

1 [Planning Code - Landmark Designation - 320-326 Judah Street (the Doelger Building)]

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3 **Ordinance designating 320-326 Judah Street (the Doelger Building), Assessor's Block**
4 **No. 1763, Lot Nos. 020 and 021, as a Landmark under Planning Code, Article 10; and**
5 **adopting General Plan, Planning Code, Section 101.1, and environmental findings.**

6 NOTE: Additions are *single-underline italics Times New Roman*;
7 deletions are ~~*strike-through italics Times New Roman*~~.
8 Board amendment additions are double-underlined;
9 Board amendment deletions are ~~strike-through normal~~.

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

10 Section 1. Findings.

11 (A) Pursuant to Section 4.135 of the Charter of the City and County of San
12 Francisco, the Historic Preservation Commission has authority "to recommend approval,
13 disapproval, or modification of landmark designations and historic district designations under
14 the Planning Code to the Board of Supervisors."

15 (B) On June 15, 2011, the Historic Preservation Commission added 320-326 Judah
16 Street (the Doelger Building), to the Landmark Designation Work Program.

17 (C) On September 19, 2012 the Historic Preservation Commission passed
18 Resolution No. 688, initiating designation of 320-326 Judah Street (the Doelger Building) Lots
19 020 and 021 in Assessor's Block 1763, as a San Francisco Landmark pursuant to Section
20 1004.1 of the San Francisco Planning Code. Such motion is on file with the Clerk of the
21 Board in File No. 121104 and incorporated herein by reference.

22 (D) On October 3, 2012, after holding a public hearing on the proposed designation
23 and having considered the specialized analyses prepared by Planning Department staff and
24 the Landmark Designation Case Report prepared by Mary Brown, dated October 3, 2012, the
25 Historic Preservation Commission recommended approval of the proposed landmark

1 designation of 320-326 Judah Street (the Doelger Building) Lots 020 and 021 in Assessor's
2 Block 1763, in Resolution No. 691. Such resolution is on file with the Clerk of the Board in
3 File No. 121104.

4 (E) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
5 proposed landmark designation of 320-326 Judah Street (the Doelger Building) will serve the
6 public necessity, convenience and welfare.

7 (F) The Board finds that the proposed landmark designation of 320-326 Judah
8 Street (the Doelger Building) is consistent with the San Francisco General Plan and with
9 Planning Code Section 101.1(b) for the reasons set forth in Resolution No. 691,
10 recommending approval of the proposed designation, which is incorporated herein by
11 reference.

12 (G) The Planning Department has determined that the actions contemplated in this
13 Ordinance are in compliance with the California Environmental Quality Act (California Public
14 Resources Code section 21000 et seq., "CEQA"). Specifically, the Planning Department has
15 determined the proposed Planning Code amendment is subject to a Categorical Exemption
16 from CEQA pursuant to Section 15308 of the Guidelines for Implementation of the statute for
17 actions by regulatory agencies for protection of the environment (specifically in this case,
18 landmark designation). Said determination is on file with the Clerk of the Board of
19 Supervisors in File No. 121104 and is incorporated herein by reference.

20 (H) The Board of Supervisors hereby finds that 320-326 Judah Street (the Doelger
21 Building) has a special character and special historical, architectural, and aesthetic interest
22 and value, and that its designation as a Landmark will further the purposes of and conform to
23 the standards set forth in Article 10 of the San Francisco Planning Code.

1 Section 2: Designation. Pursuant to Section 1004 of the Planning Code, 320-326
2 Judah Street (the Doelger Building) Lots 020 and 021 in Assessor's Block 1763, is hereby
3 designated as a San Francisco Landmark under Article 10 of the Planning Code.
4

5 Section 3. Required Data.

6 (A) The description, location, and boundary of the Landmark site consists of the City
7 parcel located at Lots 020 and 021 in Assessor's Block 1763, on the north side of Judah
8 Street, between Eighth and Ninth Avenues. It does not include the historic garage located at
9 the east end of the building which is now part of the adjacent corner lot.

