

FILE NO. 051128

ORDINANCE NO.

1 [Ordinance to designate 1110 Taylor Street, the Glazer-Keating House, as a Landmark Under  
2 Planning Code Article 10.]

3 **Ordinance designating 1110 Taylor Street, the Glazer-Keating House, as Landmark No.**  
4 **251 pursuant to Article 10, Sections 1004 and 1004.4 Of the Planning Code.**

5 Note: Additions are single-underline italics Times New Roman;  
6 deletions are ~~strikethrough italics Times New Roman~~.  
7 Board amendment additions are double underlined.  
8 Board amendment deletions are ~~strikethrough normal~~.

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

9 Section 1. Findings

10 The Board of Supervisors hereby finds that 1110 Taylor Street, the Glazer-Keating  
11 House, Lot 018 in Assessor's Block 0222, has a special character and special historical,  
12 architectural and aesthetic interest and value, and that its designation as a Landmark will  
13 further the purposes of, and conform to the standards set forth in Article 10 of the City  
14 Planning Code.

15 (a) Designation: Pursuant to Section 1004 of the City Planning Code, Chapter II, Part  
16 II of the San Francisco Municipal Code, 1110 Taylor Street, the Glazer-Keating House is  
17 hereby designated as Landmark No. 251. This designation has been fully approved by  
18 Resolution No. 584 of the Landmarks Preservation Advisory Board and Resolution No. 16982  
19 of the Planning Commission, which Resolutions are on file with the Clerk of the Board of  
20 Supervisors under File No. 051128 and which Resolutions are incorporated herein and made  
21 part hereof as though fully set forth.

22 (b) Priority Policy Findings

23 (1) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this  
24 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in  
25 Planning Commission Resolution No. 16982 recommending approval of this Planning Code

1 Amendment, and incorporates such reasons by this reference thereto. A copy of said  
2 resolution is on file with the Clerk of the Board of Supervisors in File No. 051128.

3 (2) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that this  
4 ordinance is in consistent with the Priority Policies of Section 101.1(b) of the Planning Code  
5 and, when effective, with the General Plan as proposed to be amended and hereby adopts  
6 the findings of the Planning Commission, as set forth in Planning Commission Resolution No.  
7 16982, and incorporates said findings by this reference thereto.

8 (c) Required Data:

9 (1) The description, location and boundary of the Landmark site encompass the  
10 footprint of 1110 Taylor Street, the Glazer-Keating House.

11 (2) The characteristics of the Landmark which justify its designation are described and  
12 shown in the Landmark Designation Report adopted by the Landmarks Preservation Advisory  
13 Board on March 2, 2005 and other supporting materials contained in Planning Department  
14 Docket No. 2005.0009L. In brief, the National Register characteristics of the landmark which  
15 justify its designation are as follows:

16 Its association with its embodiment of distinctive characteristics of a type, period or  
17 method of construction, or that represent the work of a master, or that possess high artistic  
18 values, or that represent a significant and distinguishable entity whose components may lack  
19 individual distinction (Criterion C). The Glazer-Keating House is associated the embodiment  
20 of the distinctive characteristics of the Neo-Georgian style from the Edwardian period in San  
21 Francisco. The language of classical architecture seen in Italian Renaissance design was  
22 adapted for use on historical Georgian homes, and this provided the precedent for Neo-  
23 Georgian type houses of the late 19<sup>th</sup> and 20<sup>th</sup> Centuries. The strong classical references  
24 found on the Glazer-Keating House serve to convey this background and clearly identify the  
25 house as belonging to the Neo-Georgian style.

1 (3) The particular exterior features that should be preserved, or replaced in-kind as  
2 determined necessary, are those generally shown in the photographs and described in the  
3 Landmark Designation Report, both which can be found in the case docket 2005.0009L which  
4 is incorporated in this designation ordinance as though fully set forth. In brief, the description  
5 of the particular features that should be preserved are as follows:

6 Exterior composition and materials; the ornamental cornice detailing; the front facing  
7 pediment with the scroll-with-acanthus modillions at the soffit; the exterior cladding organized  
8 as in a Classical entablature; the Tuscan order columns found on the south façade; the  
9 projecting bay with three windows surrounded by trim.

10 A Certificate of Appropriateness is required for any major changes to these features  
11 that may significantly affect its special historic character as described in the Landmark  
12 Designation Report. It is not the intention of this Landmark designation to regulate work  
13 undertaken in the ordinary maintenance and management of these features.

14 Section 2. The property shall be subject to further controls and procedures, pursuant  
15 to this Board of Supervisor's Ordinance and Planning Code Article 10.  
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17 APPROVED AS TO FORM:  
18 DENNIS J. HERRERA, City Attorney

RECOMMENDED:  
PLANNING COMMISSION

19 By: \_\_\_\_\_  
20 Sarah Ellen Owsowitz  
21 Deputy City Attorney

By: \_\_\_\_\_  
Dean Macris  
Director of Planning