

BOARD of SUPERVISORS




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MEMORANDUM

Date: September 23, 2022

To: Jonas Ionin, Commission Secretary, Historic Preservation Commission
Rich Hillis, Director, Planning Department

From:  Angela Calvillo, Clerk of the Board, Office of the Clerk of the Board

Subject: Planning Code - Landmark Designation - Mother's Building in San Francisco Zoo (File No. 220757)

On September 6, 2022, the Board of Supervisors finally passed Ordinance No. 193-22, sponsored by Supervisors Melgar, Mar, Chan, and Peskin approved by Mayor London N. Breed on September 16, 2022.

A copy of the Ordinance is being forwarded to you for informational purposes.

If you have any questions or concerns, please contact Erica Major, Assistant Clerk, at (415) 554-4441 or by email at: Erica.Major@sfgov.org.

cc: Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
Corey Teague, Zoning Administrator
Devyani Jain, Deputy Environmental Review Officer
AnMarie Rodgers, Legislative Affairs
Aaron Starr, Manager of Legislative Affairs
Andrea Ruiz-Esquide, Deputy City Attorney
Joy Navarrete, Major Environmental Analysis
Laura Lynch, Environmental Planning
Marcelle Boudreaux, Principal Planner
Elizabeth Watty, Current Planning Division

EM:

[Planning Code - Landmark Designation - Mother’s Building in San Francisco Zoo]

Ordinance amending the Planning Code to designate Mother’s Building, situated within San Francisco Zoological Gardens, 1 Zoo Road, southeast of Great Highway and Sloat Boulevard, in Assessor’s Parcel Block No. 7281, Lot No. 006, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department’s determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font. **Additions to Codes** are in *single-underline italics Times New Roman font*. **Deletions to Codes** are in *strikethrough italics Times New Roman font*. **Board amendment additions** are in double-underlined Arial font. **Board amendment deletions** are in ~~strikethrough Arial font~~. **Asterisks (* * * *)** indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. CEQA and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 *et seq.*). Said determination is on file with the Clerk of the Board of Supervisors in File No. 220757 and is incorporated herein by reference. The Board of Supervisors affirms this determination.

(b) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed landmark designation of the Mother’s Building, situated within Assessor’s Parcel Block No. 7281, Lot No. 006, will serve the public necessity, convenience, and welfare for the

1 reasons set forth in Historic Preservation Commission Resolution No. 1248, recommending
2 approval of the proposed designation, which is incorporated herein by reference.

3 (c) On June 15, 2022, the Historic Preservation Commission, in Resolution No. 1248,
4 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
5 with the City's General Plan and with the eight priority policies of Planning Code Section
6 101.1. The Board adopts these findings as its own.

7
8 Section 2. General Findings.

9 (a) On April 12, 2022, the Board of Supervisors adopted Resolution No. 137-22,
10 initiating landmark designation of the Mother's Building as a San Francisco Landmark
11 pursuant to Section 1004.1 of the Planning Code. On April 22, 2022, the Mayor approved the
12 resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No.
13 220275.

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

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

22 (d) The Historic Preservation Commission, at its regular meeting of June 15, 2022,
23 reviewed Planning Department staff's analysis of the historical significance of the Mother's
24 Building set forth in the Landmark Designation Fact Sheet dated June 8, 2022.

1 (e) On June 15, 2022, after holding a public hearing on the proposed designation and
2 having considered the specialized analyses prepared by Planning Department staff and the
3 Landmark Designation Fact Sheet, the Historic Preservation Commission recommended
4 designation of the Mother's Building as a landmark under Article 10 of the Planning Code by
5 Resolution No. 1248. Said resolution is on file with the Clerk of the Board in File No. 220757.

6 (f) The Board of Supervisors hereby finds that the Mother's Building has a special
7 character and special historical, architectural, and aesthetic interest and value, and that its
8 designation as a Landmark will further the purposes of and conform to the standards set forth
9 in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference
10 the findings of the Landmark Designation Fact Sheet.

11
12 Section 3. Designation.

13 Pursuant to Section 1004.3 of the Planning Code, the Mother's Building is hereby
14 designated as a San Francisco Landmark under Article 10 of the Planning Code. Appendix A
15 to Article 10 of the Planning Code is hereby amended to include this property.

16
17 Section 4. Required Data.

18 (a) The description, location, and boundary of the Landmark site consists of the
19 historic building footprint of Mother's Building, located within the San Francisco Zoological
20 Gardens ("SF Zoo"), southeast of Great Highway and Sloat Boulevard, in Assessor's Parcel
21 Block No. 7281, Lot No. 006, in San Francisco's Lakeshore neighborhood. The Mother's
22 Building is located at the northwest portion of the SF Zoo, between Elinor Friend Playground
23 and Koret Animal Resource Center. The Landmark site includes the courtyard terrace/plaza
24 extending from the east elevation edged with remnants of concrete balustrades, excluding all
25 other aspects of the SF Zoo.