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. 2011.0688L. In brief, 320-326 Judah Street (the
13 Doelger Building) is eligible for designation under National Register of Historic Places Criteria
14 A (association with events that have made a significant contribution to the broad patterns of
15 our history), B (association with the lives of persons significant to our past) and C (embody
16 distinctive characteristics of a type, period or method of construction, or that represent a
17 significant and distinguishable entity whose components may lack individual distinction).
18 Specifically, as to Criterion A, the Doelger Building is closely associated with Henry Doelger
19 Builder Inc., an extraordinarily influential and productive building firm that led the large-scale
20 transformation of the emerging Sunset District neighborhood from windswept sand dunes to a
21 residential neighborhood dominated by single-family houses designed for the working and
22 middle classes. As to Criterion B, the Doelger Building is closely associated with Henry
23 Doelger, a master builder, entrepreneur, and prominent community figure in San Francisco's
24 Sunset District from the late 1920s through 1950. Finally, as to Criterion C, the Doelger
25 Building displays a high level of architectural expression, is an excellent example of Art Deco

1 and Streamline Moderne design, and represents a successful merging of the two early
2 Modern styles.

3 (C) The particular features that shall be preserved, or replaced in-kind as
4 determined necessary, are those generally described in the Landmark Designation Case
5 Report, which can be found in Planning Department Docket No. No. 2011.0688L, and which
6 are incorporated in this designation by reference as though fully set forth. Specifically, the
7 following exterior features shall be preserved or replaced in kind: (i) all exterior elevations and
8 rooflines; (ii) all architectural finishes and features of the exterior elevations; (iii) the building
9 plan including spatial configuration of driveway area; (iv) the shaped parapet with chamfered
10 edges and stepped secondary parapet walls; (v) the stepped detailing at the recessed entry
11 vestibule; (vi) the sunburst terrazzo paving; (vii) the stainless steel doors with glazed half
12 circles flanked by glass block sidelights and topped with a curved metal band; (viii) the large
13 plate glass lobby window with metal muntins set in geometric pattern; (ix) the recessed
14 window displays set in piers; (x) the bulkhead and integrated curved planter box, excluding
15 brick cladding; (xi) the curved glass block window wall and projecting curved overhang with
16 speedline detailing; (xii) the flush glass block window wall and protruding clock; (xiii) the metal
17 gate with diamond and crescent pattern (excluding the recently welded metal security bars);
18 (xiv) the fenestration at the secondary, visible elevations, which primarily consists of wood
19 sash casement windows with horizontal muntins; and (xv) the fenestration at the nonvisible
20 courtyard elevations, which consists of arched and squared divided light wood sash casement
21 windows with a horizontal muntin pattern. The following interior characteristics should be
22 preserved or replaced in kind: (i) the entry lobby and all its historic fixtures and finishes, with
23 the exception of the non-historic door openings, contemporary elements including non-historic
24 doors, vents, and mailboxes, and non-historic tile floor and stair cladding; (ii) the lobby's
25 spatial volume, mezzanine balcony, and curved side stair configuration; (iii) the mezzanine

1 balcony level, with the exceptions of the interior of mezzanine level bathrooms and the
2 balcony carpeting; (iv) the stepped ceiling and wall detailing; (v) the Art Deco hanging
3 chandelier and scalloped wall sconces; (vi) the balcony ornamentation including raised
4 chevrons and decorative metal railing; and (vii) the wood doors with raised Art Deco ziggurat
5 pattern.

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7 Section 4. The property shall be subject to further controls and procedures pursuant to
8 the San Francisco Planning Code and Article 10.

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10 Section 5. Effective Date. This ordinance shall become effective 30 days from the
11 date of passage.

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13 Section 6. This section is uncodified. In enacting this Ordinance, the Board intends to
14 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,
15 punctuation, charts, diagrams, or any other constituent part of the Planning Code that are
16 explicitly shown in this legislation as additions, deletions, Board amendment additions, and
17 Board amendment deletions in accordance with the "Note" that appears under the official title
18 of the legislation.

19
20 APPROVED AS TO FORM:
21 DENNIS J. HERRERA, City Attorney

22 By: _____
23 ANDREA RUIZ-ESQUIDE
24 Deputy City Attorney

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