

1 [Planning Code - Landmark Designation - 200 Rhode Island Street (aka Takahashi Trading  
2 Company)]

3 **Ordinance amending the Planning Code to designate 200 Rhode Island Street (aka**  
4 **Takahashi Trading Company), Assessor’s Parcel Block No. 3936, Lot No. 001, as a**  
5 **Landmark consistent with the standards set forth in Article 10 of the Planning Code;**  
6 **affirming the Planning Department’s determination under the California Environmental**  
7 **Quality Act; and making public necessity, convenience, and welfare findings under**  
8 **Planning Code, Section 302, and findings of consistency with the General Plan, and the**  
9 **eight 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 Planning Code  
21 amendment proposed in this ordinance is subject to a Categorical Exemption from the  
22 California Environmental Quality Act (California Public Resources Code Sections 21000 et  
23 seq., "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections  
24 15000 et seq., the Guidelines for implementation of the statute for actions by regulatory  
25 agencies for protection of the environment (in this case, landmark designation). Said

1 determination is on file with the Clerk of the Board of Supervisors in File No. 220507 and is  
2 incorporated herein by reference. The Board of Supervisors affirms this determination.

3 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that  
4 the proposed landmark designation of 200 Rhode Island Street (Assessor's Parcel Block No.  
5 3936, Lot No. 001 (aka Takahashi Trading Company) ("200 Rhode Island Street"), will serve  
6 the public necessity, convenience, and welfare for the reasons set forth in Historic  
7 Preservation Commission Resolution No. 1226, recommending approval of the proposed  
8 designation, which is incorporated herein by reference.

9 (3) The Board of Supervisors finds that the proposed landmark designation of  
10 200 Rhode Island Street is consistent with the General Plan and with Planning Code Section  
11 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 1226.

12  
13 (b) General Findings.

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

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

22 (3) The Historic Preservation Commission, at its regular meeting of February  
23 16, 2022, reviewed Planning Department staff's analysis of the historical significance of 200  
24 Rhode Island Street set forth in the Landmark Designation Fact Sheet dated February 16,  
25 2022.

1 (4) On November 17, 2021, after holding a public hearing on the proposed  
2 initiation, the Historic Preservation Commission initiated the proposed landmark designation of  
3 200 Rhode Island Street by Resolution No. 1213. Said resolution is on file with the Clerk of  
4 the Board in File No. 220507.

5 (5) On February 16, 2022, after holding a public hearing on the proposed  
6 designation and having considered the specialized analyses prepared by Planning  
7 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation  
8 Commission recommended designation of 200 Rhode Island Street as a landmark under  
9 Article 10 of the Planning Code by Resolution No. 1226. Said resolution is on file with the  
10 Clerk of the Board in File No. 220507.

11 (6) The Board of Supervisors hereby finds that the 200 Rhode Island Street  
12 Street has a special character and special historical, architectural, and aesthetic interest and  
13 value, and that its designation as a Landmark will further the purposes of and conform to the  
14 standards set forth in Article 10 of the Planning Code. In doing so, the Board hereby  
15 incorporates by reference the findings of the Landmark Designation Fact Sheet.

16  
17 Section 2. Designation.

18 Pursuant to Section 1004 of the Planning Code, 200 Rhode Island Street, Assessor's  
19 Block No. 3936, Lot No. 001 (aka Takahashi Trading Company), is hereby designated as a  
20 San Francisco Landmark consistent with the standards set forth in Section 1004. Appendix A  
21 to Article 10 of the Planning Code is hereby amended to include this property.

1 Section 3. Required Data.

2 (a) The description, location, and boundary of the Landmark site consists of the City  
3 parcel located at 200 Rhode Island Street (Takahashi Trading Company), Assessor's Block  
4 No. 3936, Lot No. 001, in San Francisco's South of Market neighborhood.

