



SAN FRANCISCO PLANNING DEPARTMENT

Article 11 Change of Designation Case Report

HEARING DATE: SEPTEMBER 5, 2018

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Date: September 5, 2018
Case No.: 2018-008949DES
Project Address: 175 Golden Gate Avenue (De Marillac Academy)
Zoning: RC-4 (Residential-Commercial, High Density)
80-T, 120-T Height and Bulk district
Block/Lot: 0349/011
Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Timothy Frye – (415) 575-6822
tim.frye@sfgov.org

BACKGROUND

On June 19, 2018 the Board of Supervisors referred File No. 180645 to the Historic Preservation Commission for comment and recommendation on the Ordinance introduced on June 12, 2018 by Supervisor Kim that proposes to amend the Planning Code and Zoning Map to rezone 175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General), and change the designation of 175 Golden Gate Avenue as a Category III, Contributory Building in order to provide for eligibility to sell transferable development rights (TDR).

Historically known as the St. Boniface School, 175 Golden Gate Avenue was constructed in 1908 as part of the adjacent St. Boniface Catholic Church Complex after previous buildings constructed in 1899 were destroyed in the 1906 earthquake. In 1983, 133-135 Golden Gate Avenue (St. Boniface Church and Rectory, Assessor's Parcel Block No. 0349, Lot Nos. 012 and 013), was designated as San Francisco City Landmark No. 172. The subject building located at 175 Golden Gate Avenue is not designated as part of San Francisco City Landmark No. 172.

In 2014, the Board of Supervisors approved an ordinance amending the zoning map rezoning 133-135 Golden Gate Avenue (St. Boniface Church and Rectory) from RC-4 (Residential-Commercial, High Density) to C-3-G (Downtown General) and amending Map 1 of the Downtown Area Plan to include 133-135 Golden Gate Avenue in order to provide for eligibility to sell transferable development rights for 133-135 Golden Gate Avenue.

The case before the Historic Preservation Commission is consideration to comment and recommend to the Board of Supervisors a change of designation of 175 Golden Gate Avenue to a Category III, Contributory building pursuant to Article 11, Section 1106 of the Planning Code. The Article 11 Change of Designation Report was prepared by Page & Turnbull at the request of Fortress Real Estate Advisors, Inc.

PROPERTY DESCRIPTION

175 Golden Gate Avenue is located on the south side of Golden Gate Avenue between Jones and Leavenworth streets in San Francisco's Tenderloin neighborhood. 175 Golden Gate Avenue is a four-story-over-basement, brick masonry school building designed in the Romanesque Revival style. The building is clad with smooth cement plaster. At the base of the third story, a molded plaster beltcourse wraps around the north and east façades. Typical fenestration consists of punched, round-arched window and door openings on the primary north and east façades. Windows at the primary east façades are double-hung, with wood-sash and a muntin pattern featuring an arched, five-lite upper sash and a two-lite lower sash. Along the north façade, windows are paired, separated by a column, and set beneath an arched lintel with plaster molding and corbel detail. The features a galvanized copper cornice with corbelled detailing beneath the cornice line along the north and east façades. Above the central bay of the north façade, the cornice is arched. The attached *Article 11 Change of Designation Report* prepared by Page & Turnbull includes a detailed building description on pages 6-17.

The immediate vicinity of the subject building is characterized by two- to five-story 20th century commercial buildings along Golden Gate Avenue to the west, with nine-to ten-story modern residential high rises building to the east. Notable buildings in the vicinity include the historic Y.M.C.A building at 200-220 Golden Gate Avenue and the Timothy Pflueger-designed, 27-story Art-Deco tower at 100 McAllister Street.

The subject parcel is currently zoned RC-4 (Residential-Commercial, High Density). The majority of the Tenderloin is zoned RC-4; however the adjacent St. Boniface Church and Rectory (133-135 Golden Gate Avenue) and some blocks along the neighborhood's eastern edge are zoned C-3-G (Downtown-General).

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class 3).

OTHER ACTIONS REQUIRED

The Historic Preservation Commission may provide review and comment on proposed amendments to the Zoning Map to rezone the building at 175 Golden Gate Avenue from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General). If the Historic Preservation Commission adopts a resolution recommending approval of the change the designation of 175 Golden Gate Avenue as a Category III, Contributory Building, its recommendation will be sent by the Department to the Board of Supervisors. The recommendation would then be considered at a future Board of Supervisors hearing for formal Article 11 change of designation.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11

Section 1106 of the Planning Code authorizes the designation or change of designation of an individual structure or group of structures. Section 1106(a) outlines that a change of designation may be initiated by the Board of Supervisors, the Historic Preservation Commission, the property owner, an organization that has historic preservation stated as one of its goals in its bylaws or articles of incorporation, or by the

application of at least 50 registered voters of the City. An application by the property owner, qualified organization, or 50 registered voters must contain historic, architectural, and/or cultural documentation to support the change of designation. If initiated by the Board of Supervisors, the change of designation would be referred to the Historic Preservation Commission for its review and recommendation prior to passage by the Board of Supervisors.

Section 1102 of the Planning Code outlines the applicable standards for the five categories of Article 11 buildings which include Significant Buildings (Categories I and II), Contributory Buildings (Category III and IV), and Unrated Buildings (Category V).

Section 1106(h) of the Planning Code outlines the six grounds for an Article 11 change of designation. The designation of a building is warranted if changes in the area in the vicinity of a building impact its relationship to the environment and therefore place it in a different category; or changes in Conservation District boundaries make a building eligible or ineligible for designation; or changes in the physical features of the building due to circumstances beyond the control of the owner; or restoration of the building to its original quality and character; or by the passage of time, the building has become at least 40 years old; or the discovery of new factual information makes the building eligible for rating as a Building of Individual or Contextual Importance.

Section 1106(e) states that if the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days. An appeal, however, is not necessary in cases whereby the Board of Supervisors initiates the change of designation.

PUBLIC / NEIGHBORHOOD INPUT

Pursuant to Section 1106(b)(2), the Department mailed a hearing notification to all property owners located within 150 feet of 175 Golden Gate Avenue. There is no known opposition to the proposed Article 11 change of designation. The Department will provide any public correspondence received after the submittal of this report in the Historic Preservation Commission's correspondence folder.

PROPERTY OWNER INPUT

The property owner, KFF RPP Storek LLC, represented by Rubicon Point Partners, initiated the request to change the designation to an Article 11 Category III (Contributory) building.

STAFF ANALYSIS

The case report and analysis under review was prepared by Department preservation staff based upon the attached *Article 11 Change of Designation Report* prepared by Page & Turnbull.

The Department finds that the subject property is eligible for a change of designation to an Article 11 Category III, Contributory building. The building is a very good example of a Romanesque Revival style building designed by prominent San Francisco-based architectural firm Martens & Coffey and designer Brother Adrian Wewer, O.F.M., who designed more than 100 buildings for Catholic parishes across the country. It served San Francisco's large early German community, conducting services and confessions in German. It was the city's oldest German Catholic church and only German National Catholic church until the 1960s. The building retains physical integrity to its original construction. It has not undergone any

significant exterior alterations and remains in use as a school building. Overall, the exterior of the building is well preserved.

Specific justification for an Article 11 change of designation for 175 Golden Gate Avenue to a Category III, Contributing building is outlined below.

Pursuant to Section 1102(c) of the Planning Code, a Category III (Contributory) building must meet the following criteria:

- (1) Is located outside a designated Conservation District; and
- (2) Is at least 40 years old; and
- (3) Is judged to be a Building of Individual Importance; and
- (4) Is rated either Very Good in Architectural Design or Excellent or Very Good in Relationship to the Environment.

- (1) As described in the *Article 11 Change of Designation Report*, 175 Golden Gate Avenue meets the first criterion for Category III eligibility in that it is located outside a designated Conservation District.

175 Golden Gate Avenue is located within the C-3-O (Downtown-Office) zoning district but it is located outside the boundaries of any established conservation district. 175 Golden Gate Avenue meets the first criterion for designation.

- (2) 175 Golden Gate Avenue meets the second criterion for Category III eligibility regarding its age. Originally constructed in 1899 and reconstructed in 1908, 175 Golden Gate Avenue is more than 40 years old. 175 Golden Gate Avenue meets the second criterion for designation.
- (3) 149-155 9th Street meets the third criterion for Category III eligibility regarding Individual Importance. The Department concurs with the *Article 11 Change of Designation Documents* prepared by Page & Turnbull, which states that the building is individually important for the reasons set forth on page 41 of the report:

175 Golden Gate Avenue was originally designed by a team of prominent architects and designers including Brother Adrian Wewer, O.F.M who is estimated to have design over 100 buildings for Catholic Parishes across the nation, and the prominent San Francisco-based architectural firm of Martens & Coffey who were considered among the most important firms in San Francisco during the late 19th and early 20th centuries. Although the subject building lacks the ornate detail of the adjoined St. Boniface Catholic Church, and historically related building within the St. Boniface complex, the subject building retains high historic integrity with respect to its 1907 reconstruction and in terms of its harmonious architectural relationship with both the adjoined church and neighboring rectory. As such, 175 Golden Gate Avenue remains an important and very good example of a Romanesque Revival building with association to prominent designers, and to broader cultural and historic contexts in turn of the twentieth century San Francisco. The therefore upholds individual importance in terms of its architectural and cultural associations.

- (4) 175 Golden Gate Avenue meets the fourth criterion in that it appears “very good” in architectural design and/or “excellent” in relationship to the environment. As described on page 42 of the *Article 11 Change of Designation Documents* prepared by Page & Turnbull:

175 Golden Gate Avenue is one of three buildings (church, rectory, school) which comprise the historic St. Boniface complex on the south side of Golden Gate Avenue between Jones Street (south) and Leavenworth Street (north). The subject building is architecturally similar to the church and rectory buildings in that all are designed in the Romanesque Revival style. Although the subject building lacks the ornamentation and extensive architectural detail associated with St. Boniface Catholic Church, it nonetheless remains highly representative of its architectural style, era of construction, and most importantly, forms one part of a three-building complex featuring harmonious architectural character.

The Department has further determined that the subject property meets the following grounds for an Article 11 change of designation per Section 1106(h)(6):

The discovery of new factual information (for example, information about the history of the building) makes the building eligible for rating as a Building of Individual or Contextual Importance and, therefore, eligible to be designated as a Significant or Contributory Building.

175 Golden Gate Avenue meets the grounds for a change of designation per Section 1106(h)(6) in that the discovery of new factual information about the building's history and significant associations—documented above and on page 43 *Article 11 Change of Designation Report*:

The building was never intensively researched and evaluated prior to this Historic Resource Evaluation. Thus, the discovery of new factual information about the history and significance of the building makes it eligible for rating as a building of Individual or Contextual Importance as per Section 1006(h)(6). As documented in this report, the new historical information is based upon a synthesis of historic documentation including Sanborn Fire Insurance maps, historic photographs, and historic contextual information collected from various repositories, building permits, and other primary resources. The primary resource information has been set within the well-documented broader context of the history of St. Boniface Roman Catholic Church and its presence as a fixture in the Tenderloin neighborhood of San Francisco; and the work of architects Brother Adrian Wewer, O.F.M. and Martens & Coffey. The evaluation above demonstrates that the building is Individually Important. Therefore, it is eligible to be designated as a Contributory Building (Category III).

CHARACTER-DEFINING FEATURES

The identification of a building's character-defining features enables property owners and the public to understand which elements are considered most important to preserve the property's historical and architectural character. While interior character-defining features may be present, Article 11 limits designation to the exterior features.¹

¹ Interiors are subject to Article 11 if proposed interior alterations result in any visual or material impact to the exterior of the building (per Planning Code Section 1110(g)(3)).

A list of character-defining features for 175 Golden Gate Avenue are included on page 44 of the *Article 11 Change of Designation Report* and include the following:

- Four-story-over-basement, rectangular massing
- Location: Adjacency to the south side of Golden Gate Avenue (no set back from sidewalk)
- Elements indicative of the Romanesque Revival Style:
- Round-arched and segmental arched apertures (window and door openings)
- Arched parapet extension at the north façade
- Plaster motif at primary façade
- Smooth cement plaster exterior finish
- Rusticated basement level exterior cladding (east façade)
- Adjoins St. Boniface Catholic Church at the east façade
- Iron fire escape with ornate iron detailing at primary façade

GENERAL PLAN POLICIES

The Urban Design Element of the San Francisco General Plan contains the following relevant objectives and policies:

- OBJECTIVE 2: Conservation of resources that provide a sense of nature, continuity with the past, and freedom from overcrowding.
- POLICY 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

The Downtown Plan of the San Francisco General Plan contains the following relevant objectives and policies:

- OBJECTIVE 12: Conserve resources that provide continuity with San Francisco's past.
- POLICY 12.1: Preserve notable landmarks and areas of historic, architectural, or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.
- POLICY 12.2: Use care in remodeling significant older buildings to enhance rather than weaken their original character.

