FILE NO. 180723

ORDINANCE NO. 256-18

[Planning Code - Clyde and Crooks Warehouse Historic District]

Ordinance amending the Planning Code to add a new Appendix O to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Clyde and Crooks Warehouse Historic District, encompassing an area generally bounded by Brannan Street to the north, Third Street to the east, Townsend Street to the south, and Lusk Street to the West; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

NOTE: Unchanged Code text and uncodified text are in plain Arial font. Additions to Codes are in <u>single-underline italics Times New Roman font</u>. Deletions to Codes are in <u>strikethrough italics Times New Roman font</u>. Board amendment additions are in <u>double-underlined Arial font</u>. Board amendment deletions are in <u>strikethrough Arial font</u>. Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Findings.

(a) Environmental Findings. The Planning Department has determined that the proposed Planning Code amendment is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section 15308 of the Guidelines for Implementation of the statute for actions by regulatory 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. 180723 and is incorporated herein by reference. The Board of Supervisors affirms this determination.

(b) Historic Preservation Commission Findings.

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

(2) On April 18, 2018, at a duly noticed public hearing, the Historic Preservation Commission in Resolution No. 955 found that the proposed Planning Code amendments contained in this ordinance were consistent with the City's General Plan and with Planning Code Section 101.1 (b) and recommended that the Board of Supervisors adopt the proposed amendments. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 180723, and is incorporated herein by reference.

(c) Planning Commission Findings.

On April 18, 2018, at a duly noticed public hearing, the Planning Commission in Resolution No. 955 found that the proposed Planning Code amendments contained in this ordinance were consistent with the City's General Plan and with Planning Code, Section 101.1 (b). In addition, the Planning Commission recommended that the Board of Supervisors adopt the proposed Planning Code amendments. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 180723 and is incorporated herein by reference.

(c) The Board finds that the proposed Planning Code amendments contained in this ordinance are on balance consistent with the City's General Plan and with Planning Code, Section 101.1 (b) for the reasons set forth in both Historic Preservation Commission

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Resolution No. 955 and Planning Commission Resolution No. 20203, which reasons are incorporated herein by reference as though fully set forth.

(d) Pursuant to Planning Code, Section 302, the Board finds that the proposed ordinance will serve the public necessity, convenience and welfare for the reasons set forth in Historic Preservation Commission Resolution No. 955 and Planning Commission Resolution No. 20203, which reasons are incorporated herein by reference as though fully set forth.

(e) The Board of Supervisors hereby finds that the proposed Clyde and Crooks Warehouse Historic District has a special character and special historical, architectural, and aesthetic interest and value, and that its designation as a Historic District will further the purposes of and conform to the standards set forth in Article 10 of the Planning Code.

Section 2. The Planning Code is hereby amended by amending Article 10 to add Appendix O, to read as follows:

APPENDIX O TO ARTICLE 10

CLYDE AND CROOKS WAREHOUSE DISTRICT

Sec. 1. Findings and Purposes.

<u>Sec. 2. Designation.</u>

Sec. 3. Location and Boundaries.

Sec. 4. Relation to Planning Code and the Provisions of the Charter of the City and County of

<u>San Francisco.</u>

Sec. 5. Statement of Significance.

Sec. 8. Standards for Review of Applications

Sec. 6. Significance of Individual Buildings to the Historic District.

Sec. 7. Character-Defining Features/Features of the District and Existing Buildings.

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Sec. 9. Additional Provisions for Alterations and New Construction.

SEC. 1. FINDINGS AND PURPOSES. The Board of Supervisors hereby finds that the area known and described in this ordinance as the Clyde and Crooks Warehouse District contains twelve structures that have a special character and special historical, architectural, and aesthetic interest and value, and constitutes a distinct section of the City. The Board of Supervisors further finds that designation of said area as a Historic District will be in furtherance of and in conformance with the purposes of Article 10 of the Planning Code and the standards set forth therein, and that preservation on an area basis rather than on the basis of individual structures alone is in order. This ordinance is intended to further the general purpose of historic preservation legislation as set forth in Section 1001 of the Planning Code, to promote the health, safety and general welfare of the public. SEC. 2. DESIGNATION. Pursuant to Section 1004 of the Planning Code, the Clyde and Crooks Warehouse District is hereby designated as an Article 10 Historic District, this designation having been duly approved by Resolution No. 955 of the Historic Preservation Commission and Resolution No. 20203 of the Planning *Commission, which Resolutions are on file with the Clerk of the Board of Supervisors under File No.* 180723 and which Resolutions are incorporated herein and made part hereof as though fully set forth. SEC. 3. LOCATION AND BOUNDARIES. The location and boundaries of the Clyde and Crooks Warehouse District are Brannan Street to the north, Third Street to the east, Townsend Street to the south, and Lusk Street to the West. The district also joins South End Historic District's lot line at 660 3rd Street (Assessor's Block No 3787, Lot No. 008) – South End Terminal Warehouse. The historic district encompasses Lot Nos. 005, 014, 015. 016. 037. 040A. 044. 048. 033. 151. 017. 021. 022. 019. 036. 040. 018. 013. and 152-159 of

