

1 [Landmark Designation of 3750 18th 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 18th
13 Street (Mission High School) was consistent with the City's General Plan and with Planning
14 Code Section 101.1(b). In addition, the Planning Commission recommended that the Board
15 of 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. 061623 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 18th
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 18th and Dolores Streets (Lot No. 006 in Assessor's
20 Block No. 3579) (Mission High School).

21 (b) The characteristics 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 that
2 justify the Landmark's 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.

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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City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Ordinance

File Number: 061623

Date Passed:

Ordinance Designating 3750 18th Street, Mission High School, as a Landmark under Planning Code Article 10; and adopting General Plan, Planning Code Section 101.1(b) and environmental findings.

January 23, 2007 Board of Supervisors — PASSED ON FIRST READING

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Jew, Maxwell,
McGoldrick, Mirkarimi, Peskin, Sandoval

January 30, 2007 Board of Supervisors — FINALLY PASSED

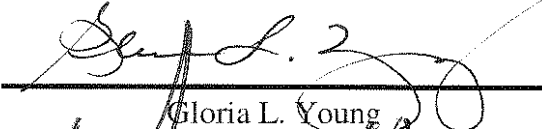
Ayes: 10 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Jew, Maxwell,
McGoldrick, Mirkarimi, Peskin
Excused: 1 - Sandoval

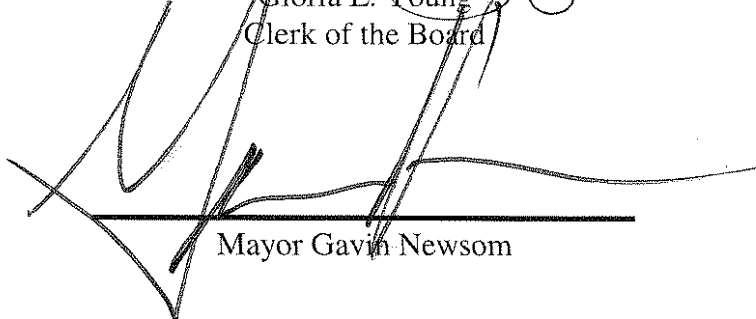
File No. 061623

I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on January 30, 2007
by the Board of Supervisors of the City and
County of San Francisco.

FEB 09 2007

Date Approved


Gloria L. Young
Clerk of the Board


Mayor Gavin Newsom