

1 [Planning Code - Landmark Designation of 1399 McAllister Street (aka Third Baptist Church
Complex)]

2

3 **Ordinance amending the Planning Code to designate 1399 McAllister Street (aka Third**
4 **Baptist Church Complex), in Assessor's Parcel Block No. 0778, Lot No. 013, as a**
5 **Landmark under Article 10 of the Planning Code; affirming the Planning Department's**
6 **determination under the California Environmental Quality Act; and making public**
7 **necessity, convenience and welfare findings under Planning Code, Section 302, and**
8 **findings of consistency with the General Plan, and the eight priority policies of**
9 **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

17 Section 1. Findings.

17

18 (a) CEQA and Land Use Findings.

18

19 (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. 170923 and is incorporated herein
25 by reference.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 1399 McAllister Street (aka Third Baptist Church
3 Complex), Lot 013, in Assessor's Block 0778, will serve the public necessity, convenience and
4 welfare for thereasons set forth in Historic Preservation Commission Resolution No. 893,
5 recommending approval of the proposed designation, which is incorporated herein by
6 reference.

7 (3) The Board finds that the proposed landmark designation of 1399 McAllister
8 Street (aka Third Baptist Church Complex), Lot 013, in Assessor's Block 0778 is consistent
9 with the San Francisco General Plan and with Planning Code Section 101.1(b) for the reasons
10 set forth in Historic Preservation Commission Resolution No. 883, recommending approval of
11 the proposed designation, which is incorporated herein by reference.

12 (b) General Findings.

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

17 (2) On August 17, 2016, the Historic Preservation Commission added 1399
18 McAllister Street (aka Third Baptist Church Complex), Lot 013, in Assessor's Block 0778, to
19 the Landmark Designation Work Program.

20 (3) The Designation report was prepared and reviewed by Planning Department
21 Preservation staff. All preparers meet the Secretary of the Interior's Professional Qualification
22 Standards and the report was reviewed for accuracy and conformance with the purposes and
23 standards of Article 10.

1 (4) The Historic Preservation Commission, at its regular meeting of July 19,
2 2017, reviewed Department staff's analysis of 1399 McAllister Street's historical significance
3 per Article 10 as part of the Landmark Designation Case Report dated July 11, 2017.

4 (5) On July 19, 2017, the Historic Preservation Commission passed Resolution
5 No. 883, initiating designation of 1399 McAllister Street (aka Third Baptist Church Complex),
6 Lot 013, in Assessor's Block 0778, as a San Francisco Landmark pursuant to Section 1004.1
7 of the San Francisco Planning Code. Such motion is on file with the Clerk of the Board in File
8 No. 170923 and incorporated herein by reference.

9 (6) On after holding a public hearing on the proposed designation and having
10 considered the specialized analyses prepared by Planning Department staff and the
11 Landmark Designation Case Report, the Historic Preservation Commission recommended
12 approval of the proposed landmark designation of 1399 McAllister Street (aka Third Baptist
13 Church Complex), Lot 013, in Assessor's Block 0778, in Resolution No. 893 . Such resolution
14 is on file with the Clerk of the Board in File No. 170923.

15 (7) The Board of Supervisors hereby finds that 1399 McAllister Street (aka Third
16 Baptist Church Complex), Lot 013, in Assessor's Block 0778, has a special character and
17 special historical, architectural, and aesthetic interest and value, and that its designation as a
18 Landmark will further the purposes of and conform to the standards set forth in Article 10 of
19 the San Francisco Planning Code.

20
21 Section 2. Designation.

22 Pursuant to Section 1004 of the Planning Code, 1399 McAllister Street (aka Third
23 Baptist Church Complex), Lot 013, in Assessor's Block 0778, is hereby designated as a San
24 Francisco Landmark under Article 10 of the Planning Code.

1 Section 3. Required Data.

2 (a) The description, location, and boundary of the Landmark site consists of the City
3 parcel located at 1399 McAllister Street, Lot 013, in Assessor's Block 0778, in San
4 Francisco's Western Addition neighborhood.

