

8/16/17

D. Smith

STATEMENT BEFORE HISTORIC PRESERVATION COMMISSION
Wednesday, August 16, 2017

My name is George Yamasaki, Jr. I have been a resident of the City and County of San Francisco continuously since June, 1959, that is, 58 years. I've been fairly active in the Japanese American community here, primarily with the annual Cherry Blossom Festival and the Japan Society.

I enthusiastically support the designation of Lot 23, the Peace Pagoda, as a landmark. As set forth in the Planning Department's report, it is the sublime work of the distinguished Japanese architect, Professor Yoshiro Taniguchi. In the nearly 50 years following its completion, it has achieved iconic status and serves as the focal point of countless community gatherings.

I am compelled, however, respectfully to object to the proposed designation of Lot 22, the Peace Plaza, as a landmark. The Department's report, at page 65, correctly states that the Pagoda's "integrity of setting, however, has been degraded owing to a redesign of Peace Plaza undertaken in 2000-2001. *[Continuing to quote from the report]* The project removed the keyhole-shaped reflecting pool and its eternal flame at the base of the Peace Pagoda, and substituted for them new features and materials" On page 6 of its Landmark Designation Case Report, the Department acknowledges, "The integrity of Peace Plaza has been greatly degraded." Moreover, it appears to satisfy no more than two of the seven required aspects of integrity, that is, location and setting.

Under the circumstances I submit that Lot 22, the Peace Plaza, does not meet Section 1004's requirements of either "special character" or "special historical, architectural or aesthetic interest or value."

I further point out that the City and County of San Francisco purchased the Plaza parcel from a private owner in 1989. Unlike the Pagoda parcel, the Plaza parcel was never a gift to the people of San Francisco.

Additionally I wish to assert that I fully support the notion that the Plaza be maintained in perpetuity as open space and trust that the Recreation and Park Department and Commission will do so.

I have enormous respect for the landmark program and deplore the possibility that it will be tainted by the bestowal of that meaningful designation upon an undeserving parcel.

One, last remark →
Thank you for your consideration.

George Yamasaki, Jr.
3725 Scott Street
San Francisco, CA 94123-1113
Telephone: (415) 921-6384
email: george_yamasaki@yahoo.com

Received at HPC Hearing 8/16/17
D. Smith

Regional/National

S.F. Japantown Community Benefit District passes

By TOMO HIRAI
Nichi Bei Weekly

The San Francisco Board of Supervisors voted to incorporate the Japantown Community Benefit District in the city's Japantown July 25 after the district's property owners voted in favor of the measure 55.22 percent to 44.78 percent.

The district's official formation is the latest step in a two-year-long effort that the Japantown Task Force, with funding and support from San Francisco's Office of Economic and Workforce Development (OEWD), has helped oversee since 2015. Japantown community members pursued a similar proposal a decade prior, but failed to garner enough support at the time.

The new community benefit district, comprised primarily of the ethnic enclave's commercial center, includes the Japan Center Malls, the Kinokuniya Building, the AMC Dine-In Kabuki 8, Japantown's two hotels, the commercial buildings along Buchanan Street up to Bush Street and the properties along the north side of Post Street from Laguna Street to the New People Building.

It is the city's 15th CBD. Starting with the tax assessment paid to the city at the end of this year, property owners within the CBD will pay a combined total of \$393,750 annually for 10 years. The assessments, to be disbursed to a nonprofit CBD corporation at the start of the new year, will be used to pay for additional services for Japantown's commercial center. Potential services include additional power washing of sidewalks, the installation of security cameras and the creation of promotional materials to attract more visitors to shop in the neighborhood.

"The Japantown Community Benefit District is an important milestone for the preservation and celebration of the Japanese American community in this city," Mayor Ed Lee said in a statement. "San Francisco's Japantown is only one of three remaining in the country and the formation of this District will ensure that the area's cultural

and historical resources remains vibrant."

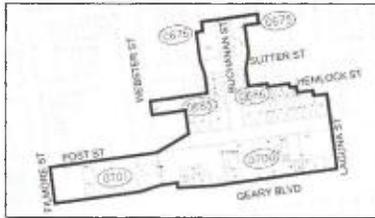
London Breed, supervisor of District 5 where Japantown is located and Board of Supervisors president, applauded the effort. "Today's establishment of the Japantown Community Benefit District was a community-driven process and will help strengthen the cultural heritage and economic sustainability of Japantown," she said in a statement. "Today's creation of the CBD will further empower the community to grow and thrive as a dynamic part of our city."

