

1 [Planning Code - Landmark Designation - 460 Arguello Boulevard (aka Theodore Roosevelt
Middle School)]

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3 **Ordinance amending the Planning Code to designate 460 Arguello Boulevard (aka**
4 **Theodore Roosevelt Middle School), in Assessor's Parcel Block No. 1061, Lot No. 049,**
5 **as a Landmark under Article 10 of the Planning Code; affirming the Planning**
6 **Department's determination under the California Environmental Quality Act; and**
7 **making public necessity, convenience, and welfare findings under Planning Code,**
8 **Section 302, and findings of consistency with the General Plan, and the eight priority**
9 **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.

14

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

16

Section 1. Findings.

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(a) CEQA and Land Use Findings.

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(1) The Planning Department has determined that the proposed Planning Code
20 amendment is subject to a Categorical Exemption from the California Environmental Quality
21 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
22 15308 of the Guidelines for implementation of the statute for actions by regulatory agencies
23 for protection of the environment (in this case, landmark designation). Said determination is
24 on file with the Clerk of the Board of Supervisors in File No. 180003 and is incorporated herein
25 by reference. The Board of Supervisors affirms this determination.

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1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 460 Arguello Blvd. (aka Theodore Roosevelt Middle
3 School), Assessor's Parcel No. 1061, Lot 049, will serve the public necessity, convenience,
4 and welfare for the reasons set forth in Historic Preservation Commission Resolution No. 918,
5 recommending approval of the proposed designation, which is incorporated herein by
6 reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of
8 460 Arguello Blvd. (aka Theodore Roosevelt Middle School), Assessor's Parcel No. 1061, Lot
9 049, is consistent with the San Francisco General Plan and with Planning Code, Section
10 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 918,
11 recommending approval of the proposed designation, which is incorporated herein by
12 reference.

13 (b) General Findings.

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

18 (2) On August 17, 2016, the Historic Preservation Commission added 460
19 Arguello Blvd. (aka Theodore Roosevelt Middle School), Assessor's Parcel No. 1061, Lot 049,
20 to the Landmark Designation Work Program, which was adopted by the Historic Preservation
21 Commission on June 15, 2011 and is a list of individual properties and historic districts under
22 consideration for landmark designation.

23 (3) The Designation report was prepared by outside historic preservation
24 experts and reviewed by Planning Department Preservation staff. All preparers meet the
25 Secretary of the Interior's Professional Qualification Standards and Planning Department

1 Preservation staff reviewed the report for accuracy and conformance with the purposes and
2 standards of Article 10.

3 (4) The Historic Preservation Commission, at its regular meeting of October 18,
4 2017, reviewed Planning Department Preservation staff's analysis of 460 Arguello Blvd.'s
5 historical significance pursuant to Article 10 as part of the Landmark Designation Case Report
6 dated October 18, 2017.

7 (5) On October 18, 2017, the Historic Preservation Commission passed
8 Resolution No. 909, initiating designation of 460 Arguello Blvd. (aka Theodore Roosevelt
9 Middle School), Assessor's Parcel No. 1061, Lot 049, as a San Francisco Landmark pursuant
10 to Section 1004.1 of the Planning Code. Said resolution is on file with the Clerk of the Board
11 of Supervisors in File No. 180003 and is incorporated herein by reference.

12 (6) On December 6, 2017, after holding a public hearing on the proposed
13 designation and having considered the specialized analyses prepared by Planning
14 Department Preservation staff and the Landmark Designation Case Report, the Historic
15 Preservation Commission recommended approval of the proposed landmark designation of
16 460 Arguello Blvd. (aka Theodore Roosevelt Middle School), Assessor's Parcel No. 1061, Lot
17 049, in Resolution No. 918. Said resolution is on file with the Clerk of the Board of
18 Supervisors in File No. 180003.