Designating 175 Golden Gate Avenue as an Article 11 Category III, Contributory building is consistent with the objectives and policies of the Urban Design Element and the Downtown Plan of the San Francisco General Plan. Article 11 designation will further continuity with the past because the building will be preserved for the benefit of future generations. Article 11 incentivizes preservation through the transfer of unused development rights. Designation as an Article 11 Contributory building will also require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

SAN FRANCISCO PLANNING CODE SECTION 101.1 – GENERAL PLAN CONSISTENCY AND IMPLEMENTATION

Planning Code Section 101.1 – Eight Priority Policies establishes and requires review of permits for consistency with said policies. On balance, the proposed change of designation is consistent with the priority policies in that:

The proposed change of designation will further Priority Policy No. 7, that landmarks and historic buildings be preserved. The Article 11 designation of 175 Golden Gate Avenue as a Category III, Contributory building will help to preserve an important historical resource that is a very good example of Romanesque Revival building and has cultural associations to San Francisco's early German community.

ISSUES AND OTHER CONSIDERATIONS

The proposed change of designation of 175 Golden Gate Avenue to a Category III, Contributory building will enable St. Boniface to participate in San Francisco's TDR program. TDRs are units of gross floor area that may be transferred from one lot to another within C-3 Zoning District. Each one square foot of gross floor area is one unit of TDR. Transferring unused or excess TDR units allows a structure on a Development Lot to be built that exceeds the basic floor area ratio and, in return, enables the Transfer Lot (in this case 175 Golden Gate Avenue) to sell "excess" TDR units as an extra financial incentive towards the preservation of that structure.

As part of the TDR application the Transfer Lot is required to submit for approval by the Department a Preservation, Rehabilitation, and Maintenance Plan that describes any proposed preservation and rehabilitation work and that guarantees the maintenance and upkeep of the Transfer Lot. This Plan is required to include a plan for the ongoing maintenance of the Transfer Lot; the information regarding the nature and cost of any rehabilitation, restoration or preservation work to be conducted on the Transfer Lot, including information about any required seismic, life safety, or disability access work; a construction schedule; and any other such information as the Department may require. All rehabilitation and maintenance work is required to comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

BOUNDARIES OF THE ARTICLE 11 SITE

The proposed Article 11 designation covers Assessor's Parcel Block No. 0349, Lot No. 011—on which the subject building is located.

PLANNING DEPARTMENT RECOMMENDATION

Based on the Department's analysis presented in this Case Report, 175 Golden Gate Avenue meets the designation criteria for an Article 11 Category III, Contributory building pursuant to Planning Code Section 1102. Likewise, a change of designation is warranted as the subject building meets the Grounds for Designation as outlined in Planning Code Section 1106(h)(6).

The Department recommends that the Historic Preservation Commission approve the proposed change of designation for 175 Golden Gate Avenue to a Category III (Contributory) building.

The Historic Preservation Commission may recommend approval, disapproval, or approval with

modifications of the proposed Article 11 change of designation of 175 Golden Gate Avenue.

ATTACHMENTS

1. Draft Resolution
2. Draft Designation Ordinance
3. Article 11 Change of Designation Report
4. Executive Summary, General Plan Amendment Initiation dated August 23, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. XXX

HEARING DATE: SEPTEMBER 5, 2018

1650 Mission St.
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San Francisco,
CA 94103-2479

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Case No. 2018-008949DES
Project: 175 Golden Gate Avenue (De Marillac Academy)
Re Article 11 Change of Designation
Block/Lot: 0349/011
Staff Contact: Shannon Ferguson (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org
Recommendation: Recommend Approval

RESOLUTION RECOMMENDING THE BOARD OF SUPERVISORS APPROVE AN ORDINANCE AMENDING THE PLANNING CODE AND ZONING MAP TO REZONE THE BUILDING AT 175 GOLDEN GATE AVENUE FROM RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) TO C-3-G (COMMERCIAL, DOWNTOWN GENERAL) AND DESIGNATE 175 GOLDEN GATE (DE MARILLAC ACADEMY), ASSESSOR'S PARCEL BLOCK NO. 0349, LOT NO. 011 AVENUE AS A CATEGORY III, CONTRIBUTORY BUILDING PURSUANT TO SECTION 1106 OF THE PLANNING CODE

1. WHEREAS, On June 19, 2018 the Board of Supervisors referred File No. 180645 to the Historic Preservation Commission for comment and recommendation on the Ordinance introduced on June 12, 2018 by Supervisor Kim that proposes to amend the Planning Code and Zoning Map to rezone 175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General), and change the designation of 175 Golden Gate Avenue as a Category III, Contributory Building in order to provide for eligibility to sell transferable development rights (TDR); and
2. WHEREAS, the Historic Preservation Commission has no comment on the amendment of the Zoning Map to rezone 175 Golden Gate Avenue from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General);
3. WHEREAS, Historic Preservation Consultant Page & Turnbull preservation staff, who meet the Secretary of the Interior's Professional Qualification Standards, prepared the 175 Golden Gate Avenue Change of Designation Report dated August 8, 2018, and
4. WHEREAS, Planning Department staff Shannon Ferguson, and Tim Frye, who meet the Secretary of Interior's Professional Qualification Standards, reviewed the 175 Golden Gate Avenue Change

of Designation Report for completeness, accuracy, and conformance with the purposes and standards of Article 11; and

5. WHEREAS, the Historic Preservation Commission, at its regular meeting of September 5, 2018, reviewed Planning Department staff's analysis of 175 Golden Gate Avenue's historical significance per Article 11 as part of the Case Report dated September 5, 2018; and
6. Whereas, the Historic Preservation Commissions finds that 175 Golden Gate Avenue meets the Standards for Designation of Buildings pursuant to Section 1102(c) of the Planning Code as documented in the Case Report dated September 5, 2018; and
7. WHEREAS, the Historic Preservation Commission finds that 175 Golden Gate Avenue meets the provisions for a change of designation per Section 1106(h)(6) in that the discovery of new factual information makes the building eligible for rating as a Building of Individual Importance and, therefore, eligible to be designated as a Contributory building; and
8. WHEREAS, the Historic Preservation Commission finds that 175 Golden Gate Avenue appears to meet the eligibility requirements per Section 1106 of the Planning Code and warrants consideration for Article 11 change of designation to a Category III, Contributory building; and
9. WHEREAS, the Historic Preservation Commission finds that the boundary and the list of exterior character-defining features, as identified in the September 5, 2018 Case Report, should be considered for preservation as they relate to the building's historical significance and retain historical integrity; and
10. WHEREAS, the proposed change of designation is consistent with the General Plan priority policies pursuant to Planning Code section 101.1 and furthers Priority Policy No. 7 of the Planning Code, which states that historic buildings be preserved, for reasons set forth in the September 5, 2018 Case Report; and
11. WHEREAS, the Department has determined that Article 11 designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class 3);

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of an ordinance to amend the Planning Code and Zoning Map to rezone 175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General), and change the designation of 175 Golden Gate Avenue as a Category III, Contributory Building.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on September 5, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 5, 2018

BOARD of SUPERVISORS



City Hall
 Dr. Carlton B. Goodlett Place, Room 244
 San Francisco 94102-4689
 Tel. No. 554-5184
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 TDD/TTY No. 554-5227

MEMORANDUM

TO: Jonas Ionin, Director of Commission Affairs, Historic Preservation Commission

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: June 19, 2018

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
 Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, which is being referred to the Historic Preservation Commission, pursuant to Charter, Section 4.135, for comment and recommendation.

File No. 180645

Ordinance amending the Planning Code and Zoning Map to rezone the building at 175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General); designating the building for preservation purposes as a Category III, Contributory Building; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: John Rahaim, Director of Planning
 Scott Sanchez, Zoning Administrator
 Lisa Gibson, Environmental Review Officer
 AnMarie Rodgers, Director of Citywide Planning
 Tim Frye, Preservation Coordinator
 Andrea Ruiz-Esquide, Deputy City Attorney
 Joy Navarrete, Environmental Planning
 Georgia Powell, Planning Misc. Permits Routing

[Planning Code, Zoning Map - Rezoning, Preservation Designation - 175 Golden Gate Avenue]

Ordinance amending the Planning Code and Zoning Map to rezone the building at 175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General); designating the building for preservation purposes as a Category III, Contributory Building; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~Arial font~~.
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) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). This Board adopts this determination as its own. Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

(b) On _____, the Historic Preservation Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are

1 consistent, on balance, with the City's General Plan and eight priority policies of Planning
2 Code Section 101.1. On _____, the Planning Commission, in Resolution No.
3 _____, likewise adopted findings that the rezoning is consistent, on balance, with the City's
4 General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts
5 both of these findings as its own. Copies of said Resolutions are on file with the Clerk of the
6 Board of Supervisors in File No. _____, and are incorporated herein by reference.

7 (c) On _____, the Planning Commission, in Resolution No. _____, adopted
8 findings pursuant to Planning Code Section 302 that the proposed zoning reclassification and
9 map amendment will serve the public necessity, convenience, and welfare. On _____,
10 the Historic Preservation Commission, in Resolution No. _____, likewise adopted
11 findings pursuant to Planning Code Section 302 that the proposed amendment to Article 11
12 will serve the public necessity, convenience, and welfare. The Board adopts both of these
13 findings as its own. Copies of said Resolutions are on file with the Clerk of the Board of
14 Supervisors in File No. _____.

15 (d) On _____, the Historic Preservation Commission, in Resolution No.
16 _____, recommended that the Board of Supervisors approve the designation of the
17 building at 175 Golden Gate Avenue (De Marillac Academy), Assessor's Block No. 0349, Lot
18 No. 011, as a Contributory, Category III building as defined in Planning Code Article 11. A
19 copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No.
20 _____ and is incorporated herein by reference.

21 22 Section 2. Amendment to Zoning Map.

23 In accordance with Planning Code Sections 106 and 302, the following changes are
24 hereby adopted as amendments to Zoning Use District Map ZN01 of the Zoning Map of the
25 City and County of San Francisco:

Description of Property	Use District To Be Superseded	Use District Hereby Approved
175 Golden Gate Avenue, Assessor's Block No. 0349, Lot No. 011	RC-4	C-3-G

Section 3. Designation of Category III (Contributory) Building.

(a) The Board of Supervisors hereby finds that the property identified in subsection (b) is located outside a designated Conservation District; is at least 40 years old; is judged to be a Building of Individual Importance; and is rated either Very Good in Architectural Design or Excellent or Very Good in Relationship to the Environment, and, after this ordinance has been adopted, will be located in a C-3 district. For these reasons, the Board finds that designating the following property as Category III (Contributory) will further the purposes of and conform to the standards set forth in Article 11 of the Planning Code.

(b) Pursuant to Sections 1102 and 1106 of the Planning Code, the following property is hereby designated Category III (Contributory):

Address	Assessor's Block No.	Assessor's Lot No.	Name of Building
175 Golden Gate Avenue	0349	011	De Marillac Academy

(c) Appendix C of Article 11 of the Planning Code is hereby amended to include this property.

1 (d) This property shall be subject to further controls and procedures pursuant to the
2 Planning Code, including Article 11.
3

4 Section 4. Effective Date. This ordinance shall become effective 30 days after
5 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
6 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
7 of Supervisors overrides the Mayor's veto of the ordinance.
8
9

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

12 By: 
13 ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Rezoning, Preservation Designation - 175 Golden Gate Avenue]

Ordinance amending the Planning Code and Zoning Map to rezone the building at 175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General); designating the building for preservation purposes as a Category III, Contributory Building; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Currently, 175 Golden Gate Avenue (De Marillac Academy), Assessor's Block No. 0349, Lot No. 011, is zoned RC-4 (Residential-Commercial, High Density), and although it is adjacent to the C-G-3 (Commercial, Downtown General), but not within the Downtown zoning district. It does not have a preservation status under either Articles 10 or 11 of the Planning Code.

Amendments to Current Law

This Ordinance amends the Planning Code and the Zoning Map to rezone 175 Golden Gate Avenue (De Marillac Academy), Assessor's Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General). It also classifies the building at that address as a Category III, Contributory building under Article 11 of the Planning Code.

