

1 [Planning Code - Landmark Designation - 600-32nd Avenue (aka George Washington High
2 School)]

3 **Ordinance amending the Planning Code to designate 600-32nd Avenue (aka George
4 Washington High School), in Assessor's Parcel Block No. 1574, Lot No. 001, 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.

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

18 Section 1. Findings.

19 (a) CEQA and Land Use Findings.

20 (1) The Planning Department has determined that the proposed Planning Code
21 amendment is subject to a Categorical Exemption from the California Environmental Quality
22 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
23 15308 of the Guidelines for implementation of the statute for actions by regulatory agencies
24 for protection of the environment (in this case, landmark designation). Said determination is
25 on file with the Clerk of the Board of Supervisors in File No. 180004 and is incorporated herein
by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 600 32nd Avenue (aka George Washington High
3 School), Assessor's Parcel No. 1574, Lot 001, will serve the public necessity, convenience,
4 and welfare for the reasons set forth in Historic Preservation Commission Resolution No. 919,
5 recommending approval of the proposed designation, which is incorporated herein by
6 reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of
8 600 32nd Avenue (aka George Washington High School), Assessor's Parcel No. 1574, Lot
9 001, is consistent with the San Francisco General Plan and with Planning Code Section
10 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 919,
11 recommending approval of the proposed designation, which is incorporated herein by
12 reference.

13 (b) General Findings.

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

18 (2) On August 17, 2016, the Historic Preservation Commission added 600 32nd
19 Avenue (aka George Washington High School), Assessor's Parcel No. 1574, Lot 001, to the
20 Landmark Designation Work Program, which was adopted by the Historic Preservation
21 Commission on June 15, 2011 and is a list of individual properties and historic districts under
22 consideration for landmark designation.

23 (3) The Designation report was prepared by outside historic preservation
24 experts and reviewed by Planning Department Preservation staff. All preparers meet the
25 Secretary of the Interior's Professional Qualification Standards and Planning Department

1 Preservation staff reviewed the report for accuracy and conformance with the purposes and
2 standards of Article 10.

3 (4) The Historic Preservation Commission, at its regular meeting of October 18,
4 2017, reviewed Planning Department Preservation staff's analysis of 600 32nd Avenue's
5 historical significance pursuant to Article 10 as part of the Landmark Designation Case Report
6 dated October 18, 2017.

7 (5) On October 18, 2017, the Historic Preservation Commission passed
8 Resolution No. 910, initiating designation of 600 32nd Avenue (aka George Washington High
9 School), Assessor's Parcel No. 1574, Lot 001, as a San Francisco Landmark pursuant to
10 Section 1004.1 of the Planning Code. Said resolution is on file with the Clerk of the Board of
11 Supervisors in File No. 180004 and is incorporated herein by reference.

12 (6) On December 6, 2017, after holding a public hearing on the proposed
13 designation and having considered the specialized analyses prepared by Planning
14 Department Preservation staff and the Landmark Designation Case Report, the Historic
15 Preservation Commission recommended approval of the proposed landmark designation of
16 600 32nd Avenue (aka George Washington High School), Assessor's Parcel No. 1574, Lot
17 001, in Resolution No. 919. Said resolution is on file with the Clerk of the Board of
18 Supervisors in File No. 180004.

19 (7) The Board of Supervisors hereby finds that 600 32nd Avenue (aka George
20 Washington High School), Assessor's Parcel No. 1574, Lot 001, has a special character and
21 special historical, architectural, and aesthetic interest and value, and that its designation as a
22 Landmark will further the purposes of and conform to the standards set forth in Article 10 of
23 the Planning Code.

24
25 Section 2. Designation.

1 Pursuant to Section 1004 of the Planning Code, 600 32nd Avenue (aka George
2 Washington High School), in Assessor's Parcel No. 1574 Lot 001, is hereby designated as a
3 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 600 32nd Avenue, Assessor's Parcel No. 1574 Lot 001, in San Francisco's
8 Outer Richmond District.

9 (b) The characteristics of the Landmark that justify its designation are described and
10 shown in the Landmark Designation Case Report and other supporting materials contained in
11 Planning Department Case Docket No. 2016-013562DES. In brief, 600 32nd Avenue (aka
12 George Washington High School), in Assessor's Parcel No. 1574, Lot 001, is eligible for local
13 designation under National Register of Historic Places Criterion A (associated with events that
14 have made a significant contribution to the broad patterns of our history) and National
15 Register of Historic Places Criterion C (embody the distinctive characteristics of a type,
16 period, or method of construction, represent the work of a master, and possess high artistic
17 values). Specifically, designation of George Washington High School is proper given that it is
18 associated with significant events, as it was built largely using Public Works Administration
19 funds; and is architecturally significant as it embodies the characteristics of the Streamline
20 Moderne style, represents the work of master architect Timothy Pflueger, and exhibits high
21 artistic values in its four New Deal murals and one outdoor frieze that were all sponsored by
22 the Federal Art Project.

