

1 [Planning Code - Landmark Designation of 234-246 First Street (aka Phillips Building)]

2 **Ordinance amending the Planning Code to designate 234-246 First Street (aka Phillips**
 3 **Building), in Assessor's Parcel Block No. 3736, Lot No. 006, as a Landmark under**
 4 **Article 10 of the Planning Code; affirming the Planning Department's determination**
 5 **under the California Environmental Quality Act; and making findings of consistency**
 6 **with the General Plan, and with the eight priority policies of Planning Code, Section**
 7 **101.1, and findings of public necessity, convenience, and welfare under Planning Code,**
 8 **Section 302.**

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

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

17 Section 1. Findings.

18 (a) CEQA and Land Use Findings.

19 (1) The Planning Department has determined that the proposed Planning Code
 20 amendment is subject to a Categorical Exemption from the California Environmental Quality
 21 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
 22 15308 of the Guidelines for implementation of the statute for actions by regulatory agencies
 23 for protection of the environment (in this case, landmark designation). Said determination is
 24 on file with the Clerk of the Board of Supervisors in File No. 180387 and is incorporated herein
 25 by reference. The Board of Supervisors affirms this determination.

(2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
 the proposed landmark designation of 234-246 First Street (aka Phillips Building), Assessor's

1 Parcel No. 3736, Lot 006, will serve the public necessity, convenience, and welfare for the
2 reasons set forth in Historic Preservation Commission Resolution No. 940, recommending
3 approval of the proposed designation, which is incorporated herein by reference.

4 (3) The Board of Supervisors finds that the proposed landmark designation of
5 234-246 First Street (aka Phillips Building), Assessor's Parcel No. 3736, Lot 006, is consistent
6 with the San Francisco General Plan and with Planning Code, Section 101.1(b) for the
7 reasons set forth in Historic Preservation Commission Resolution No. 940, recommending
8 approval of the proposed designation, which is incorporated herein by reference.

9 (b) General Findings.

10 (1) Pursuant to Section 4.135 of the City Charter, the Historic Preservation
11 Commission has authority "to recommend approval, disapproval, or modification of landmark
12 designations and historic district designations under the Planning Code to the Board of
13 Supervisors."

14 (2) On May 12, 2012, the Historic Preservation Commission added 234-246
15 First Street (aka Phillips Building), Assessor's Parcel No. 3736, Lot 006, to the Landmark
16 Designation Work Program, which was adopted by the Historic Preservation Commission on
17 June 15, 2011 and is a list of individual properties and historic districts under consideration for
18 landmark designation.

19 (3) The Designation report was prepared by outside historic preservation
20 experts and reviewed by Planning Department Preservation staff. All preparers meet the
21 Secretary of the Interior's Professional Qualification Standards and Planning Department
22 Preservation staff reviewed the report for accuracy and conformance with the purposes and
23 standards of Article 10.

24 (4) The Historic Preservation Commission, at its regular meeting of December
25 6, 2017, reviewed Planning Department Preservation staff's analysis of 234-246 First Street's

1 historical significance pursuant to Article 10 as part of the Landmark Designation Case Report
2 dated December 6, 2017.

3 (5) On December 6, 2017, the Historic Preservation Commission passed
4 Resolution No. 917, initiating designation of 234-246 First Street (aka Phillips Building),
5 Assessor's Parcel No. 3736, Lot 006, as a San Francisco Landmark pursuant to Section
6 1004.1 of the Planning Code. Said resolution is on file with the Clerk of the Board of
7 Supervisors in File No. 180387, and is incorporated herein by reference.

8 (6) On March 7, 2018, after holding a public hearing on the proposed
9 designation and having considered the specialized analyses prepared by Planning
10 Department Preservation staff and the Landmark Designation Case Report, the Historic
11 Preservation Commission recommended approval of the proposed landmark designation of
12 234-246 First Street (aka Phillips Building), Assessor's Parcel No. 3736, Lot 006, in
13 Resolution No. 940. Said resolution is on file with the Clerk of the Board of Supervisors in File
14 No. 180387.

15 (7) The Board of Supervisors hereby finds that 234-246 First Street (aka Phillips
16 Building), in Assessor's Parcel No. 3736, Lot 006, has a special character and special
17 historical, architectural, and aesthetic interest and value, and that its designation as a
18 Landmark will further the purposes of and conform to the standards set forth in Article 10 of
19 the Planning Code.

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1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, 234-246 First Street (aka Phillips
3 Building), in Assessor's Parcel No. 3736, Lot 006, is hereby designated as a San Francisco
4 Landmark under Article 10 of the Planning Code.

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6 Section 3. Required Data.

7 (a) The description, location, and boundary of the Landmark site consists of the City
8 parcel located at 234-246 First Street, Assessor's Parcel No. 3736, Lot 006, in San
9 Francisco's Financial District.