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175 GOLDEN GATE AVENUE
CHANGE OF DESIGNATION REPORT

SAN FRANCISCO, CALIFORNIA
[16192]

PREPARED FOR:
DE MARILLAC ACADEMY
FORTRESS REAL ESTATE ADVISORS INC.
SAN FRANCISCO, CA 94104



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

AUGUST 8, 2018

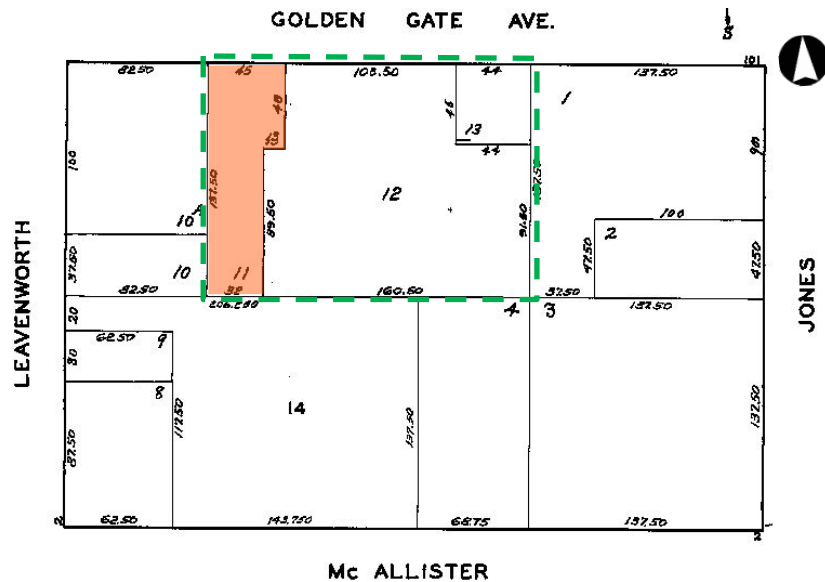
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I. INTRODUCTION

This Article 11 Change of Designation Report has been prepared at the request of De Marillac Academy for the four-story-over-basement, brick masonry institutional building at 175 Golden Gate Avenue (APN 0349/011). The building is part of the St. Boniface Catholic Church complex, which is located in San Francisco's Tenderloin neighborhood. The building, which currently houses De Marillac Academy, was established as the St. Boniface School, and the previous/original building on the site was constructed in 1899 as a three-story-over-basement unreinforced, brick masonry building with a mansard roof (similar to the complex's friary building). The building's design was directed by architect Brother Adrian Wewer, O.F.M. (Order of Franciscans Minor), with assistance from Brother Ildephonse Lettert (or Lethert), O.F.M. Additionally, the prominent San Francisco architectural firm of Martens & Coffey served as supervising architect for the project, and builder-contractor Robert Trust and the Judson Manufacturing Company are associated with the building's construction. The subject building, church, and friary were destroyed by the 1906 earthquake roughly six years after its completion. Following the disaster, the building was reconstructed as a four-story-over-basement, brick masonry building with additional reinforcement and a similar footprint. Wewer, Lettert, and Martens & Coffey returned to design the building, while St. Boniface Catholic Church parishioners, Behm Brothers, served as the builder-contractor. Reconstruction was completed in 1908. The subject building remains in its original use as an educational facility and is currently zoned RC-4 (Residential – Commercial, High-Density).¹



¹ San Francisco Planning Department's Online Property Information Map.

METHODOLOGY

This report follows professional standards for the completion of historic resource studies. It includes a building description, a site history, current and historic photographs and an examination of the building's current historic status. This report also provides an opinion of the building's eligibility for listing as a Category III building under Article 11 of the San Francisco Planning Code should the property's zoning be changed to C-3.

Page & Turnbull prepared this report using research collected at various local repositories, including San Francisco Architectural Heritage, San Francisco Department of Building Inspection, San Francisco Public Library, Mechanic's Institute Library, and the UC Berkeley Environmental Design Library. Page & Turnbull also conducted research in online repositories including, Calisphere, Online Archive of California, Archive.org, OldSF, SF Open History, California Digital Newspaper Collection, and Newspapers.com.

SUMMARY OF FINDINGS

175 Golden Gate Avenue appears to be eligible for listing as a Category III resource (Contributory Building) in Article 11 of the San Francisco Planning Code if rezoned C-3, pending approval of the San Francisco Planning Department. The institutional building has been an integral component of the fabric of St. Boniface Roman Catholic Church complex since its original construction in 1899. Along with the adjoined St. Boniface Catholic Church and neighboring friary buildings, it was reconstructed following the 1906 earthquake and fires in the midst of widespread reconstruction and recovery in San Francisco. Originally designed for and operated as the St. Boniface School, the building witnessed the growth of St. Boniface Parish into San Francisco's only German National parish while continuing its original use through 1960. Thereafter, the building continued in similar use as the Marian Center and Library between 1961 and ca. 2001 and is currently operated by the De Marillac Academy in association with the San Francisco Archdiocese. 175 Golden Gate Avenue satisfies the criteria required for a change of designation as a Category III resource as the building is located outside a designated conservation district (in this case the Kearny-Market-Mason-Sutter Conservation District); is 121 years old based upon its 1908 reconstruction date; is a building of individual importance in terms of its architectural and cultural associations; and is rated very good in terms of its architectural design and relationship to the environment.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the educational building at 175 Golden Gate Avenue.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

175 Golden Gate Avenue is listed in the National Register as "133-175 Golden Gate Avenue," encompassing all three buildings within the St. Boniface Catholic Church complex, as a contributing property to the Uptown Tenderloin Historic District, confirmed by the Keeper of the National Register on February 4, 2009.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

As 175 Golden Gate Avenue is listed in the National Register as of 2009, it is automatically listed in the California Register.

SAN FRANCISCO CITY LANDMARKS

San Francisco City Landmarks are buildings, properties, structures, sites, districts, and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage."² Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Historic Preservation Commission. These properties are important to the city's history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood development and enhance the educational and cultural dimension of the city.

175 Golden Gate Avenue is not currently designated as a San Francisco City Landmark or Structure of Merit. In 1983, St. Boniface Catholic Church was designated as San Francisco City Landmark No. 172 which includes parcels 0349/012 and 0349/013, corresponding to the church building and friary building currently addressed 135 Golden Gate Avenue and 133 Golden Gate Avenue, respectively. Therefore, the subject building does not fall within the boundary of the landmark-designated site.³

² San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks*. (San Francisco, CA: January 2003).

³ San Francisco City Planning Commission, Resolution No. 9916, File No. 90-84-3, Ordinance No. 382-84. Accessed via San Francisco Planning Department's Online Property Information Map. http://sfplanninggis.org/docs/landmarks_and_districts/LM172.pdf.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of “1” to “7” to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of “1” or “2” are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of “3” or “4” appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

175 Golden Gate Avenue is not listed in the California Historic Resources Information System (CHRIS) database with a status code (last updated in April 2012), which means it has not formally been evaluated with findings submitted to the California Office of Historic Preservation.

DOWNTOWN AREA PLAN

Adopted in 1985 as Article 11 of the San Francisco Planning Code, the Downtown Area Plan is a set of objectives and policies created by the San Francisco Planning Department that guide decisions affecting San Francisco’s Downtown. The Downtown Area Plan asserts that past development, as represented by both significant buildings and by areas of established character, must be preserved to provide a physical and material connection to San Francisco’s history. In order to achieve these aims, the Downtown Area Plan has a rating system for historical resources, based upon San Francisco Architectural Heritage’s Survey of Downtown resources, as well as policies for sensitive development in the downtown area. As part of the implementation strategy for these policies, the Planning Department requires the retention of the highest quality buildings and preservation of their significant features. Thus, the Downtown Area Plan identifies Significant and Contributing Buildings as part of its rating system for historical resources. Significant Buildings are those resources with the highest architectural and environmental importance; buildings whose demolition would constitute an irreplaceable loss to the quality and character of the downtown. Contributing Buildings are those resources that are of secondary importance, or provide context for other historic resources in the downtown. The Downtown Area Plan includes 251 resources listed as Significant Buildings with classifications of Category I and Category II. These resources have the highest level of significance and may be sensitively altered depending on their classification. Contributing Buildings are classified as either Category III or IV and are encouraged to be retained, but not required, as per the Downtown Area Plan.

175 Golden Gate Avenue was not included in the Downtown Area Plan and therefore has no corresponding rating.

1976 DEPARTMENT OF CITY PLANNING ARCHITECTURAL QUALITY SURVEY

The 1976 Department of City Planning Architectural Quality Survey (1976 DCP Survey) is what is referred to in preservation parlance as a “reconnaissance” or “windshield” survey. The survey looked at the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures on a scale of “-2” (detrimental) to “+5” (extraordinary). No research was performed, and the potential historical significance of a resource was not considered when a rating was assigned. Buildings rated “3” or higher in the survey represent approximately the top two percent of San Francisco’s building stock in terms of architectural significance. However, it should be noted here that the 1976 DCP Survey has come under increasing scrutiny over the past decade due to the fact

that it has not been updated in over twenty-five years. As a result, the 1976 DCP Survey has not been officially recognized by the San Francisco Planning Department as a valid local register of historic resources for the purposes of the California Environmental Quality Act (CEQA).

175 Golden Gate Avenue is listed in the 1976 DCP Survey with a rating of “4” as part of the St. Boniface Church, School and Rectory (parcels 0349/011, 0349/012, and 0349/013). The survey form described the “[...] quality of composition of complex. [...] Nice grouping of buildings of various dates, all within a few years of each other.”

HERE TODAY

Here Today: San Francisco's Architectural Heritage (Here Today) is one of San Francisco's first architectural surveys, undertaken by the Junior League of San Francisco and published in book form in 1968. Although the *Here Today* survey did not assign ratings, it did provide brief historical and biographical information about what the authors believed to be significant buildings.

The subject building is included in *Here Today* as part of the St. Boniface Catholic Church complex.⁴

⁴ *Here Today: San Francisco's Architectural Heritage*, 268.

III. BUILDING AND PROPERTY DESCRIPTION

EXTERIOR

175 Golden Gate Avenue is a four-story-over-basement, reinforced brick masonry building designed in the Romanesque Revival style by architects Brother Adrian Wewer, O.F.M. and Brother Ildephonse Lettert, with construction supervision provided by Martens & Coffey. The existing building was completed in 1908 and replaced an earlier three-story-over-basement building of similar design and construction (by the same designers) which was destroyed by the 1906 earthquake and fires. 175 Golden Gate Avenue occupies almost the entirety of its parcel and is adjoined to St. Boniface Church along the southern third of its east façade. Directly adjacent to the subject parcel, a concrete paved courtyard separates the east façade of the subject building from the main entrance path to St. Boniface Church. The courtyard, originally utilized for crowds attending the St. Boniface Church theater (located within the church's basement) is currently utilized as a recess/playground area for De Marillac Academy which is housed in the subject building. The building features a north rectangular volume and south rectangular volume and is generally rectangular in plan overall. The east façade jogs westward at a 45-degree angle at the junction of the north and south volumes and continues southward parallel to the north volume thereafter. Both volumes are capped by a flat roof covered with composition materials which features several skylights, including one which provides light to the building's main stairwell.

The subject building's primary (north) façade fronts Golden Gate Avenue and is set directly adjacent to the public sidewalk along the south side of the street. The building's east façade, which overlooks and forms the west perimeter of the interior courtyard of the St. Boniface Catholic Church complex, is also highly visible from the street. The west façade is partially visible from nearby streets above the second story. The rear (south) façade is also partially visible (less so than other façades) from Leavenworth Street. (Figure 2 to Figure 4).

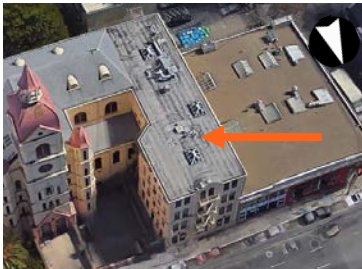


Figure 2: 3-D aerial imagery of 175 Golden Gate Avenue. Source: Google Earth Pro, 2018. Edited by Page & Turnbull.



Figure 3: 3-D aerial imagery of west façade. Source: Google Earth Pro, 2018. Edited by Page & Turnbull.



Figure 4: 3-D aerial imagery of rear façade. Source: Google Earth Pro, 2018. Edited by Page & Turnbull.

The exterior is clad with smooth cement plaster, excepting the west façade which features painted brick. At the base of the third story, a molded plaster beltcourse wraps around the north and east façades. The building's prominent north and east façades are primarily fenestrated with punched, round-arched window and door openings. Additional openings set further back from the street are punched with segmental arch openings similar to the less prominent west and rear (south) façades. Windows at most locations along the primary (north) and east façades are double-hung, with wood-sash and a muntin pattern featuring an arched, five-lite upper sash and a two-lite lower sash. Along the primary (north) façade, windows are paired, separated by a column, and set beneath an arched lintel with plaster molding and corbel detail. These windows also feature a simple sill that projects slightly from the façade plane. Along the east façade, detail is restrained relative to the north façade. Round-arched windows within the northernmost five bays feature a modest projecting sill similar to

those of the primary façade, but do not feature ornamented lintels (**Figure 5**). The southernmost bays of the east façade are fenestrated with two-over-two segmental arched windows with similar restrained detail. In select locations, including the east façade at the north gallery of St. Boniface Church, and along the west façade at the rear of the building, smaller divided-lite wood-sash windows with a four-over-four pattern are utilized. The rear (south) façade varies from other façades in that its windows are either divided-lite with wood sash (eight lites), or paired wood casement (eight lites) while being set into segmental arched openings similar to other façades (**Figure 24, Figure 30, Figure 31**). The building features a galvanized copper cornice with corbelled detailing beneath the cornice line along the north and east façades. Above the central bay of the north façade, the cornice is arched.⁵

North Façade

The north façade is symmetrical in design and is three bays wide (**Figure 5**). The bays are divided by square pilasters, with each bay recessed slightly from each pilaster. The building's jogged watertable is visible along the north façade. The façade features paired round-arch window openings divided by cement plaster-clad columns. Windows along the first story are protected by non-historic iron bars which reflect the geometry of the window openings (**Figure 6**). A fire escape is attached to the central bay of the façade and extends from the second story to the roof. At the fourth story, a decorative plaster motif with wings is centered above the windows (**Figure 7**). At the northeast corner of the building, a non-historic steel security gate is attached to the north façade. The gate provides access to the building's primary entrance at the east façade (**Figure 8**).