5 (b) The characteristics of the Landmark that justify its designation are described and
6 shown in the Landmark Designation Case Report and other supporting materials contained in
7 Planning Department Case Docket No. 2017-004024DES. In brief, 1399 McAllister Street
8 (aka Third Baptist Church Complex), Lot 013, in Assessor's Block 0778, is eligible for local
9 designation under National Register of Historic Places Criteria A (as it is associated with
10 events that have made a significant contribution to the broad patterns of our history), B (as it is
11 associated with the lives of persons significant in our past), and C (as it embodies distinctive
12 characteristics of a type, period, or method of construction). Specifically, designation of the
13 Third Baptist Church Complex, the first African American congregation formed west of the
14 Rocky Mountains, is proper given its crucial role in the social, economic, and political
15 advancement of African Americans in San Francisco. As a flagship church within San
16 Francisco's African American community, designation is further warranted due to its
17 association with the nationally-recognized religious, community, and civil rights leader,
18 Reverend Frederick Douglas Haynes, Sr. Designation of 1399 McAllister Street is appropriate
19 given that it was one of the first Midcentury Modern ecclesiastical buildings constructed in the
20 Western Addition during the postwar period, and represented one of the earliest to depart
21 stylistically from the traditional Catholic-influenced architecture that characterized most
22 Christian churches up until the mid-twentieth century.

23 (c) The particular features that shall be preserved, or replaced in-kind as determined
24 necessary, are those generally shown in photographs and described in the Landmark
25 Designation Case Report, and which are incorporated in this designation by reference as

1 though fully set forth. Specifically, the following features shall be preserved or replaced in
2 kind:

3 (1) All exterior elevations, form, massing, structure, roofline, architectural
4 ornament and materials of the Church Building at 1399 McAllister Street, identified as:

5 (A) One-story (double height) with mezzanine, rectangular building plan;

6 (B) Hipped roof;

7 (C) Detached rectangular bell tower, ornamented with scored borders and
8 raised vertical bands, vertical wood ribbon windows with divided lites, and decorative square
9 voids, capped with a cross ornament;

10 (D) Brick staircase at the corner of Pierce and McAllister Streets with
11 integrated red brick planters;

12 (E) Courtyard featuring a concrete platform that leads to the main
13 entrance of the sanctuary;

14 (F) Columns and curvilinear entablature above courtyard at front of
15 entrance, sited at the corner of McAllister and Pierce Streets;

16 (G) Decorative terracotta tile shaped as a star and inlaid into the concrete
17 platform at the top of staircase at Pierce and McAllister Streets;

18 (H) An octagonal baptismal font clad in Roman brick veneer, located at
19 the center of the concrete platform at the main entrance;

20 (I) Primary façade facing McAllister Street;

21 (J) Terracotta terrazzo at front entrance;

22 (K) Recessed primary entrance to sanctuary, characterized by three pairs
23 of metal frame glass doors;

24 (L) Ornamental incised squares surrounding entrance of sanctuary;

25

1 (M) Raised vertical band ornamentation extending from first story to roof
2 and surrounding windows on north elevation;

3 (N) Double hung wood windows with horizontal muntins filled with yellow
4 glass on north and east elevations

5 (O) Inset wood-frame cross-shaped window with yellow glass on primary
6 façade;

7 (P) Vertical wood ribbon windows with divided lites on east and west
8 elevations; and

9 (2) The character-defining interior features of the Church Building are those
10 associated with areas that have historically been accessible to the public, and are depicted in
11 the floor plans or photos of the Landmark Designation Case Report, including:

12 (A) Lobby

13 (B) Existing volume of sanctuary space;

14 (C) Pews

15 (D) Stained wood wainscoting;

16 (E) Mezzanine;

17 (F) Wooden trusses with shaped brackets;

18 (G) Brass hanging lamps; and

19 (H) Raised and recessed wooden pulpit, altar and choir loft, with 18
20 recessed ornamental squares on ceiling above, two identical decorative organ pipe systems
21 flanking either side of interior baptismal, and space for drums and a church organ.

22 (3) All exterior elevations, form, massing, structure, roofline, architectural
23 ornament and materials of the Youth Center and Fellowship Building at 1399 McAllister
24 Street, identified as:

25

- 1 (A) Two-story (double-height second story) with mezzanine, rectangular
2 building plan;
- 3 (B) Flat roofline;
- 4 (C) Inset north façade;
- 5 (D) Multi-lite, wood sash, vertical ribbon window with textured yellow
6 glass at north façade;
- 7 (E) Multi-lite, wood sash horizontal ribbon window with textured yellow
8 glass at first floor of north façade; and
- 9 (F) Canopy.

10 (4) The character-defining interior features of the Youth Center and Fellowship
11 Building are those associated with areas that have historically been accessible to the public,
12 and are depicted in the floor plans or photos in the Landmark Designation Case Report,
13 including:

- 14 (A) Presence of assembly space with smaller rooms at first floor; and
15 (B) Gymnasium on second floor with simple trusses, skylights and
16 hardwood floor.

17

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

22 ///

23 ///

24 ///

25 ///

1 APPROVED AS TO FORM:
2 DENNIS J. HERRERA, City Attorney

3 By: _____
4 ANDREA RUIZ-ESQUIDE
5 Deputy City Attorney

6 n:\land\as2017\0900449\01214579.doc

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25