

1 [Landmark Designation of 3750 18<sup>th</sup> Street (Mission High School).]

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3 **Ordinance Designating 3750 18th Street, Mission High School, as a Landmark under**  
4 **Planning Code Article 10; and adopting General Plan, Planning Code Section 101.1(b)**  
5 **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 October 19, 2006, at a duly noticed public hearing, the Planning Commission  
12 in Resolution No. 17327 found that the proposed landmark designation of 3750 18<sup>th</sup> Street  
13 (Mission High School) was consistent with the City's General Plan and with Planning Code  
14 Section 101.1(b). In addition, the Planning Commission recommended that the Board of  
15 Supervisors adopt the landmark designation. A copy of said Resolution is on file with the  
16 Clerk of the Board of Supervisors in File No. 061623 and is incorporated herein by  
17 reference. The Board finds that the proposed landmark designation is consistent with the  
18 City's General Plan and with Planning Code Section 101.1(b) for the reasons set forth in said  
19 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. 17327, 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. 061623.

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 3750 18th Street (Mission High  
6 School), Lot No 006 in Assessor's Block No. 3579, 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, 3780 18<sup>th</sup>  
11 Street (Mission High School), Lot No. 006 in Assessor's Block No. 3579, is hereby designated  
12 as Landmark No. 255. This designation was initiated by Resolution No. 604 of the Landmarks  
13 Preservation Advisory Board on June 7, 2006 and by Resolution No. 17327 of the  
14 Planning Commission, which Resolutions are on file with the Clerk of the Board of  
15 Supervisors in File No. 061623 and which Resolutions are incorporated herein by  
16 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 northwest corner of 18<sup>th</sup> and Dolores Streets (Lot No. 006 in Assessor's  
20 Block No. 3579) (Mission High School).

21 (b) The characteristic of the Landmark that justify its designation are described and  
22 shown in the Landmark Designation Report adopted by the Landmarks Preservation Advisory  
23 Board on October 2006 and other supporting materials contained in Planning Department  
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1 Docket No. 2006.0571L. In brief, the National Register of Historic Places characteristics of  
2 the Landmark that justify its designation are as follows:

3 (1) Founded in 1890, Mission High School was the first comprehensive high school  
4 established west of the Rocky Mountains and currently is the second oldest high school in  
5 San Francisco. The projecting 127-foot bell tower, red roof tiles, and decorative façade are a  
6 dominating visual landmark in the Mission District. The current Mission High School complex  
7 was constructed during San Francisco's "Golden Age" of school construction, 1920-1930,  
8 during which time the city constructed fifty public schools. Shifting demographics, increased  
9 population growth, and the extension of public transit service to the outlying areas caused the  
10 need for so many new schools. The newly constructed Mission High School embodied  
11 progressive changes in school design that gained momentum in the 1920s in San Francisco  
12 and throughout the nation. These philosophical changes mandated that educational facilities  
13 be designed to broaden intellect and that they develop a comprehensive vocational  
14 curriculum. Mission High School was built in direct response to these social imperatives, and  
15 achieves significance for its association to these events that contributed to the broad patterns  
16 of our history. (National Register Criterion A); and

17 (2) Mission High School displays a high level of craftsmanship, architectural  
18 expression, and integrity. It is a handsome example of the Spanish Baroque architecture  
19 commonly known as Churrigueresque. This Spanish Baroque style gained widespread  
20 popularity in the United States with Bertrand G. Goodhue's plan for the 1915 Panama-  
21 California Exposition, held in San Diego, California, where a picturesque ensemble of  
22 structures was designed and built, merging ornamentation from historic examples of North  
23 Africa, Spain, Southern California, and Mexico. Fine examples of Churrigueresque are  
24 evident nationwide as a result of the San Diego Exposition, but a greater concentration can be  
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1 found in the southwest United States. Mission High School is the work of John Reid, Jr., the  
2 Beaux-Arts trained San Francisco native who was appointed City Architect, serving from 1919  
3 until 1927. (National Register Criterion C).

4 (c) The particular exterior features that shall be preserved, or replaced in-kind as  
5 determined necessary, are those generally shown in photographs and described in the  
6 Landmark Designation Report, which can be found in Planning Department Docket No.  
7 2006.0571L and which is incorporated in this designation by reference as though fully set  
8 forth. In brief, the description of the particular exterior features that should be preserved  
9 include: all exterior elevations, including rooflines and windows visible from the public rights of  
10 way; all architectural finishes, features, and fabric on the exterior of the buildings; the east and  
11 west courtyards, including windows, exterior finishes, and architectural elements; and the  
12 open space of Drew Field.

13 (d) Interior features remain intact should also be preserved, or replaced in-kind as  
14 determined necessary. These interior features are generally shown in photographs and  
15 described in the Landmark Designation Report, which can be found in Planning Department  
16 Docket NO. 2006.0571L. A map showing the location of the interior features, as well as the  
17 east and west courtyards, can also be found in Planning Department Docket No. 2006.0571L.  
18 In brief, the description of the particular interior features that should be preserved include: the  
19 entry foyer and all its fixtures and finishes including glazed tiles, cast plaster ceiling, historic  
20 light fixtures, terrazzo floor, and arched passageways'; the school auditorium and all its  
21 fixtures and finishes including cast plasterwork, historic light fixtures, wooden seats,  
22 proscenium arch and entrances at all three levels; the Edith Anne Hamlin Work's Progress  
23 Administration ("WPA") murals located in the former library (now administrative and  
24 counseling offices); and any other features referenced in the Landmark Designation Report.

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1 (e) The present owner of the property, the San Francisco Unified School District  
2 ("SFUSD") does not generally obtain permits from the City for work performed on its school  
3 facilities; however, the SFUSD is encouraged to consult with the Landmarks Preservation  
4 Advisory Board regarding alterations to the property in order to solicit information on how to  
5 preserve the significant features that justify its designation as a San Francisco Landmark.

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

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9 APPROVED AS TO FORM:  
10 DENNIS J. HERRERA, City Attorney

11 By: \_\_\_\_\_  
12 Marlena G. Byrne  
13 Deputy City Attorney

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