The July 25 Board of Supervisors' weekly meeting heard public comment on the CBD prior to the ballots being counted. While members of the CBD's steering committee and Japantown Task Force expressed support for the measure, no one opposed to the assessment made any public comment.

"I'm very pleased of the outcome," Alice Kawahatsu, president of the task force, told the *Nichi Bei Weekly*. "We're looking forward to many of the steering committee members to join in and become board of directors as well as other property owners so they can voice their concerns, their wishes, their hopes for Japantown in terms of economic sustainability and security and also cleanliness. We know there's a lot of work ahead of us, but we're very excited it was passed."

"I think it's a great step forward for making sure that Japantown remains a key cultural aspect of the community in San Francisco going forward," Craig Waterman, general manager of the Kabuki Hotel, told the *Nichi Bei Weekly*.

With the formation confirmed, according to the OEWD, the CBD steering committee will now organize a new 501(c)3 corporation for the administration of the CBD funds and elect a governing board, as well as register with the city as



JAPANTOWN COMMUNITY BENEFIT DISTRICT — The district boundaries were shaped to minimize impact to residential and nonprofit parcels. graphic by Kristin Lowell Inc.

a city vendor. The OEWD said it will continue to work alongside the steering committee throughout the formation process and expect the CBD to be set up by the end of the year.

While 55.22 percent of the weighted submitted votes were in favor of the CBD, 17.21 percent of property owners did not vote in the special election. Of those listed as "not voting," the San Francisco Department of Elections told the *Nichi Bei Weekly* that two ballots arrived after the July 25 count and were not counted. The Nihonmachi Parking Corporation, which owns 10 parcels in the district, submitted only one of its ballots to the city with an attached list noting its other nine parcels. Cuong Quach of the city's Department of Elections said they counted the single ballot but disregarded the appended list.

The Nihonmachi Parking Corporation and the parcel owners for the two uncounted ballots told the *Nichi Bei Weekly* that they voted against the assessment. The CBD, however, would have still passed with 53.07 percent of weighted ballots voting in favor, had those three owners' ballots been counted.

Out of those properties voting, 17 parcels worth 45.71 percent of the assessment, which are owned by eight individual entities, voted for the assessment. Of those ballots in favor of the assessment, the city of San Francisco had a 17.47 percent stake in the total assessment. Of those opposed, nine parcel owners submitted 24 ballots, representing 37.07 percent of the assessment. Both the Japan Center Malls and Kinokuniya Building, which would pay a combined total of 26.32 percent of the assessment, voted against the assessment.

Landmark designation process for Peace Pagoda and Plaza begins

By TOMO HIRAI
Nichi Bei Weekly

The San Francisco Historic Preservation Commission voted June 21 to initiate a landmark designation of the Peace Pagoda and Plaza in San Francisco's Japantown. The present commission members unanimously voted to initiate the process 4-0, with Commissioner Diane Matsuda refusing herself.

While no concerns have been raised regarding landmarking the pagoda, which has largely remained unchanged since its erection in 1968, several questions have been raised and addressed regarding the surrounding Peace Plaza and its worthiness of a landmark designation.

"Our argument is, we want to preserve as much open space as possible, as long as they can have elements ... that represents what this once was," Rosalyn Tonai, cultural heritage committee chair of the Japantown Task Force, said during the July 19 board meeting. Tonai said she learned that George Yamasaki Jr., former representative of National-Braemar Inc. and Japantown community member, opposed the landmarking of the plaza during an oral history interview she conducted. Hawai'i-based National-Braemar redeveloped the former heart of Japantown into the Japanese Cultural and Trade Center in 1968.

"I separate the issues into landmarking the pagoda, which I'm totally in favor of, and landmarking what is now the plaza. You can't landmark something that is no longer there," Yamasaki said to the *Nichi Bei Weekly*. Yamasaki noted that the Peace Plaza, originally designed by architect Yoshiro Taniguchi, no longer retains its original design like Taniguchi's pagoda. "It's also misleading when it (implies) in its executive summary that the plaza ... as it currently exists, was designed by Taniguchi."

The city's "Landmark Designation Case Report" reads on its first page, "(t)he Peace Pagoda and Peace Plaza were designed by the Japanese master architect, Yoshiro Taniguchi," but does not mention the plaza's degraded in-

tegrity resulting from the 2000-2001 plaza redesign until page six.

