

1 [Planning Code - Landmark Designation - 1712-1716 Fillmore Street (aka Marcus Books and
2 Jimbo's Bop City)]

3 **Ordinance designating 1712-1716 Fillmore Street (aka Marcus Books and Jimbo's Bop**
4 **City), Assessor's Block No. 0684, Lot No. 020, as a landmark under Planning Code,**
5 **Article 10; and making environmental findings, and findings of consistency with the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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

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

15 Section 1. Findings.

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 June 15, 2011, at the request of the property owner, Greg Johnson, and with
21 the support of the Planning Department, the Historic Preservation Commission added 1712-
22 1716 Fillmore Street (aka Marcus Books and Jimbo's Bop City), Lot 020 in Assessor's Block
23 0684, to the Landmark Designation Work Program.

24 (C) Architectural historian consultant Stacy Farr, who meets the Secretary of
25 Interior's Professional Qualification Standards, prepared the Landmark Designation Report for
1712-1716 Fillmore Street, dated September 11, 2013. This Landmark Designation Report

1 was reviewed by the property owner and Department staff for accuracy and conformance with
2 the purposes and standards of Article 10.

3 (D) The Historic Preservation Commission, at its regular meeting of September 18,
4 2013, reviewed Department staff's analysis of 1712-1716 Fillmore Street's historical
5 significance per Article 10 as part of the Landmark Designation Case Report dated September
6 11, 2013.

7 (E) On September 18, 2013, the Historic Preservation Commission passed
8 Resolution No. 710, initiating designation of 1712-1716 Fillmore Street (aka Marcus Books
9 and Jimbo's Bop City), Lot 020 in Assessor's Block 0684, as a San Francisco Landmark
10 pursuant to Section 1004.1 of the San Francisco Planning Code. Such motion is on file with
11 the Clerk of the Board in File 131118 and incorporated herein by reference.

12 (F) On November 6, 2013, after holding a public hearing on the proposed
13 designation and having considered the specialized analyses prepared by Planning
14 Department staff and the Landmark Designation Case Report, the Historic Preservation
15 Commission recommended approval of the proposed landmark designation 1712-1716
16 Fillmore Street (aka Marcus Books and Jimbo's Bop City), Lot 020 in Assessor's Block 0684,
17 in Resolution No. 718. Such resolution is on file with the Clerk of the Board in File No.
18 131118.

19 (G) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
20 proposed landmark designation of 1712-1716 Fillmore Street (aka Marcus Books and Jimbo's
21 Bop City), Lot 020 in Assessor's Block 0684, will serve the public necessity, convenience and
22 welfare.

23 (H) The Board finds that the proposed landmark designation of 1712-1716 Fillmore
24 Street (aka Marcus Books and Jimbo's Bop City), Lot 020 in Assessor's Block 0684, is
25 consistent with the San Francisco General Plan and with Planning Code Section 101.1(b) for

1 the reasons set forth in Resolution No. 718, recommending approval of the proposed
2 designation, which is incorporated herein by 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.131118 and is incorporated herein by reference.

11 (J) The Board of Supervisors hereby finds that 1712-1716 Fillmore Street (aka
12 Marcus Books and Jimbo's Bop City), Lot 020 in Assessor's Block 0684, has a special
13 character and special historical, architectural, and aesthetic interest and value, and that its
14 designation as a Landmark will further the purposes of and conform to the standards set forth
15 in Article 10 of the San Francisco Planning Code.

16 Section 2: Designation. Pursuant to Section 1004 of the Planning Code, 1712-1716
17 Fillmore Street (aka Marcus Books and Jimbo's Bop City), Lot 020 in Assessor's Block 0684,
18 is hereby designated as a San Francisco Landmark under Article 10 of the Planning Code.

19 Section 3. Required Data.

20 (A) The description, location, and boundary of the Landmark site consists of the City
21 parcel located at Lot 020 in Assessor's Block 0684, on the east side of Fillmore Street,
22 between Post and Sutter Streets, in San Francisco's Western Addition neighborhood.

23 (B) The characteristics of the Landmark that justify its designation are described and
24 shown in the Landmark Designation Case Report and other supporting materials contained in
25 Planning Department Case Docket No. 2011.0687L. In brief, 1712-1716 Fillmore Street (aka

1 Marcus Books and Jimbo’s Bop City) is eligible for designation under National Register of
2 Historic Places Criteria A (association with events that have made a significant contribution to
3 the broad patterns of our history), and B (association with the lives of persons significant to
4 our past). Specifically, as to Criterion A, 1712-1716 Fillmore Street is significant for its long-
5 term association with Marcus Books, the nation’s oldest continuously operating Black-owned
6 and Black-themed bookstore, and for its association with Jimbo’s Bop City, one of the City’s
7 most famous, innovative and progressive jazz clubs. As to Criterion B, 1712-1716 Fillmore
8 Street is significant because of its association with Julian and Raye Richardson, who for many
9 years served the City’s rapidly expanding Black community in a myriad of ways, from small-
10 scale publishing and book-selling to academic instruction and mentorship.

11 (C) The particular features that shall be preserved, or replaced in-kind as
12 determined necessary, are those generally shown in photographs and described in the
13 Landmark Designation Case Report, which can be found in Planning Department Docket No.
14 No. 2011.0687L, and which are incorporated in this designation by reference as though fully
15 set forth. Specifically, the following exterior features shall be preserved or replaced in kind:

- 16 (i) Massing and setback;
- 17 (ii) All exterior elevations, materials, and rooflines;
- 18 (iii) Horizontal channel-drop wood siding;
- 19 (iv) Street-level commercial entrance and fenestration, including the wood glazed door,
20 decorative bulkhead panel, transom windows, and wood sash window at the storefront’s
21 primary façade; and the wood casement windows set in a tripartite configuration and topped
22 with awning transoms at the storefront’s secondary facade;
- 23 (v) Straight flight stairway to the residential entry with wood treads and risers, and
24 newel posts and turned wood balusters which date to the Victorian Square San Francisco

25

1 Redevelopment Agency era. The north-facing side of the staircase is clad in channel-drop
2 wood siding to match the storefront cladding;

3 (vi) Paneled residential entry alcove, including glazed wood paneled doors, arched
4 transom windows, and compound bracketed portico with arched pediment;

5 (vii) Stick Eastlake design features including rectangular bays, double-hung wood-sash
6 windows with ogee lugs, scored spandrel panels, belt cornice details, dentils, window hoods,
7 and corner molding;

8 (viii) Compound cornice including gable, bracket, dentils, frieze, and molding details.

9 (ix) Fenestration at the secondary, north-facing elevation including double-hung wood-
10 sash windows with ogee lugs set in wood surrounds and small awning windows.

11 The designation is limited to the exterior of the building.

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

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

18
19
20 APPROVED AS TO FORM:
21 DENNIS J. HERRERA, City Attorney

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

25 n:\land\as2013\0900449\00872126.doc