Figure 5: 175 Golden Gate Avenue viewed from north side of Golden Gate Avenue. Orange arrow points to north façade. Looking southwest.

⁵ Material is referenced from building's original building permit. See table of building permits below.



Figure 6: First story of north façade. Iron bar screens are placed over windows at the first story, adjacent to the public sidewalk. Looking west.



Figure 7: Third and fourth stories of north façade. Looking south.



Figure 8: Steel gated entrance with steel mesh screen doors at east end of north façade. Looking southwest.

East Façade

The east façade is five bays wide within the north volume, a single bay wide within the jogged wall connecting the north and south volumes, and features two partially visible bays within the south volume where the building abuts St. Boniface Church (**Figure 9** and **Figure 10**). Within the north volume and jogged wall, each bay features a round-arched window. The façade is flanked by pilasters at the north and south end of the north volume similar to the north façade. At the base of the façade, the building's basement level is visible. The basement is clad with rusticated masonry, features four similar four-over-four, double-hung windows with protective screens, and also includes a steel door

and wood door which access the building's basement (**Figure 11 to Figure 14**). Above the basement level, a steel frame walkway supported by cast iron columns is attached to the east façade, extends southward, and turns 90 degrees at the north façade of St. Boniface Church where a staircase leads down to a courtyard. The walkway features a metal railing with metal screen panels. Basketball nets are attached to the outside of the railing and accessed from the adjacent courtyard. A similar staircase is joined to the north end of the walkway and also accesses the courtyard (**Figure 15**).



Figure 9: First and second stories of east facade. Looking west.



Figure 10: Second through fourth stories of east facade. Looking west.



Figure 11: Basement, walkway at first story, and concrete staircase adjacent to east façade. Looking northwest.



Figure 12: Four-over-four wood-sash basement windows with metal security screens. Looking west.

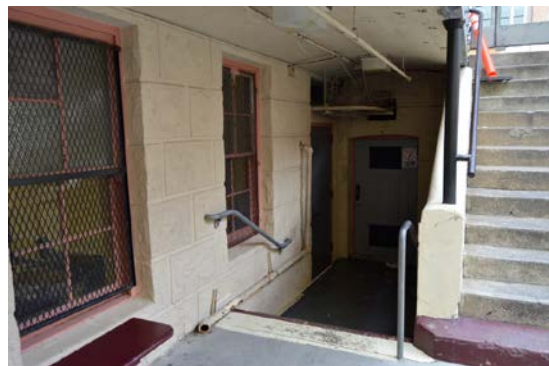


Figure 13: Stairs down to basement entrance near north end of building at east façade. Looking north.



Figure 14: Steel door (left) and paneled wood door (right). Looking north.

The two visible bays of the south volume are fenestrated with paired segmental arched windows (**Figure 15 and Figure 16**). At the first story, an archway leads to a recessed entrance. The cornerstone of St. Boniface Church is visible at the base of the archway (**Figure 17 and Figure 18**). The original lobby entrance to St. Boniface School is located within a round-arched entry. The entrance retains an original fanlight transom, while the original doors have been replaced by the existing anodized-aluminum double-door (**Figure 19**). Adjacent to the entrance, a vault light panel is set into the paved walkway (**Figure 20**).



Figure 15: Location along east facade at which subject building joins St. Boniface Church. Looking southwest.



Figure 16: Second through fourth stories of east facade immediately above recessed courtyard entrance. Looking southwest.



Figure 17: Recessed entrance to 175 Golden Gate Avenue. St. Boniface Church is joined to the subject building at this point. Looking southwest.



Figure 18: 1907 cornerstone of St. Boniface Church partially obscured by east façade wall of 175 Golden Gate Avenue. Looking south.



Figure 19: Arched entrance at east facade which leads from pathway and recess yard area to interior of subject building. Looking west.



Figure 20: Rectangular glass vault lights along first story concrete pathway. Looking north.

The current main entrance to the building is placed within the central bay of the north volume at the first story. The entrance features a replacement steel or similar door with a square upper lite which is set beneath an original divided-lite transom. Three concrete steps extend from the adjacent walkway to the entrance threshold (**Figure 21 to Figure 23**).



Figure 21: Replacement steel door at main entrance to subject building. Looking west.



Figure 22: Arched transom with divided-lite glazing above main entry door. Looking west.



Figure 23: Concrete steps adjacent to main entrance. Looking west.

Rear (South) Façade

The rear (south) façade is partially visible from Leavenworth Street and adjoins the rear façade of St. Boniface Church (**Figure 24**). The rear façade is four bays wide with the westernmost bay of each story featuring a flush wood door with an upper lite that provides access between the interior and a fire escape which is attached to the rear of the building. The windows within the second to westernmost bay feature eight-lite wood windows at the second through fourth stories. Windows within the easternmost two bays at the same stories feature paired casement windows with eight lites, six of which are operable within a casement assembly (**Figure 25 and Figure 26**). A one-story square volume extends from the first story of the rear façade southward. A glazed canopy (which is not accessible from the subject building but only by St. Boniface Church) separates the one-story volume from the south volume and south façade. The one-story volume is capped by a flat, parapeted roof covered with composition materials (**Figure 27 and Figure 29**).



Figure 24: Southwest corner of building including portions of west façade and rear (south) façade viewed from Leavenworth Street. Looking east.



Figure 25: Third and fourth stories of rear (south) façade viewed from attached stairs.



Figure 26: Portion of second, third, and fourth stories of rear (south) façade viewed from attached stairs. Looking northeast.



Figure 27: St. Boniface Church's south gallery projects at the location where the subject building is attached to the church along the rear (south) façade. Looking east.



Figure 28: Typical steel door with upper lite and transom along rear (south) façade. Looking north from stairs.



Figure 29: Flat-roofed volume which projects from the south (rear) façade. Looking southeast.

West Façade

The west façade is visible from Leavenworth Street and abuts the neighboring building to the west of the subject building below the third story. The façade does not feature the ornamentation or round-arched windows of the north façade and features segmental arched windows similar to those of the east façade within the south volume (**Figure 30 and Figure 31**).



Figure 30: South half of west facade and portion of rear (south facade viewed from Leavenworth Street. Looking northeast.



Figure 31: North half of west facade viewed from intersection of Leavenworth Street and Golden Gate Avenue. Looking east.

INTERIOR

The interior of 175 Golden Gate Avenue contains classroom and office spaces which are utilized by the De Marillac Academy. The academy's reception lobby is accessed by the main entrance along the east façade at the first story and features non-historic finishes and furnishings (**Figure 32 and Figure 33**). To the south of the reception area, the building's main stairwell retains historic chamfered wood newel posts and wood railings and circulates to upper levels. Walls within the stairwell feature non-historic materials while additional round metal railings have been added to the stairwell opposite the original wood railing (**Figure 34 and Figure 35**). Each floor contains several classrooms which feature modern classroom furniture (desks, chairs, storage equipment). Florescent lighting has been installed at the ceiling of select classrooms, while some pendant lighting remains in place. Corridors that extend from the stairwell area to classrooms feature replacement glazed transoms with divided wire glass (**Figure 36 and Figure 37**). One of the building's skylights, which appears to be of modern construction, is located above the stairwell core and provides downlighting from the roof (**Figure 38**). Overall, the interior features modest finishes and architectural detailing.

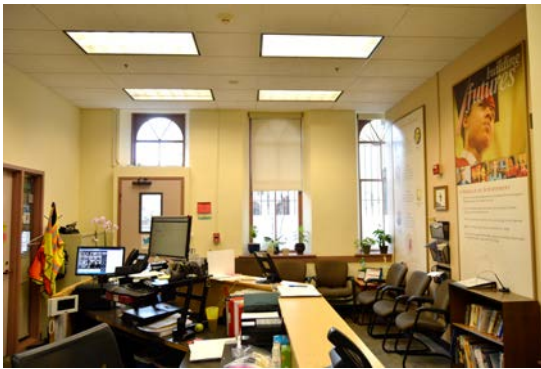


Figure 32: Main entrance lobby and reception area. Looking east.



Figure 33: Reception desk within lobby and reception area. Looking northwest.



Figure 34: Stair railing with chamfered wood newel posts and additional rounded metal railing opposite. Stairs are carpeted. Typical of main staircase features. Looking north.

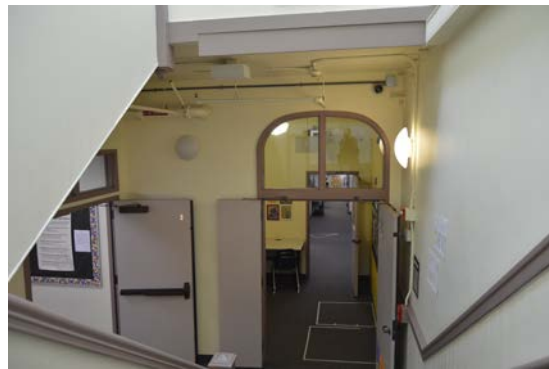


Figure 35: Divided-lite arched transom with wired glass. Looking south.



Figure 36: Typical classroom with modern desks and tables, natural and florescent lighting. Looking east.



Figure 37: Arts room with arched windows. Looking northeast.



Figure 38: Typical modern skylight found at rooftop. This skylight is placed over the main staircase. Looking north.

SITE FEATURES

175 Golden Gate Avenue occupies almost the entirety of its parcel. Directly adjacent to the subject parcel, a concrete paved courtyard separates the east façade of the subject building from the main entrance path to St. Boniface Church. The courtyard, originally utilized for crowds attending the St. Boniface Church theater (located within the church's basement) is currently utilized as a recess/playground area for De Marillac Academy. The is located below street level and aligns roughly with the basement level of St. Boniface Church and the subject building.

Along the north property line, the subject site features a non-historic, secured entry gate attached to the north and east façades of the subject building. The gate leads directly to a concrete walkway that runs parallel to the east façade and ends to the rear of the courtyard where it accesses a staircase leading down to the courtyard. A similar pathway extends southward to an additional entrance gate within a recessed corridor between the subject building and St. Boniface Church. At street level, the courtyard perimeter is enclosed by a CMU wall topped with tinted concrete or a similar masonry material. A narrow pathway is located directly north of the south property line and extends along the property line behind the subject building and the adjoined St. Boniface Church.



Figure 39: 3-D aerial imagery of subject site. An orange outline indicates theater courtyard/recess playground area. Source: Google Earth Pro, 2018. Edited by Page & Turnbull.

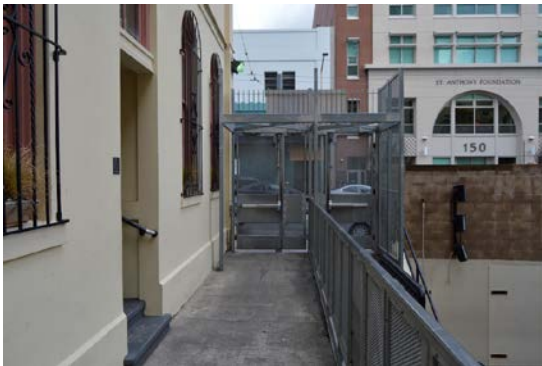


Figure 40: Pathway along adjacent to east facade at first story. Recessed main entrance pictured at left. Looking north.



Figure 41: Steel gate, similar to that at main entrance to property which separates rear portions of site from northern portions of site. Looking south.



Figure 42: Narrow, concrete-paved pathway along south property line behind St. Boniface Church. Looking east.

SURROUNDING NEIGHBORHOOD

175 Golden Gate Avenue is located in San Francisco's Tenderloin neighborhood, roughly four blocks east of San Francisco City Hall and the Civic Center area. The immediate surrounding area is comprised of residential, commercial, and institutional buildings of varying heights, architectural styles and periods of construction (**Figure 43**). Along the 100-block of Golden Gate Avenue (subject block), the south face is primarily defined by the St. Boniface Catholic Church complex, and terminates with a smaller two-story commercial building on its west end, and a modern high-rise residential building on its east end at Jones Street which was built in 2014 (**Figure 44**).⁶ The opposite block face features commercial and residential buildings of varied heights including an early 20th century commercial building at the northeast corner of Leavenworth Street and Golden Gate Avenue (**Figure 45 and Figure 46**). To the west, the 200-block of Golden Gate Avenue features a several smaller-scale commercial buildings along its south face (**Figure 47**). The north face is dominated by the historic Y.M.C.A building at 200-220 Golden Gate Avenue. To the southwest of the subject building, the Timothy Pflueger-designed 100 McCallister Street presides over the immediate surrounding area with a height of 27 stories and stands out as an Art Deco tower in contrast to the lower heights and relatively restrained detailing of commercial and residential buildings in the vicinity (**Figure 43**).

⁶ Date of construction referenced from San Francisco Planning Department's Online Property Information Map.