Assessor's Block No. 3787 and shall be as designated on the Clyde and Crooks Warehouse District Map, the original of which is on file with the Clerk of the Board of Supervisors in File No. 180723, which Map is hereby incorporated herein as though fully set forth.



The boundaries of the Clyde and Crooks Warehouse District are outlined.

SEC. 4. RELATION TO PLANNING CODE AND THE PROVISIONS OF THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO.

(a) Article 10 of the Planning Code is the basic law governing historic preservation in the City and County of San Francisco. This ordinance, being a specific application of Article 10, is both subject to and in addition to the provisions thereof.

(b) Except as may be specifically provided to the contrary in this ordinance, nothing in this ordinance, nothing in this ordinance shall supersede, impair or modify any Planning Code provisions applicable to property in

Historic Preservation Commission **BOARD OF SUPERVISORS**

the Clyde and Crooks Warehouse District, including but not limited to existing and future regulations controlling uses, height, bulk, lot coverage, floor area ratio, required open space, off-street parking and signs.

SEC. 5. STATEMENT OF SIGNIFICANCE.

The Clyde and Crooks Warehouse District is significant as it is representative of the post-1906 San Francisco earthquake and fire reconstruction period and is representative of warehouse/industrial building type and exemplifies early twentieth-century methods of construction and materials. The period of significance is 1906 to 1935. The district is comprised of nineteen properties, twelve of which include contributing resources, located in the South of Market neighborhood. The non-contributing properties consist of two buildings constructed after the period of significance and five surface parking lots.

The Clyde and Crooks Warehouse District's period of significance reflects the nineteenthcentury development of the South of Market area as a center of industrial production in San Francisco and maritime commerce along the west coast. The district's mix of industrial and warehouse buildings interspersed with residential structures is typical of the land use patterns developed in the nineteenth century in the South of Market neighborhood and continued during the 1906 earthquake and fire reconstruction period. The buildings exemplify early twentieth-century methods of construction and materials and reconstruction the return of South of Market's function as the industrial center of the city following the earthquake and fire.

The addition's period of significance, 1906-1935, falls within the broader 1867-1935 period of significance of the South End Historic District. The industrial buildings found within the Clyde and Crooks Warehouse District are unique for their smaller size and massing, reflecting their use as small manufacturing operations and storage and packing facilities, but are consistent with the character and development pattern of the buildings constructed in the area during the post-earthquake period. The

buildings reflect the redevelopment pattern of South of Market following the quake and fire, which largely consisted of industrial and warehouse buildings.

SEC. 6. SIGNIFICANCE OF INDIVIDUAL BUILDINGS TO THE HISTORIC DISTRICT.

<u>Twelve buildings within the boundaries of the Clyde and Crooks Warehouse District are</u> <u>identified as contributory buildings that date from the Historic District's period of significance and</u> <u>retain their historic integrity. These structures are of the highest importance in maintaining the</u> <u>character of the Historic District. An architectural description, building history and evaluation of each</u> <u>parcel within the Historic District is documented on the State of California - Department of Parks and</u> <u>Recreation Primary Record (DPR 523A - descriptive) survey forms.</u>

The following buildings are deemed Contributory to the Historic District:

