



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Resolution No. 752

HEARING DATE OCTOBER 7, 2015

### RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 171 SAN MARCOS AVENUE, HISTORICALLY KNOWN AS THE COWELL HOUSE, LOT 035 IN ASSESSOR'S BLOCK 2882, AS LANDMARK NO. XXX

1. WHEREAS, on June 15, 2011, the Historic Preservation Commission added 171 San Marcos Avenue to the Landmark Designation Work Program; and
2. WHEREAS, Department staff Mary Brown, who meets the Secretary of Interior's Professional Qualification Standards, prepared the Landmark Designation Report for 171 San Marcos Avenue which was reviewed by Department staff Shannon Ferguson and Tim Frye, who meet the Secretary of Interior's Professional Qualification Standards, for accuracy and conformance with the purposes and standards of Article 10; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of July 15, 2015, reviewed Department staff's analysis of 171 San Marcos's historical significance per Article 10 as part of the Landmark Designation Case Report dated July 15, 2015 and initiated Landmark designation process through Resolution 749; and
4. WHEREAS, the Historic Preservation Commission finds that the 171 San Marcos Avenue nomination is in the form prescribed by the HPC and contains supporting historic, architectural, and/or cultural documentation; and
5. WHEREAS, the Historic Preservation Commission finds that 171 San Marcos Avenue is associated with innovative "ultra-modern" composer and pianist Henry Cowell and Olive Thompson Cowell, founder of one of the first International Relations Department in the United States at San Francisco State University; and conveys its architectural significance as one of San Francisco's earliest single-family houses of a fully expressed Modern design by master architectural firm Morrow & Morrow; and
6. WHEREAS, the Historic Preservation Commission finds that the 171 San Marcos Avenue meets the eligibility requirements per Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
7. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of exterior character-defining features, as identified in the Landmark Designation Report, should

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be considered for preservation under the proposed landmark designation as they relate to the building's historical significance and retain historical integrity; and

8. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code section 101.1 and furthers Priority Policy No. 7, which states that historic buildings be preserved, for reasons set forth in the July 15, 2015 Case Report; and
9. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 171 San Marcos Avenue, Assessor's Block 2882, Lot 035 pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on October 7, 2015.

Jonas P. Ionin  
Commission Secretary

AYES: A. Wolfram, A. Hyland, K. Hasz, E. Johnck, D. Matsuda

NOES: 0

ABSENT: R. Johns, J. Pearlman

ADOPTED: October 7, 2015