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, which can be found in Planning Department Docket No. 2016-

1 013562DES, and which are incorporated in this designation by reference as though fully set
2 forth herein. The character-defining interior features of the building are those associated with
3 areas that have historically been accessible to the public and are depicted in the floor plans or
4 photos in the Landmark Designation Report dated October 18, 2017. Specifically, the
5 following features shall be preserved or replaced in kind:

6 All exterior elevations, form, massing, structure, roofline, architectural ornament,
7 and materials of 600 32nd Avenue, identified as:

8 (1) Academic Building

9 (A) The academic building's footprint and overall height and massing;

10 (B) The academic building's flat roof with skylights;

11 (C) All exposed portions of the academic building's four exterior façades,
12 including the painted concrete cladding, the terra cotta and cast stone decorative detailing,
13 and cement plaster bas-relief motifs;

14 (D) The ribbon window openings (but not the aluminum sashes
15 themselves);

16 (E) The remaining original steel industrial windows flanking the main
17 entrance on 32nd Avenue;

18 (F) The main entrance, including the concrete stairs, cast stone piers,
19 metal canopy, and busts (but not the aluminum doors themselves);

20 (G) The other original entrances, including the curved metal canopies
21 and pipe railing balustrades, but not the doors themselves, except for the two remaining
22 historic doors on the east façade facing the esplanade;

23 (H) General layout of the academic building and the materials of the
24 following interior spaces: main entrance lobby, including Arnautoff murals, George
25 Washington statue, terrazzo stairs and flooring, handrails, tiled wainscoting, and Art Deco light

1 fixtures; corridor near the administrative office suite, including Memorial Clock and other class
2 gifts, display cases, tiled wainscoting, George Washington sculpture, and Dewey Crumpler
3 murals; and library, including the Langdon, Labaudt, and Stackpole murals, paneling,
4 casework, and clocks;

5 (I) All original tiled wainscoting in corridors and stairs;

6 (J) All original wood doors; and

7 (K) All original stairs with separate up and down traffic configuration,
8 though not the materials.

9 (2) Shop Building

10 (A) The shop building's footprint and overall height and massing;

11 (B) The shop building's flat roof and skylight;

12 (C) All exposed portions of the shop building's four exterior façades,
13 including the painted concrete cladding, cement plaster and terra cotta ornament, and four
14 figural wall-mounted sculptures;

15 (D) The shop building's grid-like fenestration pattern, including all original
16 steel industrial windows;

17 (E) The shop building's main entrance on the north façade, including the
18 surviving metal doors; and

19 (F) The concrete bridge connecting the shop building to the academic
20 building.

21 (3) Auditorium

22 (A) The auditorium's footprint and overall height and massing;

23 (B) The auditorium's stepped flat roof with fly tower;

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25

1 (C) The auditorium's two exposed façades, including the painted
2 concrete cladding and cement plaster and terra cotta ornament and the north façade with its
3 full-height colonnade;

4 (D) The fenestration pattern on the north façade of the auditorium,
5 including the original steel windows and louvered vents;

6 (E) The original metal doors within the colonnade;

7 (F) The main auditorium space, including the telescoping plaster walls
8 and proscenium arch and plywood seating; and

9 (G) Auditorium lobby and finishes, including wood doors, curved plaster
10 walls, and metal pipe railings.

11 (4) Gymnasium

12 (A) The gymnasium's footprint and overall height and massing;

13 (B) The gymnasium's flat roof and skylights;

14 (C) The gymnasium's three exposed exterior façades, including the
15 painted concrete cladding and cement plaster and terra cotta ornament;

16 (D) The gymnasium's grid-like fenestration pattern, including all historic
17 steel industrial windows;

18 (E) The original entrances on the north façade (but not the doors
19 themselves); and

20 (F) Upper gymnasium with hardwood flooring and exposed steel truss
21 roof.

22 (5) Music Room Addition

23 (A) The music room addition's footprint and overall height and massing;

24 (B) The music room addition's stepped flat roof with skylight; and

25

1 (C) The music room addition's painted concrete exterior cladding with
2 terra cotta ornament.

3 (6) Site

4 (A) Football field site and bleachers;

5 (B) Sargent Johnson's Athletics frieze on the south side of the
6 football field;

7 (C) Original landscaping design for lawn and planting strips along
8 32nd Avenue;

9 (D) Esplanade in front of the gymnasium and auditorium, including
10 concrete walkways, benches, and balustrades; and

11 (E) Courtyard space at south end of academic building.

12
13 Section 4. Effective Date. This ordinance shall become effective 30 days after
14 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
15 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
16 of Supervisors overrides the Mayor's veto of the ordinance.

17
18 APPROVED AS TO FORM:
19 DENNIS J. HERRERA, City Attorney

20 By: _____
21 VICTORIA WONG
22 Deputy City Attorney

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