

1 [Planning Code - Landmark Designation - 2 Henry Adams Street (the Dunham, Carrigan &
2 Hayden Building)]

3 **Ordinance amending the Planning Code to designate 2 Henry Adams Street (the**
4 **Dunham, Carrigan & Hayden Building), Assessor's Parcel Block No. 3910, Lot No. 001,**
5 **as a Landmark under Article 10 of the Planning Code; affirming the Planning**
6 **Department's determination under the California Environmental Quality Act; and**
7 **making findings of consistency with the General Plan, and the eight priority policies of**
8 **Planning Code, Section 101.1, and findings of public necessity, convenience, and**
9 **welfare under Planning Code, Section 302.**

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 Planning Code
21 amendment proposed in this ordinance is subject to a Categorical Exemption from the
22 California Environmental Quality Act (California Public Resources Code Sections 21000 et
23 seq., "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections
24 15000 et seq., the Guidelines for implementation of the statute for actions by regulatory
25 agencies for protection of the environment (in this case, landmark designation). Said
determination is on file with the Clerk of the Board of Supervisors in File No. 181144 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 2 Henry Adams Street, Assessor's Block No. 3910, Lot
3 No. 001 ("the Dunham, Carrigan & Hayden Building"), will serve the public necessity,
4 convenience, and welfare for the reasons set forth in Historic Preservation Commission
5 Resolution No. 1000, recommending approval of the proposed designation, which is
6 incorporated herein by reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of
8 the Dunham, Carrigan & Hayden Building is consistent with the General Plan and with
9 Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission
10 Resolution No. 1000.

11 (b) General Findings.

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

15 (2) On October 16, 2018, Supervisor Cohen introduced a Resolution under
16 Board of Supervisors File Number 181009 to initiate landmark designation under Article 10 of
17 the Planning Code of 2 Henry Adams Street (the Dunham, Carrigan & Hayden Building),
18 Assessor's Parcel Block No. 3910, Lot No. 001.

19 (3) The Landmark Designation Report was prepared by Tim Kelley Consulting,
20 Inc., and reviewed by Planning Department Preservation staff. All preparers meet the
21 Secretary of the Interior's Professional Qualification Standards for historic preservation
22 program staff, as set forth in Code of Federal Regulations Title 36, Part 61, Appendix A. The
23 report was reviewed for accuracy and conformance with the purposes and standards of Article
24 10 of the Planning Code.

1 (5) On October 24, 2018, the Board of Supervisors referred File No. 181009,
2 initiating designation of the Dunham, Carrigan & Hayden Building as a San Francisco
3 Landmark pursuant to Section 1004.1 of the Planning Code to the Historic Preservation
4 Commission for its review and recommendation under the Charter and the Planning Code.
5 Said resolution is on file with the Clerk of the Board of Supervisors in File No. 181009 and is
6 incorporated herein by reference.

7 (6) On November 7, 2018, after holding a public hearing on the proposed
8 designation and having considered the specialized analyses prepared by Planning
9 Department staff and the Landmark Designation Report, the Historic Preservation
10 Commission recommended approval of the proposed landmark designation of the Dunham,
11 Carrigan & Hayden Building by Resolution No. 1000. Said resolution is on file with the Clerk
12 of the Board in File No. 181144.

13 (7) The Board of Supervisors hereby finds that the Dunham, Carrigan & Hayden
14 Building has a special character and special historical, architectural, and aesthetic interest
15 and value, and that its designation as a Landmark will further the purposes of and conform to
16 the standards set forth in Article 10 of the Planning Code

17 . In doing so, the Board hereby incorporates by reference the findings of the Landmark
18 Designation Report.

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20 Section 2. Designation.

21 Pursuant to Section 1004 of the Planning Code, 2 Henry Adams Street (the Dunham,
22 Carrigan & Hayden Building), Assessor's Block No. 3910, Lot No. 001, is hereby designated
23 as a San Francisco Landmark under Article 10 of the Planning Code. Appendix A to Article
24 10 of the Planning Code is hereby amended to include this property.
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1 Section 3. Required Data.

2 (a) The description, location, and boundary of the Landmark site consists of the City
3 parcel located at 2 Henry Adams Street (the Dunham, Carrigan & Hayden Building),
4 Assessor’s Block No. 3910, Lot No. 001, in San Francisco’s South of Market neighborhood.

5 (b) The characteristics of the Landmark that justify its designation are described and
6 shown in the Landmark Designation Report and other supporting materials contained in
7 Planning Department Case Docket No. 2018-014691DES. In brief, the Dunham, Carrigan &
8 Hayden Building is eligible for local designation as it is associated with events that have made
9 a significant contribution to the broad patterns of our history, and for its design and
10 construction that embodies distinctive characteristics of a type, period or method of
11 construction. Specifically, 2 Henry Adams Street is significant for its long-term association with
12 the Dunham, Carrigan & Hayden Company, a business that was important to San Francisco
13 history for decades and that contributed directly, through its products, to the Gold Rush, the
14 post 1906 reconstruction of the City and to its growth as a metropolis of the Pacific Coast. It is
15 also significant because of its association with the City’s post-earthquake reconstruction
16 period architecture. The heavy timber frame, masonry building was designed by architect Leo
17 J. Delvin in 1915 in the early-twentieth century American Commercial style.

18 (c) The particular features that shall be preserved, or replaced in-kind as determined
19 necessary, are those generally shown in photographs and described in the Landmark
20 Designation Report, which can be found in Planning Department Docket No. 2018-
21 014691DES, and which are incorporated in this designation by reference as though fully set
22 forth. Specifically, the following exterior features shall be preserved or replaced in kind:

23 Overall form, structure, height, massing, materials, and architectural ornamentation of
24 the building identified as:

- 25 (1) Generally rectangular plan and form;

- 1 (2) Four story height;
- 2 (3) Flat roof and skylights;
- 3 (4) Red brick exterior cladding;
- 4 (5) Facades organized into bays separated by slightly projecting square piers;
- 5 (6) Regular grid of punched windows dominating all facades and story levels;
- 6 (7) Ground story window assemblies including widows, transoms, and wood
- 7 bulkheads;
- 8 (8) Six-part wood sash windows with divided lights in each part;
- 9 (9) Recessed entry vestibules at northeast and southeast corners of first story;
- 10 (10) First story brick beltcourse with peaked details near corners of building;
- 11 (11) Blonde brick beltcourses between upper story levels;
- 12 (12) Cast concrete details at tops and bottoms of vertical piers between bays;
- 13 (13) Flat roofline with stepped and peaked parapets near corners of building;
- 14 (14) Loading dock along east façade; and
- 15 (15) Heavy timber framing.

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

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22 APPROVED AS TO FORM:
23 DENNIS J. HERRERA, City Attorney

24 By: _____
25 ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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