10 (b) The characteristics of the Landmark that justify its designation are described and
11 shown in the Landmark Designation Case Report and other supporting materials contained in
12 Planning Department Case Docket No. 2017-013035DES. In brief, 234-246 First Street (aka
13 Phillips Building), Assessor's Parcel No. 3736, Lot 006, is eligible for local designation under
14 National Register of Historic Places Criterion C (embodies the distinctive characteristics of a
15 type, period, or method of construction and represents the work of a master). Specifically,
16 designation of 234-246 First Street (aka Phillips Building) is proper given that it is
17 architecturally significant as a distinctive example of the Art Deco style, specifically the Mayan
18 Deco substyle, and is the largest Art Deco loft building in San Francisco; and is significant for
19 its association with master architects Henry H. Meyers and George R. Klinkhardt.

20 (c) The particular features that shall be preserved, or replaced in-kind as determined
21 necessary, are those generally shown in photographs and described in the Landmark
22 Designation Case Report, which can be found in Planning Department Docket No. 2017-
23 013035DES, and which are incorporated in this designation by reference as though fully set
24 forth herein. Specifically, the following features shall be preserved or replaced in-kind:

1 (1) All exterior elevations, including but not limited to the form, massing,
2 structure, architectural ornament, and materials of 234-246 First Street (aka Phillips Building),
3 identified as:

4 (A) Reinforced concrete construction;

5 (B) Rectangular plan;

6 (C) Stucco and cast concrete cladding;

7 (D) Flat roof;

8 (E) Four bays separated by rusticated stucco piers at the ground floor of
9 the front (east) façade;

10 (F) Four bays separated by narrow stucco pilasters with decorative
11 fluting at the upper floors of the front (east) façade;

12 (G) Cast concrete Mayan Deco capitals at the top of the building on the
13 front (east) façade;

14 (H) Recessed stucco spandrel panels on the front (east) façade;

15 (I) Frieze with recessed octagonal stucco motifs and cast concrete
16 coping ornament at the cornice of the front (east) façade;

17 (J) Metal casement and fixed windows with zig-zag mullion at ground
18 floor of the front (east) façade;

19 (K) Multi-light, steel industrial sash windows at upper floors; arched at
20 top floor on the front (east) façade;

21 (L) Recessed entry at south bay with double wood doors and transom on
22 the front (east) façade;

23 (M) Vestibule at south bay entry with decorative plaster ceiling featuring
24 overlapping painted triangles on the front (east) façade;

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- 1 (N) Incised “Phillips Building” lettering in concrete panel above the south
2 bay entry on the front (east) façade;
- 3 (O) Recessed entry at north bay featuring single wood door with
4 sidelights and transom, and extensive stucco decoration, including dentils and fluted pilasters
5 with Mayan Deco style capitals on the front (east) façade;
- 6 (P) Above double-height first floor, “Phillips Building” lettering in recessed
7 cast concrete panel flanked by cast concrete ornaments with diamond motif on the front (east)
8 façade;
- 9 (Q) Nine-bay configuration of the north façade;
- 10 (R) Multi-light, steel industrial sash windows at all floors of the north
11 facade;
- 12 (S) Rusticated stucco piers, fluted stucco pilasters, recessed stucco
13 spandrel panels, and recessed cast concrete octagonal motifs at easternmost and
14 westernmost bays of north façade;
- 15 (T) Recessed entry with multi-light transom in westernmost bay of north
16 façade;
- 17 (U) Two pair of partially glazed metal sliding doors with divided lights on
18 north façade;
- 19 (V) Window openings at base of wall on north façade;
- 20 (W) Blank, windowless south façade with smooth finish concrete
21 cladding (adjacent to freeway ramp);
- 22 (X) Blank, windowless west façade with smooth finish concrete cladding
23 visible at top (lower portion is obscured by neighboring building)
- 24 (2) The character-defining interior features of the building that shall be preserved
25 or replaced in kind are those associated with areas that have historically been accessible to

1 the public, and are depicted in the floor plans or photos in the Landmark Designation Report
2 dated October 24, 2017, identified as:

3 (A) Vestibule, elevator lobby, and closet with narrow wood door at south
4 recessed front entry;

5 (B) Simple wood molding at ceiling of south recessed front entry;

6 (C) Concrete stair with metal rail featuring zig-zag pattern;

7 (D) Metal rail featuring zig-zag pattern that continues up to the top floor of
8 the building;

9 (E) Wood wainscoting along east wall of office space at the first floor.

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

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16 APPROVED AS TO FORM:
17 DENNIS J. HERRERA, City Attorney

18 By: _____
19 ANDREA RUIZ-ESQUIDE
20 Deputy City Attorney

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