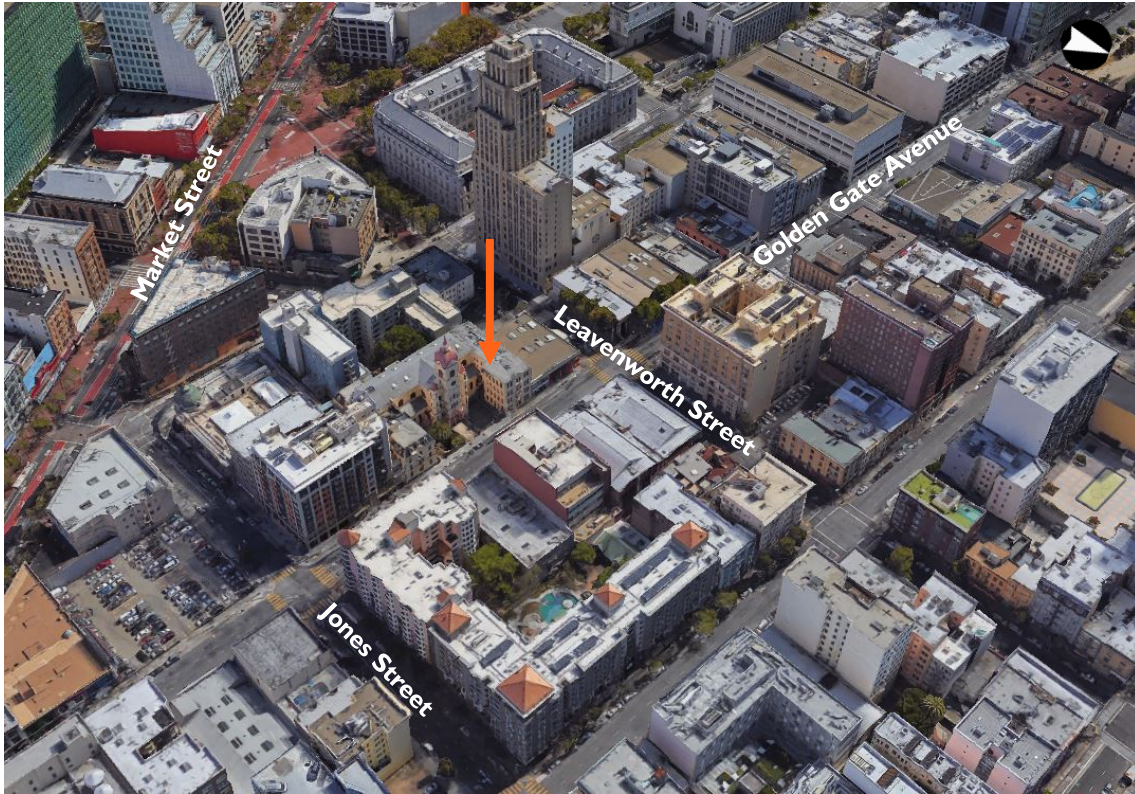


Figure 43: Immediate area surrounding 175 Golden Gate Avenue. Subject property indicated with orange arrow. Source: Google Earth Pro, 2017. Edited by Page & Turnbull.



Figure 44: South face of 100-block of Golden Gate Avenue viewed from Leavenworth Street. Looking southeast.



Figure 45: North face of 100-block of Golden Gate Avenue viewed from Leavenworth Street. Looking northeast. Source: Google Street View, 2018.



Figure 46: North face of 100-block of Golden Gate Avenue viewed from Jones Street. Looking northwest. Source: Google Street View, 2018.

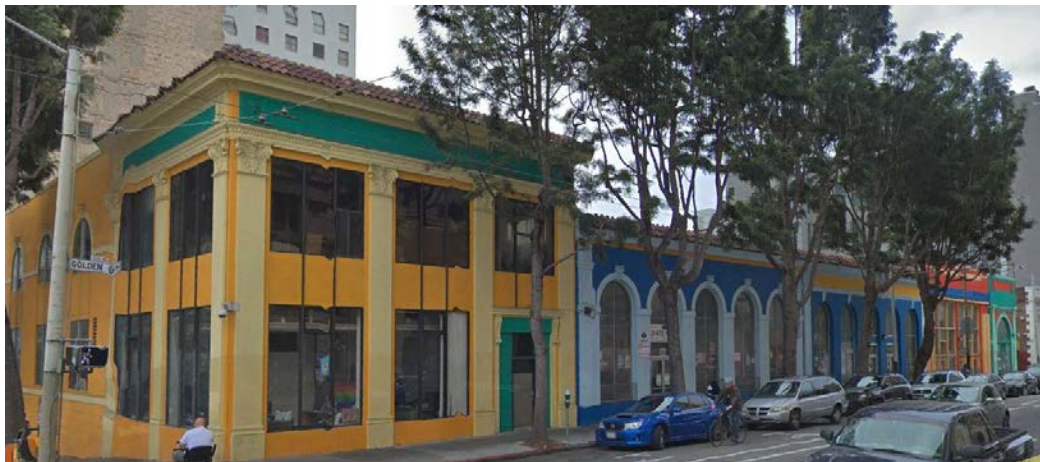


Figure 47: South face of 200-block of Golden Gate Avenue viewed from Leavenworth Street. Looking southwest. Source: Google Street View, 2018.

IV. HISTORIC CONTEXT

EARLY SAN FRANCISCO HISTORY

Native American communities and their ancestors inhabited the San Francisco Bay Area for centuries preceding the arrival of Europeans to the peninsula that would become the City of San Francisco. European settlement of what is now San Francisco took place in 1776 with the simultaneous establishment of the Presidio of San Francisco by representatives of the Spanish Viceroy, and Mission Dolores by the Franciscans. In 1821, Mexico declared independence, taking with it the former Spanish colony of Alta California, including the land which would become San Francisco, land which for four and a half decades had remained little more than a stagnant backwater of the deteriorating Spanish empire.

During the Mexican period a small village, whose first permanent resident in 1835 was British seaman William Richardson, grew up around a plaza (today called Portsmouth Square) above a cove in San Francisco Bay. This village, which was called Yerba Buena, served as a minor trading center inhabited by a few hundred people of diverse nationalities. In 1839, a few streets were laid out around the Plaza by resident Jean Vigot and settlement expanded up the slopes of Nob Hill. Not long after the Americans seized California in 1846 and Captain John B. Montgomery planted an American flag at Portsmouth Square (named after Montgomery's ship the *Portsmouth*), an Irish-born surveyor named Jasper O'Farrell extended the original street grid, while also laying out Market Street from what is now the Ferry Building to Twin Peaks. Blocks north of this then imaginary line were laid out in small 50 vara square blocks whereas blocks south of Market were laid out in larger 100 vara blocks.⁷ The following year the village was renamed San Francisco to take advantage of the name's association with the bay.⁸

The discovery of gold at Sutter's Mill in 1848 brought explosive growth to San Francisco, with thousands of would-be gold-seekers making their way to the isolated trading outpost on the edge of the North American continent. Between 1846 and 1852, the population of San Francisco mushroomed from less than one thousand people to almost 35,000. The lack of level land for development around Portsmouth Square soon pushed development south to Market Street, eastward onto filled tidal lands, and westward toward Nob Hill. At this time, most buildings in San Francisco were concentrated downtown, and the outlying portions of the peninsula remained unsettled throughout much of the late nineteenth century.⁹ San Francisco's waterfront was transformed into a major shipping center for goods en route to the gold mines.¹⁰ The discovery of the Comstock Silver Lode in 1859 also prompted renewed investment in and marvelous profits from mining and real estate through the 1870s for a few wealthy San Franciscans.¹¹ Construction and real estate values skyrocketed in the city, just as they had following the discovery of gold in 1848.¹² With the decline of gold production in 1855, San Francisco's economy diversified to include agriculture, manufacturing, shipping, construction, and banking.¹³ Prospering from these industries, a new elite of merchants, bankers, and industrialists arose to shape the development of the city as the foremost financial, industrial and shipping center of the West.

⁷ *Vara* is derived from an antiquated Spanish unit of measurement

⁸ Rand Richards, *Historic Walks in San Francisco: 18 Trails Through the City's Past* (San Francisco: Heritage House Publishers, 2002), xii-xiii.

⁹ Rand Richards, *Historic San Francisco. A Concise History and Guide* (San Francisco: Heritage House Publishers, 2001), 77.

¹⁰ Cerny, Susan Dinkelspiel, *An Architectural Guidebook to the City: San Francisco and the Bay Area* (Salt Lake City: Gibbs Smith, Publisher, 2007), 1.

¹¹ Brechin, Gray, *Imperial San Francisco: Urban Power, Earthly Ruin* (Berkeley: University of California Press, 1999).

¹² Cerny, Susan Dinkelspiel, *An Architectural Guidebook to the City: San Francisco and the Bay Area*, 3.

¹³ Rand Richards, *Historic San Francisco. A Concise History and Guide*, 77.

UPTOWN TENDERLOIN NEIGHBORHOOD

175 Golden Gate Avenue is located in the Tenderloin neighborhood, within the Downtown/Civic Center district. This area was originally covered with sand and dunes and chaparral, and was first platted in 1847. At that time, Larkin Street marked the western boundary of the city. Development of the area was touched off by the grading of Geary Street in 1863. By 1869, continuous rows of wood-frame residential flats, single-family homes, and rowhouses were built along nearly every street in the area.¹⁴ Commercial and light industrial buildings were also common, as well as scattered schools, churches and social halls. Development further intensified during the 1870s and 1880s following the installation of cable car lines running west from Market Street out McAllister, Ellis, Geary and Sutter streets. By the turn of the century, many early dwellings had been replaced by impressive multi-story hotels, theaters and other facilities. Restaurants, saloons, gambling houses and brothels also proliferated in the area, leading to descriptions of it as a “tenderloin,” or vice district.¹⁵

The Great Earthquake and Fire of 1906 consumed large sections of the city, including virtually all of the buildings east of Van Ness Avenue. The area north of the former City Hall, frequently referred to as the “Uptown Tenderloin,” was entirely reconstructed between 1906 and the early 1930s, with the greatest burst of construction occurring between 1919 and 1929.¹⁶ New codes for fire-resistant construction mandated the use of materials such as brick, stucco or concrete, resulting in a visual consistency among the predominant building type: a three- to seven-story apartment building, hotel, or residential hotel constructed of brick or reinforced concrete.¹⁷

The advent of the personal automobile during this period also affected reconstruction efforts. Sanborn maps from 1913 indicate a striking number of auto-related facilities in the Tenderloin, all part of San Francisco’s first “auto row,” which was primarily concentrated along Golden Gate Avenue from Leavenworth to Van Ness Avenue.

By the 1920s, the Uptown Tenderloin had evolved as the densest apartment district in San Francisco and was largely occupied by residents who worked in the Civic Center or the financial and retail districts of downtown.¹⁸ As it had during the nineteenth century, the area also maintained its reputation for vice—although the neighborhood was considered more respectable than other areas such as the Barbary Coast. Generally speaking, its entertainment venues were a blend of both legal and illegal activities, and its bars, clubs, theaters and restaurants catered to both neighborhood residents and out-of-town visitors.¹⁹

The Great Depression largely ended new construction in the area, and from the 1930s through the 1960s the Uptown Tenderloin retained a “balance between safe streets and wild nightlife.”²⁰ During the 1960s, however, residents displaced by urban renewal—as well as patients emptied from state mental hospitals—joined others attracted to the area for its low rents. In time, the area became known for drug use and other criminal activities—an identity that has persisted into the present.

¹⁴ Sally Woodbridge, *San Francisco in Maps & Views*, (New York: Rizzoli International Publication, 2006), 78.

¹⁵ Peter M. Field, “The Tenderloin’s First Brothels: 223 and 225 Ellis,” *The Argonaut*, Vol. 22, No. 2, Winter 2011, 84.

¹⁶ Anne Bloomfield and Michael Corbett, National Register of Historic Places Nomination Form for the Uptown Tenderloin Historic District (May 5, 2008), Section 8, page 11. Nomination confirmed by the Keeper of the National Register, February 5, 2009.

¹⁷ Ibid: Section 7, page 3.

¹⁸ Anne Bloomfield and Michael Corbett, National Register of Historic Places Nomination Form for the Uptown Tenderloin Historic District, Section 8, page 15.

¹⁹ Ibid: Section 8, page 18-20.

²⁰ Ibid: Section 8, page 21.

More recently, the area has received positive recognition for its architecture through the listing of the Uptown Tenderloin Historic District on the National Register of Historic Places in 2009.

While the Uptown Tenderloin is best known as a center of entertainment and vice, the presence of several churches and religious institutions are a reminder that the area was predominantly built as a middle and working class residential neighborhood. In its early years, St. Boniface Roman Catholic Church and Central Methodist Church served the neighborhood; these were followed by Glide Memorial Methodist and the Fifth Church of Christ Scientist. As the neighborhood evolved, St. Boniface increasingly addressed the poor and homeless populations.²¹

At its foundation [July 29, 1853] and throughout its history, the Archdiocese of San Francisco has been "an immigrant Church." Building on an existing contingency of Spanish-speaking Catholics, early immigrants to the region included Irish, French, German, Italian, and Portuguese Catholics. In the first three decades of its existence, the Archdiocese of San Francisco under the leadership of Archbishop Alemany built up an extensive system of schools, orphanages, hospitals, and homes for the elderly, and other institutions of charity. These Catholic institutions could not have existed without the heroic efforts of many religious orders of women.

