a City permit,
21 with the exception of specific scopes of work identified by the Historic Preservation Commission and
22 delegated to Planning Department Preservation staff for review and approval and specific scopes of
23 work as outlined below. The procedures, requirements, controls and standards of Article 10 of the
24 Planning Code shall apply to all applications for Certificates of Appropriateness and/or Administrative
25 Certificates of Appropriateness in the Clyde and Crooks Warehouse District.

1 **SEC. 9. ADDITIONAL PROVISIONS FOR ALTERATIONS AND NEW CONSTRUCTION.**

2 Additions to existing buildings and new infill construction proposed within the Clyde and
3 Crooks Warehouse District must reflect an understanding of the relationship of the proposal with the
4 contributing buildings within the district. Additions shall be reviewed for compatibility with the historic
5 building and the District, while infill construction shall be reviewed for compatibility with the overall
6 District. Neither should directly imitate nor replicate existing features. For additions, every effort
7 should be made to minimize the visibility of the new structure within the District. Infill construction
8 should reflect the character of the District, including the prevailing heights of contributing buildings
9 without creating a false sense of history. Property owners should consult early in the process with a
10 Planning Department Historic Preservation staff when developing a proposal.

11 (a) **Additions.** Additions shall be reviewed on a case-by-case basis and any proposed addition
12 should be located in an inconspicuous location and not result in a radical change to the form or
13 character of the historic building. A vertical addition may be approved, depending on how the addition
14 impacts the building and its relative visibility from the surrounding public rights-of-way within the
15 district. The Planning Department evaluates all proposals for properties identified under Article 10 of
16 the Planning Code for compliance with the Secretary of the Interior's Standards (as set forth in Section
17 1006.6 of the Planning Code). Based on these Standards, Department staff uses the following criteria
18 when reviewing proposals for vertical additions:

19 (1) The structure respects the general size, shape, and scale of the features associated
20 with the property and the District and the structure is connected to the property in a manner that does
21 not alter, change, obscure, damage, or destroy any of the character-defining features of the property
22 and the District.

23 (2) The design respects the general historic and architectural characteristics associated
24 with the property and the District without replicating historic styles or elements that will result in
25 creating a false sense of history.

1 (3) The materials are compatible with the property or District in general character,
2 color and texture.

3 As part of the Planning Department review process, the project sponsor shall conduct and
4 submit an analysis that illustrates the relative visibility of a proposed vertical addition from within the
5 District. As part of this analysis, sightline cross-sections and perspective drawings illustrating the
6 proportionality and scale, as well as the visible extent of the addition from prescribed locations should
7 be submitted.

8 (b) **New Construction.** When a district provides an opportunity for new construction through
9 existing vacant parcels or by replacing non-contributing buildings, a sensitive design is of critical
10 importance. Historic buildings within the District should be utilized and referenced for design context.
11 Contemporary design that respects the District's existing character-defining features without
12 replicating historic designs is encouraged. The Department uses the following criteria when reviewing
13 proposals for infill construction as well as the review standards set forth in Section 1006.6 of the
14 Planning Code:

15 (1) The structure respects the general size, shape, and scale of the character-defining
16 features associated with the district and its relationship to the character-defining features of the
17 immediate neighbors and the district.

18 (2) The site plan respects the general site characteristics associated with the district.

19 (3) The design respects the general character-defining features associated with the
20 district.

21 (4) The materials are compatible with the district in general character, color, and
22 texture.

23 **(c) Standards for New Construction and Alterations.**

1 (1) **Facade Line Continuity.** Facade line continuity is historically appropriate.

2 Therefore, setbacks at lower floors and arcades, not generally being features of the Clyde and Crooks
3 Warehouse District, are generally not acceptable.

4 (2) **Fenestration and Design Elements for New Construction.** In areas with a
5 concentration of buildings characterized by a high proportion of mass to void and deeply recessed
6 openings, vertical orientation and limited fenestration, the design of new construction should relate to
7 those elements. In areas characterized by buildings with industrial style fenestration, new construction
8 should relate to those design elements.

9 (d) **Exterior Changes Requiring Approval.** Any exterior change within the Clyde and Crooks
10 Warehouse District shall require a Certificate of Appropriateness pursuant to the provisions of Article
11 10 when such work requires a city permit. In addition, a Certificate of Appropriateness shall be
12 required for cleaning masonry surfaces with abrasives and/or treatment of such surfaces with
13 waterproofing chemicals. Sandblasting and certain chemical treatments detrimental to older brick will
14 not be approved.

15 (e) **Signs.**

16 (1) **Principal Signs.** Only one sign will be allowed per establishment per street
17 frontage. A flush sign with lettering intended to be read from across the street is permitted. On brick
18 surfaces, signs should be mounted with a minimum number of penetrations of the wall, and those
19 penetrations only in the mortar joints.

20 (2) **Secondary Signs.** One per establishment per street frontage. A secondary sign is
21 intended to be viewed close-up and consists of: (A) lettering on a door or window that contains only the
22 name and nature of the establishment, hours of operation and other pertinent information; or (b) a
23 projecting sign not exceeding two square feet in area used in conjunction with a principal flush sign.

24 (d) Nothing in this legislation shall be construed to regulate paint colors within the District.

1 Section 3. 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.

5
6 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
7 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
8 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
9 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
10 additions, and Board amendment deletions in accordance with the "Note" that appears under
11 the official title of the ordinance.

12
13 APPROVED AS TO FORM:
14 DENNIS J. HERRERA, City Attorney

15 By: _____
16 VICTORIA WONG
Deputy City Attorney

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