Yamasaki said he is for maintaining the plaza space as an open space, but said he does not think it is necessary to designate it as a landmark to do that. "Landmarking, for one thing, implies a certain stature that the current plaza deserves," he said. "It certainly should be open, it should be a gathering space. We use it for our festivals and we get a lot of use of it. It should be continued to be owned by the city. Also (it should be) a clean, clear setting for the pagoda."

While Yamasaki's opposition to the landmarking was not known at that time, Desiree Smith, the preservation planner who presented the proposal to the commission, assured that the designation of the plaza would highlight general defining features of the plaza and not preclude the city or Japantown community from renovating it.

While the plaza is not preserved in its original form, Smith argued that the landmark designation would identify several defining features to preserve the plaza as, "an open space characterized by a combination of hardscape paving and planters, combined with landscaping elements including shrubbery and, specifically, cherry (blossom) trees," and features objects such as a water feature, the "eternal flame," boulders, and flag poles. She went on to say the designation would not preclude the plaza from future renovations.

Karen Kai, speaking in favor of the landmarking, criticized the turn-of-the-century renovation of the plaza. "Frankly, having worked on the public process of the 2000-2001 redo, we're not satisfied," she said. "It doesn't do justice to the site, it doesn't do justice to the original architecture and we know we can do better." She went on to say the report's general defining features for the plaza helps to achieve a future renovation the community wants of the plaza.

Commissioner Jonathan Pearlman noted that the potential landmark was "remarkable" for its "flexibility" in describing the character-defining features of the plaza, as well as for its consideration of a structure from San Francisco's redevelopment.

The pagoda and plaza were placed on a list of potential historic landmarks at the recommendation of the Japantown Cultural Heritage and Economic Sustainability Strategy, a 2013 city-approved planning document designed to guide the ethnic enclave.

The Historic Preservation Commission will potentially vote on the designation at the Wednesday, Aug. 16 commission meeting, which will be held at San Francisco's City Hall, at 12:30 p.m. in Room 400.

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OFFICE: (415) 673-1009 **FAX / OFFICE:** (415) 673-1063

GENERAL INQUIRIES: info@nichibeifoundation.org

EDITORIAL: news@nichibeiweekly.org calendar@nichibeiweekly.org

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ON THE COVER: 1992 Olympic gold medalist Kristi Yamaguchi and her daughter, Emma Hedican, 11, rehearse together at Dublin Iceland in preparation for the upcoming Golden Moment shows in San Jose and Honolulu in September.



Received at HPC Hearing 8/16/17

D. Smith

Third Baptist Church of San Francisco, Inc.

1399 McAllister Street • San Francisco, CA 94115
415.346.4426 • 415.346.4259 fax • www.thirdbaptist.org
Dr. Amos C. Brown, Pastor

August 14, 2017

Desiree Smith
San Francisco Planning Department
1670 Mission Street #400
San Francisco, CA 94103

Dear Ms. Smith,

This is confirmation that the Third Baptist Church of San Francisco leadership has approved that the properties located at 1399 McAllister Street be designated historical landmarks under Article 10: Preservation of Historical Architectural and Aesthetic Landmarks of the San Francisco Planning Code. It is our understanding that this is a follow-up to the unanimous Historical Preservation Resolution 83's approval on July 19, 2017. We are fully aware of the stipulations for landmark designation, this includes all of the plans and structural layout for the properties that were constructed consecutively in 1952 and 1956, with the schematic drawing and plans for the future educational building on the parking lot.

We look forward to a successful final approval before the Landmark Commission and the Board of Supervisors following the August 16, 2017 hearing.

Sincerely,

Dr Amos C. Brown,
Pastor

Alphonso Campbell,
Chair of the Deacon's Ministry

Preston J. Turner,
Chair of the Trustee Ministry

Received at HPC Hearing 8/16/17
D. Smith

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

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

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

16 Section 1. Findings.

17 (a) CEQA and Land Use Findings.

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

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 _____, the Historic Preservation Commission passed Resolution
5 No. _____, initiating designation of 1399 McAllister Street (aka Third Baptist Church
6 Complex), Lot 013, in Assessor's Block 0778, as a San Francisco Landmark pursuant to
7 Section 1004.1 of the San Francisco Planning Code. Such motion is on file with the Clerk of
8 the Board in File _____ 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. _____. Such
14 resolution is on file with the Clerk of the Board in File No. _____.

