

## **LEGISLATIVE DIGEST**

[Planning Code - Landmark Designation - 2178-2174 Market Street (aka Swedish American Hall Building)]

**Ordinance designating 2178-2174 Market Street (aka Swedish American Hall Building), Assessor's Block No. 3542, Lot No. 017, as a Landmark under Planning Code, Article 10; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

### **Existing Law**

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 260 individual landmarks in the City under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendix A to Article 10.)

### **Amendments to Current Law**

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: 2178-2174 Market Street (aka Swedish American Hall Building).

The ordinance finds that 2178-2174 Market Street (aka Swedish American Hall Building) is eligible for designation as a City landmark under National Register of Historic Places Criteria A and C. As to Criterion A, association with events that have made a significant contribution to the broad patterns of our history, the Swedish American Hall Building is significant because of its longstanding associations with San Francisco's Swedish and Scandinavian communities. Specifically, the Swedish American Hall Building is the most significant extant building associated with these communities, serving as a physical manifestation of collective history, culture and identity. As to Criterion C, the Swedish American Hall Building embodies the distinctive characteristics of a type, period, and method of construction, as well as for being an architecturally significant work of master architect, August Nordin. The building's architectural finishes are unusually fine and demonstrate a superior level of craftsmanship. The building's exterior employs a rich palate of materials and ornament which conveys an unusually strong street presence commensurate with its use as a public meeting hall. The

interior features a number of lodge rooms that also feature superior detailing and are individualized such that each has its own distinctive identity, while remaining harmonious within the overall composition.

As required by Section 1004, the ordinance lists the particular exterior features that shall be preserved, or replaced in-kind as determined necessary.

#### Background Information

The landmark designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate the landmark designation of 2178-2174 Market Street (aka Swedish American Hall Building) on November 19, 2014. On \_\_\_\_\_, after holding a public hearing on the proposed designation and having considered the specialized analyses prepared by Planning Department staff and the Landmark Designation Case Report prepared by Jonathan Lammers, the HPC voted to recommend approval of the proposed landmark designation of 2178-2174 Market Street (aka Swedish American Hall Building) to the Board of Supervisors.

n:\land\as2013\0900449\00972349.doc