APN	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Date Built</u>
<u>3787 005</u>	<u>630</u>	<u>630</u>	<u>3rd St</u>	<u>1924</u>
<u>3787 048</u>	<u>415</u>	<u>415</u>	<u>Brannan</u>	<u>1923</u>
<u>3787 033</u>	<u>425</u>	<u>425</u>	<u>Brannan</u>	<u>1924</u>
<u>3787 151</u>	<u>435</u>	<u>435</u>	<u>Brannan</u>	<u>1910</u>
<u>3787 017</u>	<u>18</u>	<u>28</u>	<u>Clyde</u>	<u>1907</u>
<u>3787 021</u>	<u>36</u>	<u>36</u>	<u>Clyde</u>	<u>1923</u>
<u>3787 022</u>	<u>25</u>	<u>35</u>	<u>Lusk</u>	<u>1917</u>
<u>3787 019</u>	<u>45</u>	<u>45</u>	<u>Lusk</u>	<u>1922</u>
<u>3787 036</u>	<u>322</u>	<u>326</u>	Ritch	<u>1906</u>
<u>3787 040</u>	<u>330</u>	<u>330</u>	<u>Ritch</u>	<u>1920</u>

<u>3787 018</u>	<u>228</u>	<u>242</u>	<u>Townsend</u>	<u>1909</u>
<u>3787 013</u>	<u>224</u>	<u>224</u>	<u>Townsend</u>	<u>1935</u>

Noncontributory. This category identifies buildings which postdate the Historic District's period of significance and/or no longer retain sufficient integrity to convey significance. Alterations to Noncontributory buildings would require Certificate of Appropriateness review in order to ensure that alterations and new construction would be compatible with the historic character of the District in terms of scale, massing, fenestration, materials and detail outlined in this appendix and the applicable standards for review pursuant to Article 10 of the Planning Code.

The following buildings shall be deemed to be Noncontributory within the Historic District:

APN	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Year Built</u>
<u>3787 014</u>	<u>2</u>	<u>2</u>	<u>Clyde</u>	<u>1935</u>
<u>3787 015</u>	<u>10</u>	<u>10</u>	<u>Clyde</u>	<u>N/A</u>
<u>3787 016</u>	<u>16</u>	<u>16</u>	<u>Clyde</u>	<u>N/A</u>
<u>3787 037</u>	<u>326</u>	<u>326</u>	<u>Ritch</u>	<u>N/A</u>
<u>3787 040A</u>	<u>328</u>	<u>328</u>	<u>Ritch</u>	<u>N/A</u>
<u>3787 044</u>	<u>336</u>	<u>340</u>	<u>Ritch</u>	<u>N/A</u>
<u>3787 152-159</u>	<u>340</u>	<u>340</u>	<u>Ritch</u>	<u>1955</u>

<u>SEC. 7. CHARACTER-DEFINING FEATURES/FEATURES OF THE DISTRICT AND</u> <u>EXISTING BUILDINGS.</u>

The following section describes in further detail the character-defining features of the District and of individual buildings contained therein. Historic District designation is intended to protect and preserve these character-defining features.

a. Overall Form, Continuity, Scale and Proportion. All buildings are built to the property lines and rise vertically without setbacks. Building heights are two to three stories, with the exception of the one-story building at 45 Lusk Street. Ten of the twelve contributing buildings have flat roofs. One building (435 Brannan) has a combination gable and flat roof. One building (322-326 Ritch Street) has a double-gable roof. The District's buildings are rectangular plan and largely masonry structures with the exception of four wood frame buildings.

(b) Fenestration. The majority of the buildings have aluminum and steel sash multi-lite windows. Wood frame windows are found on two properties (45 Lusk, 322-326 Ritch). Methods of operability include fixed, awning, double-hung, pivot and sliding.

(c) Materials and Finishes. Six of the buildings are clad in smooth finish stucco. Two are clad in wood channel drop siding and one is clad with wood clapboard siding. Two buildings are red brick. One of the brick buildings has a concrete base that falls just below the water table. Materials and paint are generally light to medium colors with white, buff, and grey the predominate shades.

(d) Architectural Details. There are no character-defining interior features identified as part of this designation. Exterior ornament consists of projecting corniced rooflines with modillions, egg and dart and dentil molding, belt courses, brick corbelling. The specific character-defining exterior features of the buildings are as follows:

(1) 630 3rd Street (1924). Character-defining features include: two-story height and rectangular massing; six bays; flat roof; smooth finish stucco cladding; fixed multi-lite aluminum sash windows; piers; cornice; string course; and ornamental shields.

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(2) 415 Brannan Street (1923). Character-defining features include: two-story height and rectangular massing; three bays; flat roof; smooth finish stucco cladding; multi-lite steel sash windows; pilasters; projecting cornice; and belt courses.

(3) 425 Brannan (1924). Character-defining features include: two-story height and rectangular massing; smooth-finish stucco cladding; flat roof; projecting cornice; dentil and egg and dart molding; recessed panels and parapet; piers; and belt courses.