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 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, Two-story, rectangular
6 building plan;

7 (B) Hipped roof;

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

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

13 (E) Courtyard featuring a concrete platform that leads to ~~a circular~~
14 ~~concrete platform and~~ the main entrance of the sanctuary;

15 (EF) Columns and curvilinear entablature above courtyard near top of
16 ~~stairs~~ at front of entrance, facing sited at the corner of McAllister and Pierce Streets;

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

19 (GH) An octagonal baptismal font clad in Roman brick veneer, made of
20 ~~narrow, horizontally-oriented terracotta tiles,~~ located at the center of the concrete platform at
21 the main entrance;

22 (HI) Primary façade facing McAllister Street;

23 (JI) Terracotta terrazzo at front entrance;

24 (KJ) Recessed primary entrance to sanctuary, characterized by three
25 pairs of metal frame glass doors;

1 (3) All exterior elevations, form, massing, structure, roofline, architectural
2 ornament and materials of the Administration/Gymnasium Youth Center and Fellowship
3 Building at 1399 McAllister Street, identified as:

4 (A) Two-story (double-height second story) with mezzanine, Three-story
5 rectangular building plan;

6 (B) Flat roofline;

7 (C) Inset north façade;

8 (D) Multi-lite, wood sash, vertical ribbon window with textured yellow
9 glass at north façade;

10 (E) Multi-lite, wood sash horizontal ribbon window with textured yellow
11 glass at first floor of north façade; and

12 (F) Canopy.

13 (4) The character-defining interior features of the
14 Administration/Gymnasium Youth Center and Fellowship Bbuilding are those associated with
15 areas that have historically been accessible to the public, and are depicted in the floor plans
16 or photos the Landmark Designation Case Report, including:

17 (A) Presence of assembly space with smaller conference classrooms and
18 offices at first floor; and

19 (B) Gymnasium on second floor with simple trusses, skylights and
20 hardwood floor.

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

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

3 **Ordinance amending the Planning Code to designate 1399 McAllister Street (aka Third**
4 **Baptist Church Complex), in Assessor’s Block No. 0778 Lot 013, as a Landmark under**
5 **Article 10 of the Planning Code; affirming the Planning Department’s determination**
6 **under the California Environmental Quality Act; and making public necessity,**
7 **convenience and welfare findings under Planning Code, Section 302, and findings of**
8 **consistency with the General Plan, and the eight priority policies of Planning Code,**
9 **Section 101.1.**

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16 Section 1. Findings.

17 (a) CEQA and Land Use Findings.

18 (1) The Planning Department has determined that the proposed Planning Code
19 amendment is subject to a Categorical Exemption from the California Environmental Quality
20 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
21 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies
22 for protection of the environment (in this case, landmark designation). Said determination is
23 on file with the Clerk of the Board of Supervisors in File No. _____ and is
24 incorporated herein 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.
5 _____, recommending approval of the proposed designation, which is incorporated
6 herein by 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. _____, 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) 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 _____, the Historic Preservation Commission passed Resolution
5 No. _____, initiating designation of 1399 McAllister Street (aka Third Baptist Church
6 Complex), Lot 013, in Assessor's Block 0778, as a San Francisco Landmark pursuant to
7 Section 1004.1 of the San Francisco Planning Code. Such motion is on file with the Clerk of
8 the Board in File _____ 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. _____. Such
14 resolution is on file with the Clerk of the Board in File No. _____.

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 patters 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 ecclesiastical buildings constructed in the Western Addition
20 during the postwar period, and represented one of the earliest to depart stylistically from the
21 traditional Catholic-influenced architecture that characterized most Christian churches up until
22 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) Two-story, 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 that
11 leads to a circular concrete platform and the main entrance of the sanctuary;

12 (E) Columns and curvilinear entablature near top of stairs at front of
13 entrance, facing the corner of McAllister and Pierce Streets;

14 (F) Decorative terracotta tile shaped as a star and inlaid into the concrete
15 platform at the top of staircase at Pierce and McAllister Streets;

16 (G) An octagonal baptismal font made of narrow, horizontally-oriented
17 terracotta tiles, located at the center of the concrete platform at the main entrance;

18 (H) Primary façade facing McAllister Street;

19 (I) Terracotta terrazzo at front entrance;

20 (J) Recessed primary entrance to sanctuary, characterized by three pairs
21 of metal frame glass doors;

22 (K) Ornamental incised squares surrounding entrance of sanctuary;

23 (L) Raised vertical band ornamentation extending from first story to roof
24 and surrounding windows on north elevation;

1 (M) Double hung wood windows with horizontal muntins filled with yellow
2 glass on north and east elevations

3 (N) Inset wood-frame cross-shaped window with yellow glass on primary
4 façade;

5 (O) Vertical wood ribbon windows with divided lites on east and west
6 elevations; and

7 (P) Horizontal painted wood siding at rear, south elevation.