1 (b) The characteristics of the Landmark that justify its designation are described and
2 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
3 Planning Department Record Docket No. 2022-004422DES. In brief, the Mother's Building is
4 eligible for local designation as it is associated with events that have made a culturally,
5 historically, and architecturally significant contribution to the broad patterns of San Francisco
6 history and embodies the distinctive characteristics of a type, period, or method of
7 construction. The Mother's Building, constructed in 1925 for Herbert and Mortimer
8 Fleishhacker to honor their late mother, was donated to the City and dedicated to serve as a
9 place of rest for mothers and young children, with tile mosaics completed in 1934, titled *St.*
10 *Francis and Children and Their Animal Friends*, by Helen Bruton (assisted by her sisters,
11 Margaret and Esther Bruton), and an egg tempera on plaster mural cycle painted between
12 1933 and 1938, titled *Building the Ark, Loading of the Animals, Landing of the Ark, and The*
13 *Ark's Passengers Disembark*, by Helen K. Forbes and Dorothy Puccinelli, through the federal
14 Public Works of Art Project and the Federal Art Project of the Works Progress Administration
15 (WPA). Specifically, designation of the Mother's Building is proper as it is individually eligible
16 for its association with women's history, as one of the only recreation sites of the period
17 focused on the comfort of mothers and their young children, and as the only large-scale WPA-
18 era art project solely featuring female artists; with the WPA's art programs and with the
19 outstanding murals and tile mosaics created by these female artists; with early recreational
20 facilities in San Francisco; and as an excellent example of Italian Renaissance Revival
21 architecture and work of architect of merit George W. Kelham.

22 (c) The particular features that should be preserved, or replaced in-kind as determined
23 necessary, are those shown in photographs and/or described in the Landmark Designation
24 Fact Sheet, which can be found in Planning Department Record Docket No. 2022-
25 004422DES, and which are incorporated in this designation by reference as though fully set

1 forth. Specifically, the following features are character-defining and shall be preserved or
2 replaced in kind:

3 (1) All those exterior elevations, form, massing, structure, rooflines, architectural
4 ornament, and materials of the Mother's Building, identified as:

5 (A) Siting of the building along the Pacific Coast and within the setting of
6 the SF Zoo;

7 (B) Relationship of the building with the terrace/plaza that extends along
8 the east facade;

9 (C) Three-bay composition in the Italian Renaissance style;

10 (D) Mission-style red clay tile hipped roof;

11 (E) Recessed loggia with vaulted ceiling and arches supported by
12 Corinthian capitals and columns;

13 (F) Stucco finish with wavy texture;

14 (G) Tile mosaics on walls at north and south ends of recessed loggia by
15 Helen Bruton (with assistance from her sisters Margaret and Esther Bruton);

16 (H) Recessed apses with decorative, pre-cast concrete panels and urns
17 at east elevation;

18 (I) Frieze panels depicting cherubs and mythological figures at east and
19 west elevations;

20 (J) Wood windows, consisting of:

21 (i) One 16-lite paired casement sash window at west elevation with
22 a semi-circular pediment supported by Corinthian columns;

23 (ii) Six 5-lite paired casement sash windows, four at the east loggia
24 and two at south elevation;

1 (iii) Two double-hung 6-over-9 sash windows with precast concrete
2 surrounds, and triangular pediments at east elevation;

3 (iv) Eight double-hung 6-over-9 sash windows, two at north
4 elevation and six at west elevation;

5 (K) Wood doors, consisting of:

6 (i) Panel main entrance doors with precast concrete semi-circular
7 pediment with frieze depicting two female figures and a lintel listing dedication to Delia
8 Fleishhacker in bronze letters;

9 (ii) French doors with transom and semi-circular precast concrete
10 pediment supported by Corinthian columns at north elevation;

11 (L) Concrete balustrade delineating the east entrance terrace/plaza; and

12 (M) Two-tiered, semicircular concrete and stucco planters at base of
13 recessed apses on east elevation and at one window on west elevation.

14 (2) The character-defining interior features of the Mother's Building are those
15 depicted in photos and written description in the Landmark Designation Fact Sheet, all of
16 which were historically accessible to the public, including:

17 (A) Symmetrical arrangement of a large central room flanked by two
18 smaller rooms;

19 (B) Egg tempera on plaster murals by Helen K. Forbes and Dorothy
20 Puccinelli with wood wainscoting below;

21 (C) Decorative wood beam ceiling;

22 (D) Hardwood flooring at main lounge;

23 (E) Wood panel doors with painted surrounds at main lounge; and

24 (F) Two walnut benches and octagonal tables.
25

1 Section 5. Standards of Review for Applications.

2 The following scopes of work shall not require a Certificate of Appropriateness, or shall
3 be subject to an Administrative Certificate of Appropriateness, as specified below:

4 (a) No Certificate of Appropriateness shall be required for new plantings, pruning,
5 changes to vegetation, changes to driveways, pathways, retaining walls, or other structures
6 within the surroundings of the Mother's Building. Nothing in this ordinance shall be construed
7 to regulate maintenance of or changes to vegetation, driveways, pathways, or other features
8 aside from those specified herein, within the SF Zoo; and

9 (b) An Administrative Certificate of Appropriateness shall be required for work
10 delegated by the Historic Preservation Commission to Planning Department Preservation staff
11 pursuant to Planning Code Section 1006.2.

12
13 Section 6. Effective Date.

14 This ordinance shall become effective 30 days after enactment. Enactment occurs
15 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
16 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
17 Mayor's veto of the ordinance.

18
19 APPROVED AS TO FORM:
20 DAVID CHIU, City Attorney

21 By: /s/ Victoria Wong

22 VICTORIA WONG
23 Deputy City Attorney

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City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails
Ordinance

File Number: 220757

Date Passed: September 06, 2022

Ordinance amending the Planning Code to designate Mother's Building, situated within San Francisco Zoological Gardens, 1 Zoo Road, southeast of Great Highway and Sloat Boulevard, in Assessor's Parcel Block No. 7281, Lot No. 006, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

July 25, 2022 Land Use and Transportation Committee - RECOMMENDED AS COMMITTEE REPORT

July 26, 2022 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

September 06, 2022 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 220757

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 9/6/2022 by the Board of Supervisors of the City and County of San Francisco.

Handwritten signature of Angela Calvillo
Angela Calvillo
Clerk of the Board

Handwritten signature of London N. Breed
London N. Breed
Mayor

9/16/22
Date Approved