

## LEGISLATIVE DIGEST

[Planning Code - Landmark designation - 246 1<sup>st</sup> Street (aka Phillips Building)]

**Ordinance amending the Planning Code to designate 234-246 First Street (aka Phillips Building), in Assessor's Parcel Block No. 3736, Lot No. 006, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and with the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

### 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: 246 1<sup>st</sup> Street (aka Phillips Building).

The ordinance finds that 246 1<sup>st</sup> Street (aka Phillips Building) is eligible for designation as a City landmark under National Register of Historic Places Criterion C (embodies distinctive characteristics of a type, period, or method of construction, conveys high artistic values, and represents the work of a master architect). Specifically, designation of 246 1st Street (aka Phillips Building) is proper given that it is architecturally significant as a distinctive example of the Art Deco style, specifically the Mayan Deco substyle, and is the largest Art Deco style loft building in San Francisco; and is significant for its association with master architects Henry H. Meyers and George R. Klinkhardt.

As required by Section 1004, the ordinance lists the particular exterior and interior 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 the 246 1st Street (aka Phillips Building) on December 6, 2018. On March 7, 2018, after holding a public hearing on the proposed designation and having considered the Landmark Designation Case Report prepared by Planning Department staff Shannon Ferguson, the HPC voted to recommend approval of 246 1st Street (aka Phillips Building) to the Board of Supervisors.

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