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

11 (A) Existing volume of sanctuary space;

12 (B) Stained wood wainscotting;

13 (C) Mezzanine;

14 (D) Wooden trusses with shaped brackets;

15 (E) Wood paneled ceiling;

16 (F) Brass hanging lamps; and

17 (G) Raised and recessed wooden pulpit, altar and choir loft, with 18
18 recessed ornamental squares on ceiling above, two identical organ pipe systems flanking
19 either side of red fabric curtains, and space for drums and a church organ.

20 (3) All exterior elevations, form, massing, structure, roofline, architectural
21 ornament and materials of the Administration/Gymnasium Building at 1399 McAllister Street,
22 identified as:

23 (A) Three-story rectangular building plan;

24 (B) Flat roofline;

25 (C) Inset north façade;

1 (D) Multi-lite, wood sash, vertical ribbon window with textured yellow
2 glass at north façade;

3 (E) Multi-lite, wood sash horizontal ribbon window with textured yellow
4 glass at first floor of north façade; and

5 (F) Canopy.

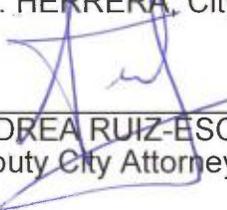
6 (4) The character-defining interior features of the Administration/Gymnasium
7 building are those associated with areas that have historically been accessible to the public,
8 and are depicted in the floor plans or photos the Landmark Designation Case Report,
9 including:

10 (A) Presence of assembly space with smaller conference rooms and
11 offices at first floor; and

12 (B) Gymnasium on second floor with simple trusses, skylights and
13 hardwood floor.

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

19
20 APPROVED AS TO FORM:
21 DENNIS J. HERRERA, City Attorney

22 By: 
23 ANDREA RUIZ-ESQUIDE
24 Deputy City Attorney

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1 [Planning Code - Landmark designation of 1610 Geary Boulevard (aka Peace Pagoda and
2 Peace Plaza)]

3 **Ordinance amending the Planning Code to designate 1610 Geary Boulevard (aka Peace**
4 **Pagoda and Peace Plaza), Lot 022 and 023 in Assessor's Block 0700, 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 Planning**
9 **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.

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

16 Section 1. Findings.

17 (a) CEQA and Land Use Findings.

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

25

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 1610 Geary Boulevard (aka Peace Pagoda and Peace
3 Plaza), Lot 022 and 023 in Assessor's Block 0700, will serve the public necessity,
4 convenience and welfare for the reasons set forth in Historic Preservation Commission
5 Resolution No. _____, recommending approval of the proposed designation, which is
6 incorporated herein by reference.

7 (3) The Board finds that the proposed landmark designation of 1610 Geary
8 Boulevard (aka Peace Pagoda and Peace Plaza), Lot 022 and 023 in Assessor's Block 0700,
9 is consistent with the San Francisco General Plan and with Planning Code Section 101.1(b)
10 for the reasons set forth in Historic Preservation Commission Resolution No. _____,
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 Charter of the City and County of San
15 Francisco, the Historic Preservation Commission has authority "to recommend approval,
16 disapproval, or modification of landmark designations and historic district designations under
17 the Planning Code to the Board of Supervisors."

18 (2) On September 18, 2013, the Historic Preservation Commission added 1610
19 Geary Boulevard (aka Peace Pagoda and Peace Plaza), Lot 022 and 023 in Assessor's Block
20 0700 to the Landmark Designation Work Program.

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

1 (4) The Historic Preservation Commission, at its regular meeting of
2 _____, reviewed Department staff's analysis of 1610 Geary Boulevard's historical
3 significance per Article 10 as part of the Landmark Designation Case Report dated
4 _____.

5 (5) On _____, the Historic Preservation Commission passed Resolution
6 No. _____, initiating designation of 1610 Geary Boulevard (aka Peace Pagoda and
7 Peace Plaza), Lot 022 and 023 in Assessor's Block 0700, as a San Francisco Landmark
8 pursuant to Section 1004.1 of the San Francisco Planning Code. Such motion is on file with
9 the Clerk of the Board in File _____ and incorporated herein by reference.