(4) 435 Brannan (1910). Character-defining features include: two-story height and rectangular massing; smooth finish stucco cladding; parapet; multi-light, steel sash ribbon awning windows; rounded corners; window and door openings; entrance awning; belt courses; and speedlines.

(5) 18-28 Clyde St (1907). Character-defining features include: three-story height and rectangular massing; three bays; wood channel drop siding; flat roof.; projecting cornice with dentils and modillions; open central bay and staircase; double-hung windows; and projecting wood window sills and headers.

(6) 36 Clyde St (1923). Character-defining features include: two-story height and rectangular massing; three bays; wood clapboard siding; flat roof; projecting cornice, modillions, egg and dart and dentil molding; multi-lite steel and plate glass pivot windows; and wood window trim and <u>sills.</u>

(7) 25-35 Lusk Street (1917). Character-defining features include: two story height and rectangular massing; six bays; flat roof; brick cladding; corbelled cornice; multi-lite steel sash windows; recessed window openings; quoins; second floor brick detailing; molded concrete belt courses; and the painted sign "Ogden Packing & Provision Co."

(8) 45 Lusk Street (1922). Character-defining features include: one-story height and rectangular massing; channel drop wood siding; flat roof; multi-lite wood sash windows; above-grade recessed entrance; projecting cornice and modillions; and dentil and egg and dart molding.

1	(9) 322-326 Ritch Street (1906). Character-defining features include: two-story height
2	and rectangular massing; five bays; brick cladding; piers; brick corbelling; brick window sills;
3	projecting cornice; recessed door and window openings; multi-light and double-hung wood windows;
4	and parapet.
5	(10) 330 Ritch Street (1920). Character-defining features include: three-story height
6	and rectangular massing; brick cladding; flat roof; and brick window sills.
7	(11) 224 Townsend (1935). Character-defining features include: two-story height and
8	rectangular massing; five bays; concrete cladding; flat roof; decorative parapet above central entrance
9	bay; spandrel panels between first and second floors on primary elevation; vertical ornament above
10	second floor window openings on primary elevation; and fluted columns projecting above the roofline.
11	(12) 228-242 Townsend St (1909). Character-defining features include: two-story
12	height and rectangular massing; flat roof; stucco cladding; projecting cornice with brackets; and dentil
13	<u>molding.</u>
14	SEC. 8. STANDARDS FOR REVIEW OF APPLICATIONS
15	The standards for review of all applications for Certificates of Appropriateness are as set forth
16	in Section 1006.6 of Article 10. For the purposes of review under those standards, the "character of the
17	Historic District" shall mean the exterior architectural features of the Clyde and Crooks Warehouse
18	District referred to and described in Section 6 of this Appendix.
19	Any exterior change within the Clyde and Crooks Warehouse District shall require a Certificate
20	of Appropriateness, pursuant to the provisions of Article 10, when such work requires a City permit,
21	with the exception of specific scopes of work identified by the Historic Preservation Commission and
22	delegated to Planning Department Preservation staff for review and approval and specific scopes of
23	work as outlined below. The procedures, requirements, controls and standards of Article 10 of the
24	Planning Code shall apply to all applications for Certificates of Appropriateness and/or Administrative
25	Certificates of Appropriateness in the Clyde and Crooks Warehouse District.

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SEC. 9. ADDITIONAL PROVISIONS FOR ALTERATIONS AND NEW CONSTRUCTION.

Additions to existing buildings and new infill construction proposed within the Clyde and Crooks Warehouse District must reflect an understanding of the relationship of the proposal with the contributing buildings within the district. Additions shall be reviewed for compatibility with the historic building and the District, while infill construction shall be reviewed for compatibility with the overall District. Neither should directly imitate nor replicate existing features. For additions, every effort should be made to minimize the visibility of the new structure within the District. Infill construction should reflect the character of the District, including the prevailing heights of contributing buildings without creating a false sense of history. Property owners should consult early in the process with a Planning Department Historic Preservation staff when developing a proposal.