By 1884, the Catholic Church was firmly established in San Francisco and northern California. In no small part, Dominican Sisters, Notre Dame de Namur Sisters, Sisters of Charity, Presentation Sisters, Mercy Sisters, and the homegrown Sisters of the Holy Family, and women of other religious congregations formed the safety net of social services and built a continuing legacy of Catholic Education. Meanwhile, the priests of the Jesuit, Dominican, Salesian, Paulist, and Franciscan religious orders of men were prominent in the expansion of parochial and educational institutions of the Archdiocese.²²

²¹ Anne Bloomfield and Michael Corbett, National Register of Historic Places Nomination Form for the Uptown Tenderloin Historic District, Section 8, page 15.

²² "History of the Archdiocese of San Francisco," Archdiocese of San Francisco, accessed online, April 2, 2018. <https://sfarchdiocese.org/archdiocese>.

V. PROJECT SITE HISTORY

SITE DEVELOPMENT

The subject site was initially developed ca. 1870 by the Archdiocese of San Francisco as the location of the complex of St. Boniface Catholic Church. The site was the second location, replacing an earlier building on Sutter Street between Kearny and Montgomery streets, which was heavily damaged in the 1868 earthquake and formerly utilized as a commercial-retail building.²³ After temporarily operating out of a chapel owned by St. Ignatius Parish, a larger property containing land currently within the subject property was acquired by the Archdiocese ca. 1870. The parish's first, purpose-built church and a detached convent building were constructed in 1870 and 1876, respectively (**Figure 48 and Figure 49**). In 1887, the wood frame church built in 1870 was enlarged and expanded, while a lot adjacent to the church property was purchased by the Archdiocese. The site at that time spanned 165' by 137.6'.²⁴ Between 1887 and 1899, the Golden Gate Avenue location emerged to hold the parish's complex comprised of three freestanding structures: a church; a school building; and a friary. By 1899, new buildings were under construction or planned to accommodate congregational growth (**Figure 51**).²⁵

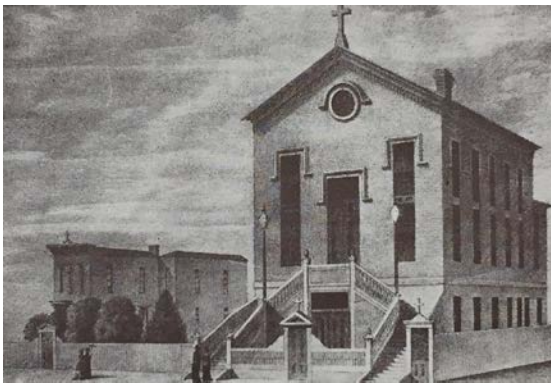


Figure 48: 1876 rectory building (left) and ca. 1870 St. Boniface Church building which originally comprised the complex. *Source: 100th Anniversary of St. Boniface Church.*

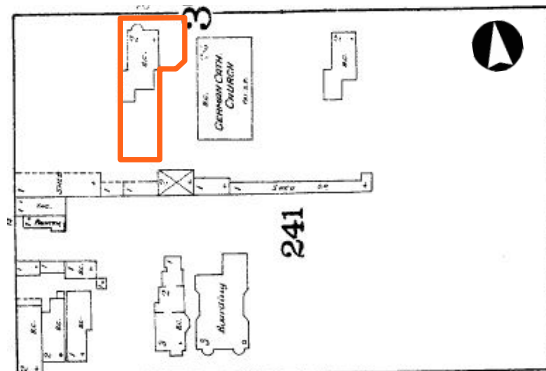


Figure 49: Sanborn Co.'s 1886 map of the St. Boniface Catholic Church complex. Future location of subject building (ca. 1899) is indicated with orange line. *Source: San Francisco Public Library. Edited by Page & Turnbull.*

In 1899, work commenced on the replacement of the ca. 1870 complex buildings with larger buildings of identical use. Sanborn maps published 1886, 1899, and a historic newspaper article published in 1899, indicate the subject building was the first to be constructed during the parish's turn of the twentieth century redevelopment (**Figure 49 to Figure 51**). Completed in 1899, and known as St. Boniface School, the building originally featured a mansard roof above its third story with gabled dormers, and a similar hierarchy of round arch windows along prominent facades and segmental arch windows at secondary façades. The building's entrance was originally located along Golden Gate Avenue, while the building showcased its brick construction at the exterior, rather than cement plaster cladding over brick which currently matches other buildings in the complex. The primary façade featured paired and single double-hung windows with traceries and arched lintels, as

²³ Ruth Hendrick Willard and Carol Green Wilson, "St. Boniface Church," (San Francisco, CA: Presidio Press, 1985), 102.

²⁴ *Golden Anniversary, 1908-1958, St. Boniface Church*, (San Francisco: St. Boniface Roman Catholic Church, 1958), 7.

²⁵ *Ibid.*

well as more pronounced corbelling and corbel tables near the roofline. The school building was followed by the completion of the new friary building and later the church.²⁶



Figure 50: St. Boniface School, as originally constructed in 1899.
Source: 100th Anniversary of St. Boniface Church.

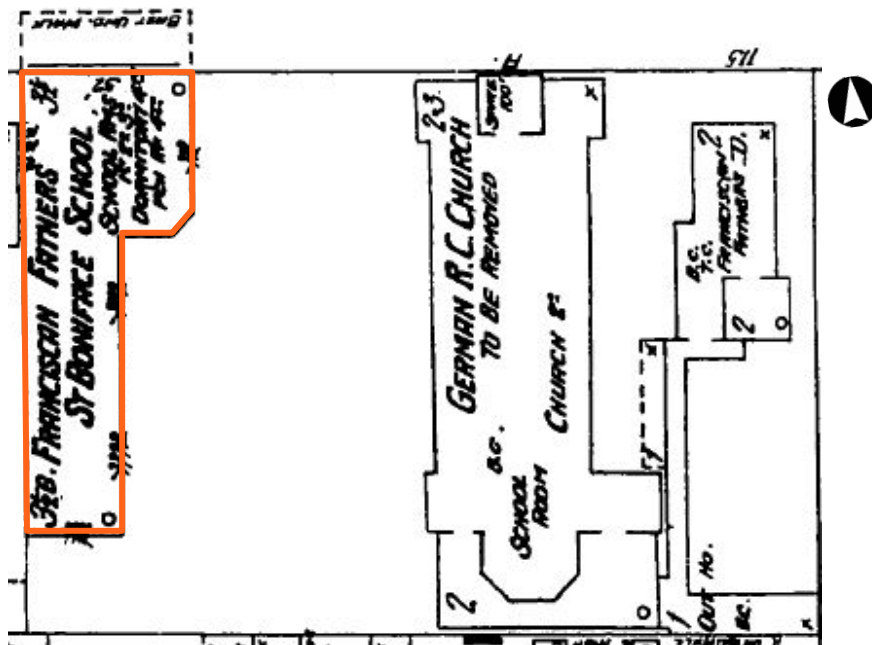


Figure 51: Sanborn Co.'s 1899 fire insurance map of the St. Boniface Roman Catholic Church complex along the south side of Golden Gate Avenue. This map shows the 1887 expansion of the "To be Removed" 1870 church building and 1876 convent building. Source: San Francisco Public Library.
Edited by Page & Turnbull.

²⁶ See construction notice published in *San Francisco Call*, January 1, 1899, 11.

In 1900, the cornerstone of St. Boniface Church was laid with a commemorative ceremony held on July 28 (**Figure 52**). The church was completed in 1902 with official dedication held on June 22.²⁷ The new buildings were all designed in the Romanesque Revival style and were significantly larger in terms of footprint and height than those they replaced. Additionally, as Sanborn's 1905 fire insurance map shows, the school building, church, and friary were connected and spread across a greater portion of the site. As a whole, the three buildings formed a U-shape, with the north ends of the school and friary fronted along the sidewalk of Golden Gate Avenue, and the church's main entrance set back from the sidewalk roughly one-third of the property's depth (**Figure 53**).

The design of the church, school (subject building), and friary buildings within the complex, was directed by architect and Friar, Brother Adrian Wewer, O.F.M. (Order of Franciscans Minor), with assistance from Brother Ildephonse Lettert (or Lethert), O.F.M. Additionally, the prominent San Francisco architectural firm of (Ferdinand H.) Martens & (Alfred I.) Coffey served as supervising architect for the project, and builder-contractor Robert Trust and the Judson Manufacturing Company are associated with the project's construction.²⁸



Figure 52: “Laying the cornerstones of St. Boniface Church. July 28, 1900. Golden Gate Avenue and Jones Street.” Photograph by Turrill & Miller. Previous church replaced by current church is pictured at left. Source: Roy D. Graves Pictorial Collection, Series 1: San Francisco Views. Subseries 1: San Francisco, pre-1906. Volume 6: San Francisco, Pre-1906, UC Berkeley, Bancroft Library.

²⁷ Ibid.

²⁸ Ruth Hendrick Willard and Carol Green Wilson, “St. Boniface Church,” GermanAmericanPioneers.org, (San Francisco, CA: Presidio Press, 1985), 102. Accessed online March 13, 2018, <http://germanamericanpioneers.org/St.BonifaceCatholicChurch1860.htm>. See also, building contract notices published in *San Francisco Call*: January 1, 1899, page 11 and January 23, 1900, page 11. These notices name Brother Adrian, O.F.M. as designer buildings and note a contract between Pastor Maximillian Neumann of St. Boniface Church with Judson Manufacturing Company (contractor), and architects Martens & Coffey for steel beams, girders, structural steel work, cast iron, fire escapes, sidewalk lights, trapdoors, etc.

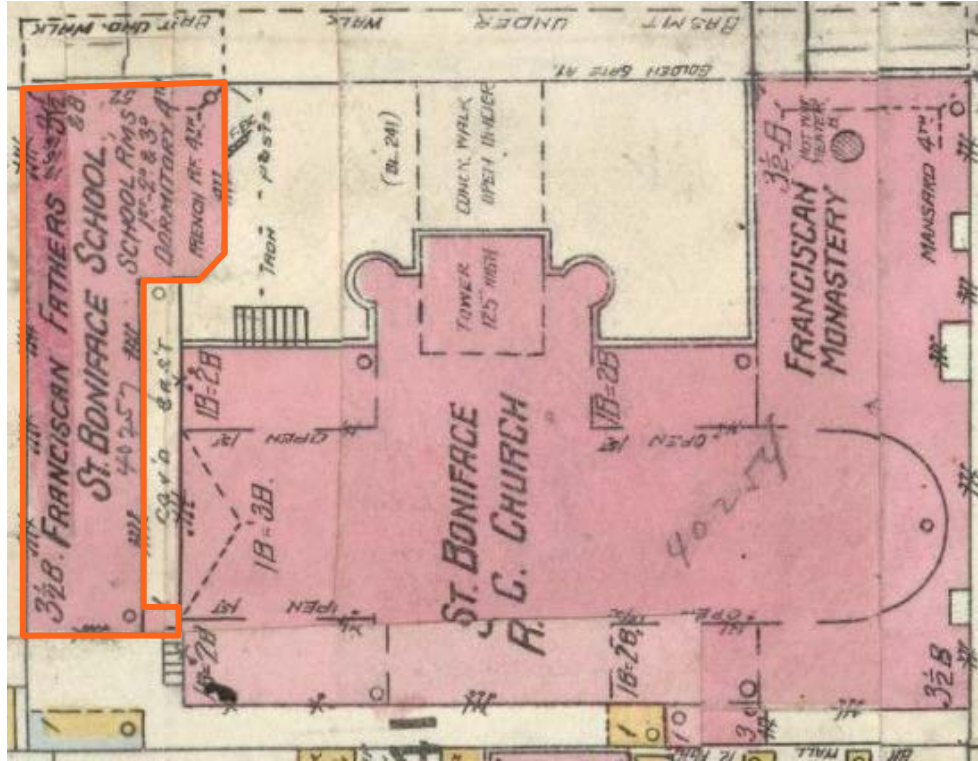


Figure 53: Sanborn Co.'s 1905 fire insurance map shows the St. Boniface Catholic Church complex in the year prior to the 1906 Earthquake. Subject building is outlined in orange. Source: David Rumsey Map Collection. Edited by Page & Turnbull.

The new buildings survived for only a half-decade, as all were destroyed by the 1906 Earthquake and fires (**Figure 54**). Within two years, the complex was reconstructed, with each building rebuilt in a similar design with additional reinforcement (**Figure 55 to Figure 57**). The second iteration of the complex saw the subject building receive less ornamentation and a redesigned primary façade, while an additional story was added. These changes may correspond to a balance of accommodating more classroom space and losing some ornate detail to minimize costs of reconstruction. Additionally, in contrast to the first complex design, a greater portion of the school's east façade was adjoined to the west wall of St. Boniface Church. Brothers, O.F.M Wewer and Lettert, and supervising architects Martens & Coffey, returned to design the reconstructed buildings, while St. Boniface Church parishioners, Behm Brothers, served as builder-contractor. Work commenced in the spring of 1907 with dedication by San Francisco Archbishop, Patrick Riordan, on November 1, 1908.²⁹ Comparison of the 1905 and 1913 Sanborn maps of the complex indicates footprints were largely maintained, while St. Boniface School was rebuilt with an additional story, and skylights within its flat roof which replaced the mansard roof of the building's original design.

