

1 [Planning Code - Landmark Designation - St. James Presbyterian Church]

2

3 **Ordinance amending the Planning Code to designate St. James Presbyterian Church,**
 4 **at 240 Leland Avenue, Assessor's Parcel Block No. 6246, Lot No. 012, as a Landmark**
 5 **consistent with the standards set forth in Article 10 of the Planning Code; affirming the**
 6 **Planning Department's determination under the California Environmental Quality Act;**
 7 **and making public necessity, convenience, and welfare findings under Planning Code,**
 8 **Section 302, and findings of consistency with the General Plan, and the eight priority**
 9 **policies of Planning Code, Section 101.1.**

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

14

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

16

17 Section 1. CEQA and Land Use Findings.

18

19 (a) The Planning Department has determined that the actions contemplated in this
 20 ordinance comply with the California Environmental Quality Act (California Public Resources
 21 Code Sections 21000 *et seq.*). Said determination is on file with the Clerk of the Board of
 22 Supervisors in File No. 221165 and is incorporated herein by reference. The Board of
 23 Supervisors affirms this determination.

24 (b) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
 25 proposed landmark designation of St. James Presbyterian Church, at 240 Leland Avenue,
 Assessor's Parcel Block No. 6246, Lot No. 012, will serve the public necessity, convenience,
 and welfare for the reasons set forth in Historic Preservation Commission Resolution No.

1 1280, recommending approval of the proposed designation, which is incorporated herein by
2 reference.

3 (c) On November 2, 2022, the Historic Preservation Commission, in Resolution No.
4 1280, adopted findings that the actions contemplated in this ordinance are consistent, on
5 balance, with the City's General Plan and with the eight priority policies of Planning Code
6 Section 101.1. The Board adopts these findings as its own.

7
8 Section 2. General Findings.

9 (a) On July 19, 2022, the Board of Supervisors adopted Resolution No. 337-22,
10 initiating landmark designation of St. James Presbyterian Church as a San Francisco
11 Landmark pursuant to Section 1004.1 of the Planning Code. On July 28, 2022, the Mayor
12 approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in
13 File No. 220716.

14 (b) Pursuant to Charter Section 4.135, the Historic Preservation Commission has
15 authority "to recommend approval, disapproval, or modification of landmark designations and
16 historic district designations under the Planning Code to the Board of Supervisors."

17 (c) The Landmark Designation Fact Sheet was prepared by Planning Department
18 Preservation staff. All preparers meet the Secretary of the Interior's Professional Qualification
19 Standards for historic preservation program staff, as set forth in Code of Federal Regulations
20 Title 36, Part 61, Appendix A. The report was reviewed for accuracy and conformance with
21 the purposes and standards of Article 10 of the Planning Code.

22 (d) The Historic Preservation Commission, at its regular meeting of November 2, 2022,
23 reviewed Planning Department staff's analysis of the historical significance of St. James
24 Presbyterian Church set forth in the Landmark Designation Fact Sheet dated October 26,
25 2022.

1 (e) On November 2, 2022, after holding a public hearing on the proposed designation
2 and having considered the specialized analyses prepared by Planning Department staff and
3 the Landmark Designation Fact Sheet, the Historic Preservation Commission recommended
4 designation of St. James Presbyterian Church as a landmark under Article 10 of the Planning
5 Code by Resolution No. 1280. Said resolution is on file with the Clerk of the Board in File No.
6 221165.

7 (f) The Board of Supervisors hereby finds that St. James Presbyterian has a special
8 character and special historical, architectural, and aesthetic interest and value, and that its
9 designation as a Landmark will further the purposes of and conform to the standards set forth
10 in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference
11 the findings of the Landmark Designation Fact Sheet.

12
13 Section 3. Designation.

14 Pursuant to Section 1004.3 of the Planning Code, St. James Presbyterian Church is
15 hereby designated as a San Francisco Landmark under Article 10 of the Planning Code.
16 Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

17
18 Section 4. Required Data.

19 (a) The description, location, and boundary of the Landmark site consists of the City
20 parcel located at 240 Leland Avenue (aka St. James Presbyterian Church), in Assessor's
21 Parcel Block No. 6246, Lot No. 012, in San Francisco's Visitacion Valley neighborhood.

