

1 [Planning Code - Landmark Designation - 457 Bryant Street (aka Piledrivers, Bridge, and
2 Structural Ironworkers Local No. 77 Union Hall)]

3 **Ordinance amending the Planning Code to designate 457 Bryant Street (aka Piledrivers,**
4 **Bridge, and Structural Ironworkers Local No. 77 Union Hall), Assessor's Parcel Block**
5 **No. 3775, Lot No. 085, as a Landmark under Article 10 of the Planning Code; affirming**
6 **the Planning Department's determination under the California Environmental Quality**
7 **Act; and making public necessity, convenience, and welfare findings under Planning**
8 **Code, Section 302, and findings of consistency with the General Plan, and the eight**
9 **priority 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.

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

18 Section 1. Findings.

19 (a) CEQA and Land Use Findings.

20 (1) The Planning Department has determined that the proposed Planning Code
21 amendment is subject to a Categorical Exemption from the California Environmental Quality
22 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
23 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies
24 for protection of the environment (in this case, landmark designation). Said determination is
25 on file with the Clerk of the Board of Supervisors in File No. 180721 and is incorporated herein
by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code, Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 457 Bryant Street (aka Piledrivers, Bridge, and
3 Structural Ironworkers Local No. 77 Union Hall), Assessor's Block No. 3775, Lot No. 085
4 ("Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall"), will serve the
5 public necessity, convenience, and welfare for the reasons set forth in Historic Preservation
6 Commission Resolution No. 953, recommending approval of the proposed designation, which
7 is incorporated herein by reference.

8 (3) The Board finds that the proposed landmark designation of the Piledrivers,
9 Bridge, and Structural Ironworkers Local No. 77 Union Hall is consistent with the San
10 Francisco General Plan and with Planning Code, Section 101.1(b) for the reasons set forth in
11 Historic Preservation Commission Resolution No. 953, recommending approval of the
12 proposed designation, which is incorporated herein by reference.

13 (b) General Findings.

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

18 (2) The On August 17, 2016, the Historic Preservation Commission added the
19 Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall to the Landmark
20 Designation Work Program, which was adopted by the Historic Preservation Commission on
21 June 15, 2011, and is a list of individual properties and historic districts under consideration
22 for landmark designation.

23 (3) The Landmark Designation Report was prepared by Shannon Ferguson and
24 reviewed by Tim Frye, Planning Department Preservation staff. All preparers meet the
25 Secretary of the Interior's Professional Qualification Standards for historic preservation

1 program staff, as set forth in Code of Federal Regulations Title 36, Part 61, Appendix A. The
2 report was reviewed for accuracy and conformance with the purposes and standards of Article
3 10 of the Planning Code.

4 (4) The Historic Preservation Commission, at its regular meeting of March 31,
5 2018, reviewed Department staff's analysis of the historical significance of the Piledrivers,
6 Bridge, and Structural Ironworkers Local No. 77 Union Hall pursuant to Article 10 as part of
7 the Landmark Designation Case Report dated March 31, 2018.

8 (5) On March 21, 2018, the Historic Preservation Commission passed
9 Resolution No. 945, initiating designation of the Piledrivers, Bridge, and Structural Ironworkers
10 Local No. 77 Union Hall as a San Francisco Landmark pursuant to Section 1004.1 of the
11 Planning Code. Such resolution is on file with the Clerk of the Board of Supervisors in File No.
12 180721 and is incorporated herein by reference.

13 (6) On April 18, 2018, after holding a public hearing on the proposed
14 designation and having considered the specialized analyses prepared by Planning
15 Department staff and the Landmark Designation Report, the Historic Preservation
16 Commission recommended approval of the proposed landmark designation of the Piledrivers,
17 Bridge, and Structural Ironworkers Local No. 77 Union Hall by Resolution No. 953. Such
18 resolution is on file with the Clerk of the Board in File No. 180721.