19 (7) The Board of Supervisors hereby finds that 460 Arguello Blvd. (aka
20 Theodore Roosevelt Middle School), in Assessor's Parcel No. 1061, Lot 049, has a special
21 character and special historical, architectural, and aesthetic interest and value, and that its
22 designation as a Landmark will further the purposes of and conform to the standards set forth
23 in Article 10 of the Planning Code.

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1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, 460 Arguello Blvd. (aka Theodore
3 Roosevelt Middle School), in Assessor's Parcel No. 1061, Lot 049, is hereby designated as a
4 San Francisco Landmark under Article 10 of the Planning Code.

5
6 Section 3. Required Data.

7 (a) The description, location, and boundary of the Landmark site consists of the City
8 parcel located at 460 Arguello Blvd., Assessor's Parcel No. 1061, Lot 049, in San Francisco's
9 Presidio Heights neighborhood.

10 (b) The characteristics of the Landmark that justify its designation are described and
11 shown in the Landmark Designation Case Report and other supporting materials contained in
12 Planning Department Case Docket No. 2017-000965DES. In brief, 460 Arguello Blvd. (aka
13 Theodore Roosevelt Middle School), Assessor's Parcel No. 1061, Lot 049, is eligible for local
14 designation under National Register of Historic Places Criterion C (embody the distinctive
15 characteristics of a type, period, or method of construction, represent the work of a master,
16 and possess high artistic values). Specifically, designation of Theodore Roosevelt Middle
17 School is proper given that it is architecturally significant, as San Francisco's only
18 Dutch/German Expressionist style building designed by master architect Timothy Pflueger,
19 and exhibits high artistic values in its three New Deal murals.

20 (c) The particular features that shall be preserved, or replaced in-kind as determined
21 necessary, are those generally shown in photographs and described in the Landmark
22 Designation Case Report, which can be found in Planning Department Docket No. 2017-
23 000965DES, and which are incorporated in this designation by reference as though fully set
24 forth herein. Specifically, the following features shall be preserved or replaced in-kind:

1 (1) All exterior elevations, including but not limited to the form, massing,
2 structure, architectural ornament, and materials of 460 Arguello Blvd., identified as:

3 (A) The school's overall height, massing, and footprint;

4 (B) The publicly visible portions of the school's four exterior façades,
5 including their corbelled brick and tile spandrel cladding and copper, cast stone, and terra
6 cotta trim;

7 (C) The arched primary entrance on Arguello Boulevard, including the
8 oak doors and transom;

9 (D) The tower, including its corbelled brick exterior cladding and cast
10 concrete screens;

11 (E) Terra cotta balustrades on the roof of the academic building;

12 (F) Grid-like fenestration pattern and trim (but not the window sashes
13 themselves), including copper colonnettes, copper spandrel panels (gymnasium only), and
14 terra cotta sills and lintels; and

15 (G) The flat roofs of the academic building and the auditorium wing and
16 the gambrel roof of the gymnasium wing.

17 (2) The character-defining interior features of the building are those associated
18 with areas that have historically been accessible to the public, and are depicted in the floor
19 plans or photos in the Landmark Designation Report dated October 18, 2017, identified as:

20 (A) Layout, design, and materials of the main entrance lobby, corridor
21 near the administrative offices, auditorium, auditorium balcony, stairs, and gymnasium;

22 (B) All three surviving New Deal-era murals, including those in the main
23 entrance lobby and second floor level;

24 (C) All surviving doors, hardware, and light fixtures in the main entrance
25 lobby, corridor near the administrative offices, auditorium, and auditorium balcony; and

1 (D) Tile wainscoting in corridors and stairs.

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3 Section 4. Effective Date. This ordinance shall become effective 30 days after
4 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
5 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
6 of Supervisors overrides the Mayor's veto of the ordinance.

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8 APPROVED AS TO FORM:
9 DENNIS J. HERRERA, City Attorney

10 By: _____
11 VICTORIA WONG
12 Deputy City Attorney

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