22 (b) The characteristics of the Landmark that justify its designation are described and
23 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
24 Planning Department Record Docket No. 2022-008664DES. In brief, St. James Presbyterian
25 Church is eligible for local designation as it is associated with events that have made a

1 culturally, historically, and architecturally significant contribution to the broad patterns of San
2 Francisco history and represents the work of an architect of merit. St. James Presbyterian
3 Church, originally established in 1908, was reorganized by the Presbytery of San Francisco
4 as its first Filipino ministry in the late 1980s, with the current building constructed in 1922
5 based on design by renowned architect Julia Morgan. Specifically, designation of St. James
6 Presbyterian Church, originally established in 1908 and one of the oldest religious
7 congregations in southeastern San Francisco, is proper for its association with early
8 development of the Visitacion Valley neighborhood. Designation of St. James Presbyterian
9 Church is also proper as it is architecturally significant as an example of the work of architect
10 of merit, Julia Morgan.

11 (c) The particular features that should be preserved, or replaced in-kind as determined
12 necessary, are those shown in photographs and/or described in the Landmark Designation
13 Fact Sheet, which can be found in Planning Department Record Docket No. 2022-
14 008664DES, and which are incorporated in this designation by reference as though fully set
15 forth. Specifically, the following features are character-defining and shall be preserved or
16 replaced in kind:

17 (1) All those exterior elevations, form, massing, structure, rooflines, architectural
18 ornament, and materials of St. James Presbyterian Church, identified as:

19 (A) Two-story height;

20 (B) Smooth stucco and wood drop-lap horizontal siding;

21 (C) Window and door openings at front and side elevations;

22 (D) Front and side setbacks from property lines;

23 (E) Front- and side-facing gable rooflines with open, wood paneled,
24 overhanging eaves, exposed rafter tails, bargeboards, and curved, blocky brackets;

25 (F) Wood windows, consisting of:

1 (i) Wood-framed, rectangular and arched stained-glass windows at
2 façade, depicting the Parable of the Sower;

3 (ii) Stained glass rosette windows at front façade;

4 (iii) Paired casement wood sash below fixed transom wood sash
5 windows with Arts and Crafts-style stained-glass at upper level of east and west elevations;

6 (iv) Four-lite paired casement wood sash below two-light wood
7 transom sash, and three-lite paired casement wood sash, at east and west elevations;

8 (v) Six-lite wood sash windows at façade;

9 (G) Wood doors, consisting of paired wood panel and glazed wood doors
10 at west elevation with wood transom window above;

11 (H) Stucco-clad pilasters, corner boards, and arched openings at façade;

12 and,

13 (2) The character-defining interior features of St. James Presbyterian Church
14 are those depicted in photos and written description in the Landmark Designation Fact Sheet,
15 all of which were historically accessible to the public, including:

16 (A) Stair leading to sanctuary from entrance at east end of front façade,
17 including wood treads and risers, wood handrails and wood wainscot, and stair landing with
18 wood wainscot, plaster walls, and open wood paneled and beamed ceiling;

19 (B) Sanctuary;

20 (i) Open wood paneled and beamed ceiling;

21 (ii) Wood trusses and curved brackets, including exposed metal
22 bolts;

23 (iii) Wood framing around windows and doors, including at stair
24 landing;

25 (iv) Wood wainscot, wood chair rail, and plaster wall finishes;

- 1 (v) Arts and Crafts-style, stained glass and paired casement sash
- 2 and transom sash windows and paired wood doors;
- 3 (vi) Wood paneled doors;
- 4 (vii) Configuration of spaces at north end of sanctuary with raised
- 5 recessed area at center flanked by enclosed, or partially enclosed rooms.

6

7 Section 5. Effective Date.

8 This ordinance shall become effective 30 days after enactment. Enactment occurs

9 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not

10 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the

11 Mayor’s veto of the ordinance.

12

13 APPROVED AS TO FORM:

14 DAVID CHIU, City Attorney

15 By: /s/ Andrea Ruiz-Esquide

16 Andrea Ruiz-Esquide

17 Deputy City Attorney

18

19

20

21

22

23

24

25

n:\legana\as2022\1800206\01636168.docx