5 (b) The characteristics of the Landmark that justify its designation are described and  
6 shown in the Landmark Designation Fact Sheet and other supporting materials contained in  
7 Planning Department Record Docket No. 2021-007060DES. In brief, 200 Rhode Island Street  
8 is eligible for local designation as it is associated with events that have made a culturally and  
9 historically significant contribution to the broad patterns of San Francisco history and with  
10 persons significant to San Francisco history. Specifically, designation of 200 Rhode Island  
11 Street is proper given its association with Japanese American history and culture in San  
12 Francisco. Specifically, for over 50 years, circa 1965-2019, the venue served as the  
13 headquarters of the Takahashi Trading Company, which imported high-caliber home goods  
14 from Japan for Takahashi retail stores in the Bay Area and New York City. The Takahashi  
15 family acquired the property after their original Japantown shop was demolished due to a San  
16 Francisco Redevelopment Agency program; thus, the building has an association with the  
17 hardships faced by Japanese Americans who were forcibly displaced from Japantown due to  
18 redevelopment. The building also served as the headquarters of the Henri & Tomoye  
19 Takahashi Charitable Foundation, which was established in 1986 to support the Japanese  
20 American community through cultural and educational projects. Furthermore, the original 1912  
21 portion of the building is significant as an early distinctive project of famed San Francisco  
22 master architect Gustave Albert Lansburgh. The property lies within the Showplace Square  
23 Heavy Timber and Steel Frame Brick Warehouse and Factory District, which is eligible for the  
24 California Register of Historical Resources as San Francisco's most important concentration  
25 of large heavy timber and steel-frame American Commercial Style industrial buildings.

1 (c) The particular features that should be preserved, or replaced in-kind as determined  
2 necessary, are those generally shown in photographs and described in the Landmark  
3 Designation Fact Sheet, which can be found in Planning Department Record Docket No.  
4 2021-007060DES, and which are incorporated in this designation by reference as though fully  
5 set forth. Specifically, all those physical and spatial features which define the historic  
6 character of the building should be preserved or replaced in-kind, including:

7 (1) General

8 (A) Integrated plan of the original building and subsequent additions.

9 (2) 1912 Building

10 (A) Heavy timber frame;

11 (B) Five-story height;

12 (C) Irregular plan conforming to the triangular parcel;

13 (D) Flat roof;

14 (E) Red brick cladding laid in English bond pattern;

15 (F) Brick belt courses separating the first and second and fourth and fifth  
16 stories;

17 (G) Shallow pilasters with diamond-shaped wall anchor plates;

18 (H) Fenestration with alternating columns of window types;

19 (I) Brick window surrounds with terra cotta keystones and springers;

20 (J) Yellow brick window sills;

21 (K) Yellow brickwork laid in a diamond-shaped pattern at the fifth story of  
22 the west façade; and

23 (L) "Takahashi" signage, including metal lettering and painted brick.

24 (3) 1968 Concrete Tilt-Up Addition

25 (A) Two-story height;

- 1 (B) Irregular plan conforming to the triangular parcel;  
2 (C) Flat roof;  
3 (D) Boxy shape and massing;  
4 (E) Exposed aggregate concrete walls;  
5 (F) Shallow relief pilasters constructed of smooth concrete;  
6 (G) Narrow, metal-sash windows across both stories;  
7 (H) Overall austerity and lack of adornment; and  
8 (I) Painted “Takahashi” signage on the transom window on the east  
9 façade and on a wood panel affixed to the north façade.

10 (4) 1976 Brick Addition

- 11 (A) Three-story height;  
12 (B) Rectangular plan;  
13 (C) Flat roof;  
14 (D) Brick veneer cladding laid in running bond pattern;  
15 (E) Decorative brickwork cornice;  
16 (F) North facing concrete belt course with “Takahashi” signage  
17 separating the first and second stories;  
18 (G) Fenestration including segmental arched, industrial windows at the  
19 third story; and  
20 (H) Height and width of the area at first floor of the east façade reflecting  
21 the historic location and dimensions of original loading dock.

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23 Section 4. Effective Date.

24 This ordinance shall become effective 30 days after enactment. Enactment occurs  
25 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not

1 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the  
2 Mayor's veto of the ordinance.

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4 APPROVED AS TO FORM:

5 DAVID CHIU, City Attorney

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7 By: /s/ Victoria Wong

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9 VICTORIA WONG  
10 Deputy City Attorney

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