(a) Additions. Additions shall be reviewed on a case-by-case basis and any proposed addition should be located in an inconspicuous location and not result in a radical change to the form or character of the historic building. A vertical addition may be approved, depending on how the addition impacts the building and its relative visibility from the surrounding public rights-of-way within the district. The Planning Department evaluates all proposals for properties identified under Article 10 of the Planning Code for compliance with the Secretary of the Interior's Standards (as set forth in Section 1006.6 of the Planning Code). Based on these Standards, Department staff uses the following criteria when reviewing proposals for vertical additions:

(1) The structure respects the general size, shape, and scale of the features associated with the property and the District and the structure is connected to the property in a manner that does not alter, change, obscure, damage, or destroy any of the character-defining features of the property and the District.

(2) The design respects the general historic and architectural characteristics associated with the property and the District without replicating historic styles or elements that will result in creating a false sense of history.

(3) The materials are compatible with the property or District in general character, color and texture.

As part of the Planning Department review process, the project sponsor shall conduct and submit an analysis that illustrates the relative visibility of a proposed vertical addition from within the District. As part of this analysis, sightline cross-sections and perspective drawings illustrating the proportionality and scale, as well as the visible extent of the addition from prescribed locations should be submitted.

(b) New Construction. When a district provides an opportunity for new construction through existing vacant parcels or by replacing non-contributing buildings, a sensitive design is of critical importance. Historic buildings within the District should be utilized and referenced for design context. Contemporary design that respects the District's existing character-defining features without replicating historic designs is encouraged. The Department uses the following criteria when reviewing proposals for infill construction as well as the review standards set forth in Section 1006.6 of the Planning Code:

(1) The structure respects the general size, shape, and scale of the character-defining features associated with the district and its relationship to the character-defining features of the immediate neighbors and the district.

(2) The site plan respects the general site characteristics associated with the district.
(3) The design respects the general character-defining features associated with the

<u>district.</u>

(4) The materials are compatible with the district in general character, color, and

<u>texture.</u>

(c) Standards for New Construction and Alterations.

<u>(1)</u>	Facade Line Continuity. Facade line continuity is historically appropriate.
<u>Therefore, setback</u>	ks at lower floors and arcades, not generally being features of the Clyde and Crooks
<u>Warehouse Distric</u>	ct, are generally not acceptable.
(2)	Fenestration and Design Elements for New Construction. In areas with a
<u>concentration of b</u>	puildings characterized by a high proportion of mass to void and deeply recessed
<u>openings, vertical</u>	orientation and limited fenestration, the design of new construction should relate to
those elements. In	areas characterized by buildings with industrial style fenestration, new construction
should relate to th	iose design elements.
<u>(d) Exteri</u>	ior Changes Requiring Approval. Any exterior change within the Clyde and Crooks
<u>Warehouse Distric</u>	ct shall require a Certificate of Appropriateness pursuant to the provisions of Article
10 when such wor	k requires a city permit. In addition, a Certificate of Appropriateness shall be
required for clean	ning masonry surfaces with abrasives and/or treatment of such surfaces with
waterproofing che	emicals. Sandblasting and certain chemical treatments detrimental to older brick will
<u>not be approved.</u>	
<u>(e) Signs.</u>	
(1)	Principal Signs. Only one sign will be allowed per establishment per street
frontage. A flush s	sign with lettering intended to be read from across the street is permitted. On brick
surfaces, signs she	ould be mounted with a minimum number of penetrations of the wall, and those
penetrations only	in the mortar joints.
<u>(2)</u>	Secondary Signs. One per establishment per street frontage. A secondary sign is
<u>intended to be vie</u>	wed close-up and consists of: (A) lettering on a door or window that contains only the
name and nature	of the establishment, hours of operation and other pertinent information; or (b) a
projecting sign no	ot exceeding two square feet in area used in conjunction with a principal flush sign.
(d) Nothin	ng in this legislation shall be construed to regulate paint colors within the District.

Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

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

By:

ORIA WONG Deputy City Attorney

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City and County of San Francisco Tails Ordinance

City Hall 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102-4689

File Number: 180723

Date Passed: October 23, 2018

Ordinance amending the Planning Code to add a new Appendix O to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Clyde and Crooks Warehouse Historic District, encompassing an area generally bounded by Brannan Street to the north, Third Street to the east, Townsend Street to the south, and Lusk Street to the West; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

September 24, 2018 Land Use and Transportation Committee - CONTINUED

October 01, 2018 Land Use and Transportation Committee - RECOMMENDED

October 16, 2018 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

October 23, 2018 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

File No. 180723

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 10/23/2018 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo Clerk of the Board

London N. Breed Mayor

Date Approved

City and County of San Francisco

Printed at 12:42 pm on 10/24/18