²⁹ "Jubilee Festival at St. Boniface's: German Catholic Congregation Will Celebrate Fiftieth Anniversary Next Week," *San Francisco Call*, May 29, 1910, 33.



Figure 54: 1906 photograph of St. Boniface Catholic Church complex following the 1906 earthquake and fires. Source: UC Berkeley, Bancroft Library.

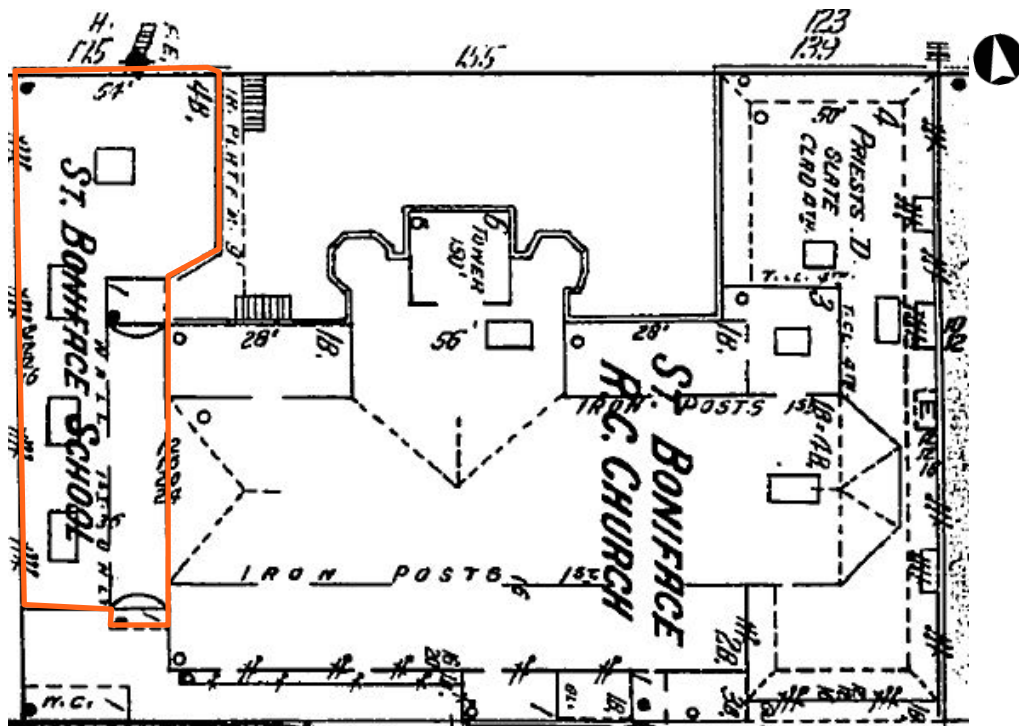


Figure 55: Sanborn Co.'s 1913 fire insurance map shows the St. Boniface Catholic Church complex roughly five years after its post-earthquake reconstruction. Subject building is outlined in orange. Source: San Francisco Public Library. Edited by Page & Turnbull.



Figure 56: The rebuilt St. Boniface Catholic Church complex, ca. 1908. Source: *100th Anniversary of St. Boniface Catholic Church.*



Figure 57: An additional photograph of the rebuilt complex ca. 1908. Source: *100th Anniversary of St. Boniface Catholic Church.*

The 1950 and mid-1990s updated Sanborn maps indicate minimal change occurred to the overall layout of the complex and its buildings. A small one-story accessory structure at the southwest corner of the subject parcel was expanded or replaced with the current, two-story, concrete structure by 1995. Renovations to St. Boniface Catholic Church in the early 1980s, and additional interior alterations to the subject building in in the 1980s did not appear to impact the building's overall form or materiality based upon comparison of Sanborn Co. maps. The subject building's rear fire escape, installed ca. 1986, was not recorded on the mid-1990s Sanborn map (**Figure 58 and Figure 59**).

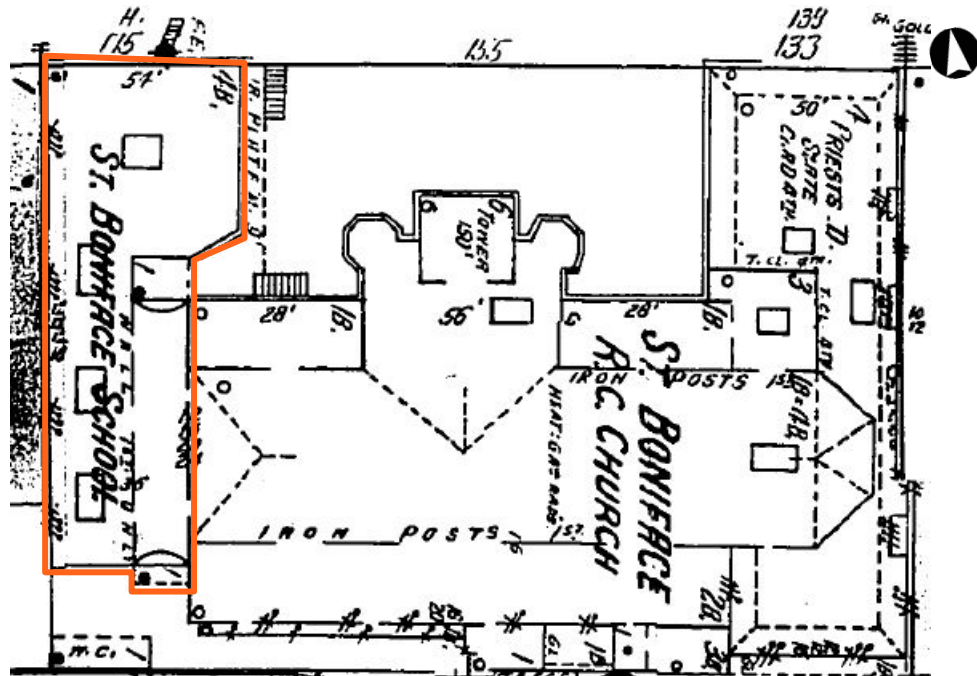


Figure 58: Sanborn Co.'s 1950 fire insurance map shows the St. Boniface Catholic Church complex roughly five years following its post-earthquake reconstruction. Subject building is outlined in orange. Source: San Francisco Public Library. Edited by Page & Turnbull.

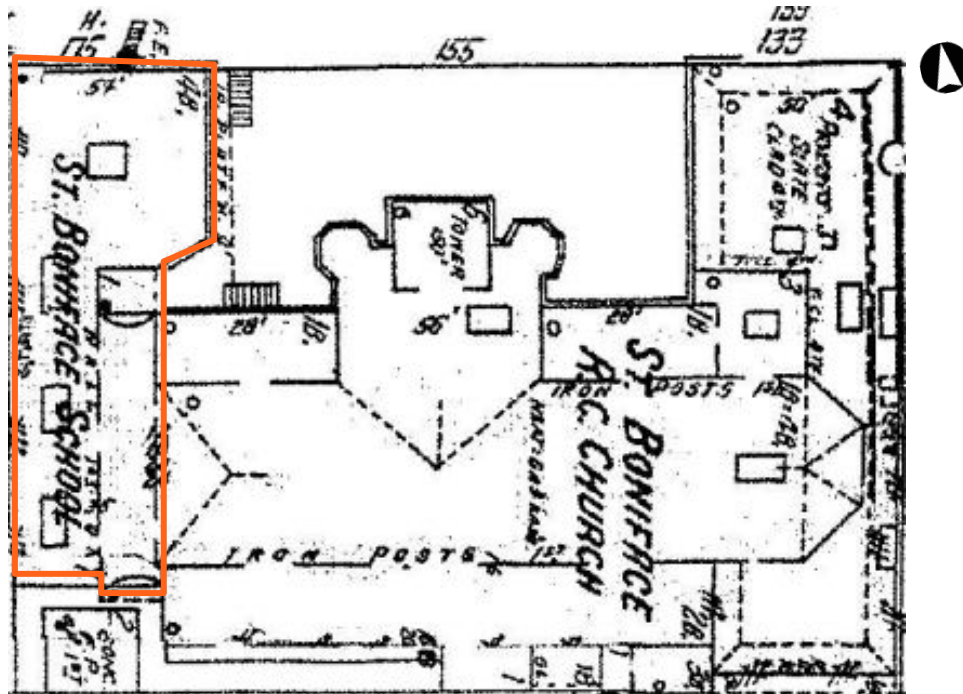


Figure 59: Sanborn Co.'s mid-1990s fire insurance map shows the St. Boniface Catholic Church complex roughly five years following its post-earthquake reconstruction. Subject building is outlined in orange. Source: San Francisco Planning Department. Edited by Page & Turnbull.

CONSTRUCTION CHRONOLOGY

The following section provides a timeline of construction activity at 175 Golden Gate Avenue, based on building permit applications on file with the San Francisco Department of Building Inspection. In addition to researching permits applications under the address 175 Golden Gate Avenue, Page & Turnbull also researched applications filed under the addresses 135 Golden Gate Avenue (current address of St. Boniface Catholic Church) and 167 Golden Gate Avenue; historic addresses of the subject building. Copies of all available building permit applications are included in **Appendix A**.

Date	Permit Application #	Owner	Design Professional	Description
9/26/1906	3357	Franciscan Fathers	Brother Ildephonse, Architect J. Belum & Co., Builder/Contractor	Application to erect (reconstruct) a 4-story brick masonry school building. Notes 13" thick walls to be coped with brick, wood and metal lath partitions, galvanized iron cornices, iron interior columns, brick light-court walls, wood flat roof frame with tin covering. Also lists "none" under sky-lights.
10/31/1984	8411732	Archdiocese of San Francisco	Architectural Resources Group, Architect	<ul style="list-style-type: none">▪ Structural upgrading to meet code required vertical loads.▪ Remodel for handicapped access▪ Plumbing and electrical upgrading as required.▪ Automatic sprinkler system all floors including basement, all areas.▪ New fire-rated doors at all corridors where shown. (note, no plans were recovered at SF DBI.
4/24/1986	8604849	Archdiocese of San Francisco	Stephen Farneth, Architectural Resources Group, Architect Carlin Construction Co., General Contractor	Installation of an elevator. Removal of existing rear stair-installation of new stair in same location.

Date	Permit Application #	Owner	Design Professional	Description
6/25/1986	8607528	Archdiocese of San Francisco	Architectural Resources Group, Architect Alart Mechanical, General Contractor	New fire sprinkler system.
10/26/1987	8714878	Archdiocese of San Francisco	Stephen Farneth, Architectural Resources Group, Architect Carlin Construction Co., General Contractor	Continuation of permit application 8604849 for installation of an elevator.
7/15/1988	8809827	Archdiocese of San Francisco	Architectural Resources Group, Architect.	(Partially legible) Upgrading of [illegible] system; upgrading of electrical system; tenant improvements.
6/12/2000	20006122369	Archdiocese of San Francisco	HKIT, Architect Mayta & Jensen, General Contractor	Selective new structural demolition for investigation purposes to complete plan and specs for seismic and handicapped upgrades.
2/4/2008	200801293483	Archdiocese of San Francisco	Case + Abst Architects	Selective new structural demolition for investigation purposes to complete plan and specs for seismic and handicapped upgrades.
6/20/2008	200806205017	Archdiocese of San Francisco	Case + Abst Architects	Install 10 pendent sprinklers for new ceiling, 1st floor.
9/8/2008	200809081000	Archdiocese of San Francisco	Case + Abst Architects	Relocate (2) fire alarm strobes, (1) in reception area and (1) in meeting room.

ARCHITECTS

Brother Adrian Wewer, O.F.M. - Designer of St. Boniface Catholic Church Complex

Adrian Wewer, O.F.M. (1836-1914) was a prolific design of churches of Roman Catholic churches across the nation during the late 19th century and early 20th century. For St. Boniface School, Wewer worked with Brother Ildephonse Lettert, whose name is listed on the building's original construction permit, but appears to have served as an assistant to Wewer in drafting plans and developing the school's design.



Figure 60: Undated photograph of Brother Adrian Wewer, O.F.M drafting architectural plans.
Source: FindaGrave.com.

Wewer was born near Westphalia, Germany and entered the Franciscan Order in 1858. In 1862, Wewer, then considered a skilled carpenter, was sent to Illinois where he joined the Franciscan Province of the Sacred Heart of Jesus, also known as the “St. Louis-Chicago” Province. Wewer honed his skills in building and design from his provincial base and became the Province’s primary architect.³⁰ According to art history scholar and Professor Emeritus of Art History at Truman State University, James A. Harmon:

Throughout his fifty years of service as architect, which closely coincides with the first fifty years of German Franciscan Missionary work in America, Bro. Adrian drew up architectural plans and superintended construction projects for Franciscans and for other members of the regular and secular clergy. His plans and advice were sought in Roman Catholic circles nationwide. Between 1864 and 1914, ecclesiastical buildings credited to Bro. Adrian were erected across the country, from New York and New Jersey in the East to Washington, Oregon, California, and Arizona in the West and Southwest; from Wisconsin and Minnesota in the North to Tennessee and Louisiana in the South. Bro. Adrian planned parish and monastic churches, college buildings, seminaries, schools, friaries, convents, and hospitals; the Chronica of Santa Barbara Mission estimates that he designed over one hundred church buildings. Numerous structures planned by the modest Franciscan Brother Architect survive and still serve monastic communities, the diocesan priesthood, and Catholic parishioners throughout the United States.