19 (7) The Board of Supervisors hereby finds that the Piledrivers, Bridge, and
20 Structural Ironworkers Local No. 77 Union Hall has a special character and special historical,
21 architectural, and aesthetic interest and value, and that its designation as a Landmark will
22 further the purposes of and conform to the standards set forth in Article 10 of the Planning
23 Code. In doing so, the Board hereby incorporates by reference the findings of the Landmark
24 Designation Report.

1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, 457 Bryant Street (aka Piledrivers,
3 Bridge, and Structural Ironworkers Local No. 77 Union Hall), Assessor's Block No. 3775, Lot
4 No. 085, is hereby designated as a San Francisco Landmark under Article 10 of the Planning
5 Code. Appendix A to Article 10 of the Planning Code is hereby amended to include this
6 property.

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8 Section 3. Required Data.

9 (a) The description, location, and boundary of the Landmark site consists of the City
10 parcel located at 457 Bryant Street (aka Piledrivers, Bridge, and Structural Ironworkers Local
11 No. 77 Union Hall), Assessor's Block No. 3775, Lot No. 085, in San Francisco's South Park
12 neighborhood.

13 (b) The characteristics of the Landmark that justify its designation are described and
14 shown in the Landmark Designation Report and other supporting materials contained in
15 Planning Department Case Docket No. 2017-002874DES. In brief, the Piledrivers, Bridge, and
16 Structural Ironworkers Local No. 77 Union Hall is eligible for local designation as it is
17 associated with events that have made a significant contribution to the broad patterns of our
18 history, and it embodies the distinctive characteristics of a type, period, or method of
19 construction. Specifically, designation of the Piledrivers, Bridge, and Structural Ironworkers
20 Local No. 77 Union Hall is proper given it is one of the early extant union halls in San
21 Francisco that played an important role in the growth of organized labor in the city, and is also
22 associated with the post-1906 Earthquake and Fire reconstruction era in San Francisco.

23 (c) The particular features that shall be preserved, or replaced in-kind as determined
24 necessary, are those generally shown in photographs and described in the Landmark
25 Designation Report, which can be found in Planning Department Docket No. 2017-

1 002874DES, and which are incorporated in this designation by reference as though fully set
2 forth. Specifically, the following features shall be preserved or replaced in kind:

3 (1) All exterior elevations, form, massing, structure, roofline, architectural
4 ornament, and materials of the Piledrivers, Bridge, and Structural Ironworkers Local No. 77
5 Union Hall identified as:

- 6 (A) Rectangular plan;
 - 7 (B) Two story massing;
 - 8 (C) Two bay form at primary façade;
 - 9 (D) Flat roof;
 - 10 (E) Horizontal wood shiplap siding at primary façade;
 - 11 (F) Wood storefront with wood and glass double doors, paneled bulkhead
12 and columns, plate glass windows, and multi-lite transom windows;
 - 13 (G) Arched entry with pilasters, volutes, dentils and pediment;
 - 14 (H) Mosaic tile floor at entry spelling out “Piledrivers B S W Local 77”;
 - 15 (I) Wood paneled double doors with diamond shaped lites and wood
16 frame transom window at entry;
 - 17 (J) Terrazzo step, terrazzo paneling with wood paneling above at entry;
 - 18 (K) Paired angled bay windows framed by colonnettes with wood
19 paneled spandrel at base, molded sill, molded cornice and paneled spandrel at top;
 - 20 (L) Double-hung, wood sash windows with ogee lugs in wood frame;
 - 21 (M) Molded cornice with oversized dentils;
 - 22 (N) Beveled horizontal siding on secondary elevations; and
 - 23 (O) Double-hung, wood sash windows with ogee lugs in wood frames.
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1 Section 4. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

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6 APPROVED AS TO FORM:
7 DENNIS J. HERRERA, City Attorney

8 By: _____
9 VICTORIA WONG
 Deputy City Attorney

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