

1 [Planning Code - Landmark Designation of 2731-2735 Folsom Street (aka Gaughran House)]

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3 **Ordinance amending the Planning Code to designate 2731-2735 Folsom Street (aka**
 4 **Gaughran House), Lot No. 031 in Assessor's Parcel Block No. 3640, as a Landmark**
 5 **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.

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

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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. 170922 and is incorporated herein
 25 by reference.

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1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 2731-2735 Folsom Street (aka Gaughran House), Lot
3 No. 031, in Assessor's Parcel Block 3640, will serve the public necessity, convenience and
4 welfare for thereasons set forth in Historic Preservation Commission Resolution No. 881,
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 2731-2735
8 Folsom Street (aka Gaughran House), Lot No. 031, in Assessor's Parcel Block 3640 is
9 consistent with the San Francisco General Plan and with Planning Code Section 101.1(b) for
10 the reasons set forth in Historic Preservation Commission Resolution No. 881, recommending
11 approval of 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) The Designation report was prepared by Page & Turnbull and reviewed by
18 Planning Department Preservation staff. All preparers meet the Secretary of the Interior's
19 Professional Qualification Standards and the report was reviewed for accuracy and
20 conformance with the purposes and standards of Article 10.

21 (3) The Historic Preservation Commission, at its regular meeting of March 15,
22 2017, reviewed Department staff's analysis of 2731-2735 Folsom Street's (aka Gaughran
23 House) historical significance per Article 10 as part of the Landmark Designation Case Report
24 dated March 15, 2017.

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1 (4) On March 15, 2017, the Historic Preservation Commission passed
2 Resolution No. 854, initiating designation of 2731-2735 Folsom Street (aka Gaughran House),
3 Lot No. 031 in Assessor's Parcel Block 3640, as a San Francisco Landmark pursuant to
4 Section 1004.1 of the San Francisco Planning Code. Such motion is on file with the Clerk of
5 the Board in File No. 170922 and incorporated herein by reference.

6 (5) On July 19, 2017, after holding a public hearing on the proposed designation
7 and having considered the specialized analyses prepared by Planning Department staff and
8 the Landmark Designation Case Report, the Historic Preservation Commission recommended
9 approval of the proposed landmark designation of 2731-2735 Folsom Street (aka Gaughran
10 House), Lot No. 031, in Assessor's Parcel Block 3640, in Resolution No. 881. Such resolution
11 is on file with the Clerk of the Board in File No. 170922.

12 (6) The Board of Supervisors hereby finds that 2731-2735 Folsom Street (aka
13 Gaughran House), Lot No. 031, in Assessor's Parcel Block 3640, has a special character and
14 special historical, architectural, and aesthetic interest and value, and that its designation as a
15 Landmark will further the purposes of and conform to the standards set forth in Article 10 of
16 the San Francisco Planning Code.

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18 Section 2. Designation.

19 Pursuant to Section 1004 of the Planning Code, 2731-2735 Folsom Street (aka
20 Gaughran House), Lot No. 031, in Assessor's Parcel Block 3640, is hereby designated as a
21 San Francisco Landmark under Article 10 of the Planning Code.

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23 Section 3. Required Data.

1 (a) The description, location, and boundary of the Landmark site consists of the City
2 parcel located at 2731-2735 Folsom Street (aka Gaughran House), Lot No. 031, in Assessor's
3 Parcel Block 3640, in San Francisco's Mission neighborhood.

4 (b) The characteristics of the Landmark that justify its designation are described and
5 shown in the Landmark Designation Case Report and other supporting materials contained in
6 Planning Department Case Docket No. 2016-010894DES. In brief, 2731-2735 Folsom Street
7 (aka Gaughran House), Lot No. 031, in Assessor's Parcel Block 3640, is eligible for local
8 designation under National Register of Historic Places Criterion A and C (as it is associated
9 with events that have made a significant contribution to the broad patterns of our history,
10 embodies distinctive characteristics of a type, period, or method of construction, and
11 represents the work of a master architect). Specifically, designation of 2731-2735 Folsom
12 Street is proper given it is significant for its association with the development of the Mission
13 District as a streetcar suburb, is a fine example of residential Beaux-Arts style architecture,
14 and is notable as the work of local master architect James Francis Dunn.

15 (c) The particular features that shall be preserved, or replaced in-kind as determined
16 necessary, are those generally shown in photographs and described in the Landmark
17 Designation Case Report, which can be found in Planning Department Docket No. 2016-
18 010894DES, and which are incorporated in this designation by reference as though fully set
19 forth. Specifically, the following features shall be preserved or replaced in kind:

20 (1) All exterior elevations, form, massing, structure, roofline, architectural
21 ornament and materials of 2731-2735 Folsom Street, identified as:

- 22 (A) Three-story building with slightly pitched hip roof;
- 23 (B) Asymmetrical primary (west) façade;
- 24 (C) Wood shiplap cladding;
- 25 (D) Rusticated ground level cladding;

- 1 (E) Location, size, and shape of fenestration openings on primary
2 façade;
- 3 (F) Original wood-sash and wood-frame single-hung windows with ogee
4 lugs;
- 5 (G) Ground level openings with dentil and rope moldings and keystone
6 cartouches;
- 7 (H) Molded belt course with acanthus leaves and geometric details;
- 8 (I) Wood stair to first story entries;
- 9 (J) Partially glazed doors with transom windows; leaded stained glass
10 window within entry vestibule;
- 11 (K) Double-height engaged Corinthian columns; capitals with female
12 masks;
- 13 (L) Egg and dart molding above rounded bay transom windows;
- 14 (M) Molded balcony with iron railing;
- 15 (N) Elongated quatrefoil windows;
- 16 (O) Entablature with projecting cornice, acanthus modillions, dentil
17 course, ribbon of textured plaster with x-motifs pinned with florettes, and a thin rope molding;
- 18 (P) Double-height rounded bay;
- 19 (Q) Domed turret above double-height rounded bay; and
- 20 (R) Form, massing and simple-drop style horizontal siding at secondary
21 (north, south and east) elevations.
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23 Section 4. Effective Date. This ordinance shall become effective 30 days after
24 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
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1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

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4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6 By: _____
7 ANDREA RUIZ-ESQUIDE
8 Deputy City Attorney

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