

1 [Landmark Designation of 1969 California Street (Tobin House).]

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3 **Ordinance designating 1969 California Street, the Tobin House, (Assessor's Block**
4 **Number 0649, Lot Number 016), as a Landmark under Planning Code Article 10; and**
5 **adopting General Plan, Planning Code Section 101.1(b) and environmental findings.**

6 Note: Additions are *single-underline italics Times New Roman*;
7 deletions are ~~*strikethrough italics Times New Roman*~~.
8 Board amendment additions are double underlined.
9 Board amendment deletions are ~~strikethrough normal~~.

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

10 Section 1. Findings.

11 A. On May 1, 2008, at a duly noticed public hearing, the Planning Commission in
12 Resolution No. _____ found that the proposed landmark designation of 1969
13 California Street (the Tobin House) was consistent with the City's General Plan and with
14 Planning Code Section 101.1(b). In addition, the Planning Commission recommended that
15 the Board of Supervisors adopt the landmark designation. A copy of said Resolution is on file
16 with the Clerk of the Board of Supervisors in File No. _____ and is incorporated
17 herein by reference. The Board finds that the proposed landmark designation is consistent
18 with the City's General Plan and with Planning Code Section 101.1(b) for the reasons set forth
19 in said Resolution.

20 B. Pursuant to Planning Code Section 302, the Board finds that the proposed
21 landmark designation will serve the public necessity, convenience and welfare for the reasons
22 set forth in Planning Commission Resolution No. _____, which reasons are
23 incorporated herein by reference as though fully set forth. A copy of said Resolution is on file
24 with the Clerk of the Board of Supervisors in File No. _____.

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1 C. The Planning Department has determined that the actions contemplated in this
2 Ordinance are in compliance with the California Environmental Quality Act (California Public
3 Resources Code section 21000 et seq.). Said determination is on file with the Clerk of the
4 Board of Supervisors in File No. _____ and is incorporated herein by reference.

5 D. The Board of Supervisors hereby finds that 1969 California Street (the Tobin
6 House), Lot No. 016 in Assessor's Block No. 0649, has a special character and special
7 historical, architectural, and aesthetic interest and value, and that its designation as a
8 Landmark will further the purposes of and conform to the standards set forth in Article 10 of
9 the San Francisco Planning Code.

10 Section 2: Designation. Pursuant to Section 1004 of the Planning Code, 1969
11 California Street (the Tobin House), Lot No. 016 in Assessor's Block No. 60649, is hereby
12 designated a Landmark under Article 10 of the Planning Code. This designation was initiated
13 application of the owner, and affirmed with Resolution No. 623 of the Landmarks Preservation
14 Advisory Board and Resolution No. _____ of the Planning Commission, which
15 Resolutions are on file with the Clerk of the Board of Supervisors in File No. _____
16 and which Resolutions are incorporated herein by reference as though fully set forth.

17 Section 3. Required Data.

18 (a) The description, location, and boundary of the Landmark site consists of the City
19 parcel located at the south side of California Street, between Gough and Octavia Streets, on
20 Assessor's Block 0649, Lot No. 016, with a street address of 1969 California Street (the Tobin
21 House).

22 (b) The characteristics of the Landmark that justify its designation are described and
23 shown in the Landmark Designation Report adopted by the Landmarks Preservation Advisory
24 Board on March 19, 2008 and other supporting materials contained in Planning Department
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1 Docket No. 2008.0022L. In brief, the National Register of Historic Places characteristics of
2 the Landmark that justify its designation are as follows:

- 3 (1) Association with the life of Michael H. de Young; and
- 4 (2) Architectural embodiment of the work of a master architect, Willis Polk.
- 5 (c) The particular exterior features that shall be preserved, or replaced in-kind as
6 determined necessary, are those generally shown in photographs and described in the
7 Landmark Designation Report, which can be found in Planning Department Docket No.
8 2008.0022L and which is incorporated in this designation by reference as though fully set
9 forth. In brief, the description of the particular exterior features that should be preserved
10 include, but are not limited to: stucco cladding; gabled roof form with slate shingles; copper
11 chimney pots, flashing, and coping; recessed main entry framed by a Gothic-arched opening
12 at the front façade; stucco panel above the main entry with lion's head ornament; recessed
13 service door at front façade with inset panel and decorative ironwork over glazed, textured
14 glass; two-story angled bay window at the front façade with Gothic-arched, wood-framed, 12-
15 and 14-light casement windows and blind tracery details within the spandrel panels above the
16 first and second floors; tri-partite, Gothic-arched, wood-framed, 12-light casement windows at
17 the second floor of the front façade; Gothic-style scroll and hood moldings at windows and
18 doors on front façade; Gothic half-arch at western end of front façade; leaded glass windows
19 at west and south facades; second- and third-story balconies and copper-capped balustrades
20 at south façade; third-story balcony and copper-capped balustrade at east façade; and
21 decorative concrete lamppost base with inset panel and leaf pendant at front property line.

22 Section 4. The property shall be subject to further controls and procedures, including
23 Certificate of Appropriateness requirements, pursuant to Planning Code Article 10.

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

3 By: _____
4 Marlena G. Byrne
5 Deputy City Attorney
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