10 (6) On _____, after holding a public hearing on the proposed designation
11 and having considered the specialized analyses prepared by Planning Department staff and
12 the Landmark Designation Case Report, the Historic Preservation Commission recommended
13 approval of the proposed landmark designation of 1610 Geary Boulevard (aka Peace Pagoda
14 and Peace Plaza), Lot 022 and 023 in Assessor's Block 0700, in Resolution No.
15 _____.

16 (7) The Board of Supervisors hereby finds that 1610 Geary Boulevard (aka
17 Peace Pagoda and Peace Plaza), Lot 022 and 023 in Assessor's Block 0700, has a special
18 character and special historical, architectural, and aesthetic interest and value, and that its
19 designation as a Landmark will further the purposes of and conform to the standards set forth
20 in Article 10 of the San Francisco Planning Code.

1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, 1610 Geary Boulevard (aka Peace
3 Pagoda and Peace Plaza), Lot 022 and 023 in Assessor's Block 0700, is hereby designated
4 as a San Francisco Landmark under Article 10 of the Planning Code.

5
6 Section 3. Required Data.

7 (a) The description, location, and boundary of the Landmark site consists of the City
8 parcel located at 1610 Geary Boulevard (aka Peace Pagoda and Peace Plaza), Lot 022 and
9 023 in Assessor's Block 0700, in San Francisco's Japantown neighborhood.

10 (b) The characteristics of the Landmark that justify its designation are described and
11 shown in the Landmark Designation Case Report and other supporting materials contained in
12 Planning Department Case Docket No.2014.1050L. In brief, 1610 Geary Boulevard (aka
13 Peace Pagoda and Peace Plaza), Lot 022 and 023 in Assessor's Block 0700, is eligible for
14 local designation under National Register of Historic Places Criterion A (as it is associated
15 with events that have made a significant contribution to the broad patterns of our history) and
16 National Register of Historic Places Criterion C (as it embodies distinctive characteristics of a
17 type, period, or method of construction and represents the work of a master architect).
18 Specifically, designation of Peace Pagoda and Peace Plaza is proper given their association
19 with the redevelopment of Japantown, the social history of the neighborhood, and as an
20 architecturally significant work of master architect Yoshiro Taniguchi. The Peace Pagoda and
21 Peace Plaza are the most prominent extant structures that serve as a visual landmark and
22 embodiment of the community's identity and perseverance in the face of adversity, having
23 served as a gathering place for community events and cultural celebrations, as well as
24 community protest.

1 (c) The particular features that shall be preserved, or replaced in-kind as determined
2 necessary, are those generally shown in photographs and described in the Landmark
3 Designation Case Report, which can be found in Planning Department Docket No.
4 2014.1050L, and which are incorporated in this designation by reference as though fully set
5 forth. Specifically, the following features shall be preserved or replaced in kind:

6 (1) The entirety of the Peace Pagoda, identified as:

7 (A) A central core of reinforced concrete piers;

8 (B) Rounded roofs clad with copper plates;

9 (C) Nine-ringed bronze spire, or "kurin," surmounted by a golden flaming
10 head, or "hoshu," topped with a ball finial;

11 (D) Bronze dedication plaques in English and Japanese (but not their
12 current location); and

13 (E) The podium platform, including only a single perimeter step.

14 (2) The character-defining features of the Peace Plaza, including:

15 (A) An open space characterized by a combination of hardscape paving
16 and planters, combined with landscaping elements including shrubbery and, specifically,
17 cherry trees;

18 (B) A main entrance aligned with Buchanan Street;

19 (C) A sunken plaza in the southern half of the Plaza which provides the
20 setting for the Peace Pagoda;

21 (D) The presence of an eternal flame in proximity to the Peace Pagoda;

22 (E) The presence of a water feature(s);

23 (F) The use of large stones as a landscaping element;

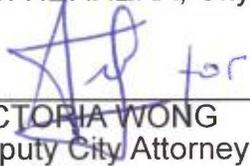
24 (G) The presence of perimeter flag poles (originally along Post Street,
25 now along Geary Boulevard); and

1 (H) The presence of a raised wall along the Geary Boulevard elevation,
2 as well as stair access to the Plaza from the Geary Boulevard sidewalk.

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

7
8 APPROVED AS TO FORM:
9 DENNIS J. HERRERA, City Attorney

10 By:


11 VICTORIA WONG
12 Deputy City Attorney

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