Bro. Adrian's monastic home was St. Anthony of Padua in St. Louis, Missouri; before the turn of the century, this friary was his usual point of departure for travel to his many construction and consultation assignments. At a time when long distance overland travel was still arduous, it is understandable that Bro. Adrian's early building activities were concentrated in Midwestern cities and towns near major waterways where German Catholic settlement was most pronounced. Apparently using the ever

³⁰ “Building My Church,” Br. Adrian Wewer, OFM: Centennial Celebration, accessed online, April 2, 2018. <http://www.adrianwewer.org/>.

expanding American railway system, Bro. Adrian and his designs for churches, friaries, convents, and schools soon reached regions far distant from the American Heartland.

The designs of Bro. Adrian were thoroughly imbued with elements of Neo-Romanesque or Neo-Gothic style - those styles typical for contemporary ecclesiastical structures in Bro. Adrian's German homeland. He used three basic ground plan types for the churches he designed - the three-aisled basilica, the three-aisled hall church, and the wide hall church with no side aisles. To each of these three ground plan types, furthermore, Bro. Adrian sometimes added a transept. With or without a transept, all of his churches - apart from the few in Spanish-Mission style - have a flavor typical for Medieval Germany. Such Medievalism in architectural design - common in nineteenth-century Germany - was transmitted by the humble and venerable Brother from Harsewinkel to many German-American and to some Polish-American Catholic parishes within and even beyond the vast territory of the Franciscan Sacred Heart Province in America.

In California and Arizona, where the first Franciscan missionaries had been Spanish and their Mission style prevailed, Bro. Adrian--for a few of his buildings - exchanged standard elements of his Neo-Medieval vocabulary for those characteristic of Spanish-Mission style. To accent his Mission style structures, Bro. Adrian translated his usual Neo-Medieval vocabulary of architectural ornament into Baroque and Classical forms of the Spanish-Mission style. He continued, however, to incorporate Neo-Medieval design principles in creating the major structural elements of these buildings. He planned his Mission style churches as three-aisled basilicas which include a transept; this type of ground plan is in stark contrast to the long narrow hall plan without side aisles, typical for the California mission churches, constructed by the original Spanish Franciscans.

In a vast majority of his buildings, however, Bro. Adrian worked with the Neo-Romanesque or Neo-Gothic forms common to his architecture in the Midwest. In his architectural designs, Bro. Adrian combined the standard elements of his architectural vocabulary in seemingly ever varied configurations; in doing so, he planned each church to be somewhat different from all the others. All of his churches, nonetheless, show an architectural signature distinctly his. [...]

Immediately following the great San Francisco earthquake and fire of 1906, he appears to have been occupied with the restoration and expansion of Franciscan facilities in the bay area.

In December 1908, Bro. Adrian completed his fiftieth year in the Franciscan Order. For this occasion [,] he left California and returned to St. Louis where close friends and many beneficiaries of his services as an architect congratulated him in person, by telegram, or by letter; a message in the handwriting of the Holy Father himself was among the congratulations. The primary celebration of Bro. Adrian's golden jubilee was held in St. Anthony of Padua in St. Louis; the festivities brought together a huge congregation of Bishops, Priests, Friars, Monks, and Parishioners. The festival sermon was given by a longtime friend, Fr. Frowin Conrad - the Abbot of the Benedictine monastery at Conception, Missouri - whose Abbey Basilica Bro. Adrian had designed.

Bro. Adrian soon returned to California to continue drawing plans, consulting on architectural matters, and superintending building projects. In his final years, Bro. Adrian was resident at friaries in Oakland and San Francisco. [...]

Back in San Francisco, his health continued to decline. After ten weeks in St. Joseph's hospital, on March 15, 1914, Bro. Adrian died. His body was taken to San Francisco's St. Boniface [C]hurch; thereafter, Bro. Adrian was buried in the Franciscan plot in St. Mary's Cemetery in Oakland.³¹

Wewer's estimated 100-plus commission across the United States are too numerous to list in this biographical summary. The architect's Bay Area region commissions include:³²

- St. Boniface Catholic Church Complex, San Francisco (1899-1902, 1907-1908)
- St. Joseph's Catholic Church, Los Angeles, CA (1901-1903)
- Heart of Mary Orphanage, Watsonville, CA (1889)

Several additional commissions include:³³
Church in Trowbridge, IL (1864)

- St. Anthony of Padua Parish, St. Louis, MO (1864-1869)
- Conception Abbey, Conception MO (n.d)
- Francis Hall at Quincy University-Quincy, IL (n.d.)

Martens & Coffey - Supervising Architectural Firm

The architectural firm of Martens & Coffey were prolific late-nineteenth century residential designers in San Francisco, particularly in the vicinity of Alamo Square. Led by master architects Ferdinand H. Martens and Alfred I. Coffey, the firm specialized in Queen Anne and Classical Revival designs, which was noted throughout their partnership which lasted 1892 to 1908.³⁴ The firm was not limited to residential work, however, and design many notable buildings in San Francisco, including the subject building, for which the duo served as supervising architect.³⁵ Of the firm's commissions, the Stanyan Park Hotel (1904) at 750 Stanyan Street, and the Koster Mansion at present day 930 Grove Street, and numerous residential commissions in the vicinity of Alamo Square remain primary examples of the firm's highly artistic architectural contributions from the turn of the 20th century.³⁶

F.H. Martens was born in Germany in 1861 and came to San Francisco around 1888. Early in his career, Martens worked as a draftsman with Thomas J. Welsh. A.I. Coffey born in San Francisco in 1866 and worked as a draftsman for Charles I. Havens' office prior to forming a partnership with Martens in 1891. Martens & Coffey completed designs for the Chinese and San Mateo County buildings at the California Midwinter Fair (1894). These projects enhanced the firm's reputation at the turn of the century and brought success over the next decade, during which the firm designed residences at 573 South Van Ness, 387 Fair Oaks (both 1896) and the subject building in 1897 (their

³¹ "Life History," Br. Adrian Wewer, OFM: Centennial Celebration, accessed online, April 2, 2018. <http://www.adrianwewer.org/readingrm.php>.

³² The below attributed commissions were sourced from the Pacific Coast Architecture Database.

³³ The below attributed commission were sourced from Revolvly. <https://www.revolvly.com/main/index.php?s=Adrian%20Wewer>.

³⁴ San Francisco Planning Department, Historic Resources Inventory. ID No. 5833: Historic Name, Koster House.

³⁵ San Francisco City Planning Commission, Resolution No. 9916, January 12, 1984, File No. 90-84-3, Ordinance No. 382-84, Designating the St. Boniface Church as a Landmark Pursuant to Article 10 of the City Planning Code.

³⁶ Anne Bloomfield, Alamo Square City Landmark District (resolution)

largest commission of the period).³⁷ Between 1900 and 1908, Martens & Coffey produced over forty substantial buildings, mostly flats in the Western Addition, Cole Valley and the Mission. Examples include 104-114 Guerrero Street (1905), 1657-1663 Waller Street (1904), and 607-619 Oak Street (1905).

Considering non-residential work, the firm designed St. John's Lutheran Church (1901) and the St. James School (1906). The firm also served as supervising architects for **St. Boniface Catholic Church (San Francisco Landmark 172)**. After the pair dissolved their professional ties, each continued an independent, San Francisco-based practice. Martens transitioned toward Mission Revival- and Mediterranean Revival-style designs before his death in 1914. Coffey served as City Architect from December 1910 until April 1912, during which time he designed the Potrero and Richmond Police Stations. Coffey died in 1931. Martens & Coffey were among San Francisco's most prominent and prolific designers at the turn of the 20th century, and one of the most impactful in the blocks surrounding Alamo Square Park.

ROMANESQUE REVIVAL ARCHITECTURAL STYLE

175 Golden Gate Avenue is designed in the Romanesque Revival style which serves as the primary architectural style of the three buildings within the St. Boniface Catholic Church complex. The Romanesque Revival style began to take hold in Germany around 1830 as the Gothic Revival style's influence in Europe began to ebb, while it appeared in the United States by the mid-1840s. In the case of the subject building and other notable designs in San Francisco, the 1880s and 1890s were the prime period for construction of buildings in the style.³⁸ The style was perceived in the mid-19th century as providing economy of cost and construction time, a blend of simplicity with the option for robust ornamentation, durability, and beauty.³⁹ Importantly, the style's relative simplicity in construction when compared to Gothic/Gothic Revival style churches with complex forms and abundant ornamentation, enabled it to gain popularity in America where builders sought to adapt their own buildings and technical knowledge to European precedents.

Regarding the style's emergence in the mid-19th century, the following context is excerpted from architectural historian Mark Gelernter's *A History of American Architecture: Buildings in Their Cultural and Technological Context*:

In the 1840s, while the Gothic Revival was still going strong, some American architects began to take notice of the contemporary German Romanesque Revival. Richard Upjohn...designed in 1844-46 America's first Romanesque building, the Church of the Pilgrims in Brooklyn, New York. Other architects including James Renwick, Henry Austin, and Leopold Eidlitz, subsequently turned to the style. Typical in their schemes were rounded-headed [arched] openings, tall towers, and what are called arcaded corbel tables, a row of small arches supporting a slightly projecting wall or molding above. The most familiar Romanesque Revival building from this period is Renwick's Smithsonian Institution on the Mall in Washington, D.C. Numerous churches, public buildings, railway stations and even houses were built in the Romanesque style in the period leading up to the Civil War.⁴⁰

³⁸ "San Francisco's Principal Architectural Styles," Museum of the City, accessed online March 27, 2018. <http://www.museumofthecity.org/project/san-franciscos-principal-architectural-styles/>.

³⁹ Marcus Whiffen and Frederick Koeper, *American Architecture, Volume I: 1607-1860*, (Cambridge, MA: MIT Press, 1981), 197.

⁴⁰ Mark Gelernter, *A History of American Architecture: Buildings in Their Cultural and Technological Context*, (London, UK: University Press of New England, 1999), 152-153.

Romanesque Revival style buildings are distinguished most commonly by their round-arched forms used in windows and entrances, corbels and corbel tables that often run along gable ends or along a cornice line. The style utilized for a variety of building types including churches, commercial buildings, schools, hospital, and houses (**Figure 61 - Figure 63**).



Figure 61: St. Joseph's Church at 1401 Howard Street, San Francisco, CA. Source: SFCurbed online, 2015.



Figure 62: Jackson Brewing Company Building at Folsom and 11th streets in San Francisco, CA. Source: Curbed SF online, 2014.



Figure 63: Renwick's Smithsonian Institution, Washington, D.C. Source: Washington.org, 2018.

OWNERSHIP AND OCCUPANT HISTORY

The following tables provide the known ownership and occupancy history of 175 Golden Gate Avenue according to sales lease and deed records held by the San Francisco Office of the Assessor-Recorder as well as city directories. All owners appear to have occupied the subject building as their primary residence.

Ownership History

Date	Grantor (From)	Grantee (To)
1894	P.W. Riordan, San Francisco Archbishop (listed as owner in San Francisco Block Book) D.L. Farnsworth	N/A
1907	Roman Catholic Archbishop of San Francisco (Listed as owner in San Francisco Block Book)	N/A
1952	Roman Catholic Archbishop of San Francisco	Roman Catholic Welfare Corp of San Francisco ⁴¹
11/30/2009	Roman Catholic Welfare Corp of San Francisco	Roman Catholic Archbishop of San Francisco
11/30/2009-Present	Roman Catholic Archbishop of San Francisco	Archdiocese of San Francisco Parish & School Juridic Persons Real Property Support Corporation

Occupant History

Year (s)	Occupant(s)	Occupation/Use
Circa 1900-1960	St. Boniface School	Catholic educational institution
1961- ca. 2001	Marian Center and Library	Catholic educational institution
2001-Present	De Marillac Academy	Catholic educational institution

St. Boniface Catholic Church and St. Boniface School

St. Boniface Catholic Church became an authorized Catholic parish by the Archdiocese of San Francisco in 1860 after German language religious services carried out by various priests in San Francisco developed into a nascent congregation beginning in 1852. St. Boniface was the seventh Roman Catholic Church to be founded in San Francisco and is the city's oldest German Catholic church and only German National Catholic parish.⁴² Despite a sizeable German population around the time of California's statehood, a lack of German-speaking priests in California led to alienation of Catholic worship by many German Catholics. San Francisco Archbishop Patrick Riordan requested the Franciscans of the Province of the Sacred Heart in St. Louis, Missouri to send several Friars to California to establish German-language services, with the goal of reviving Franciscan Catholic tradition which had subsided after the secularization of missions in California in 1834.⁴³ As noted in the San Francisco Landmark nomination for St. Boniface Catholic Church, "The church was long a mainstay of San Francisco's large early German community and [as of 1984] serves as one of the few remaining reminders of that community's former prominence in the downtown."⁴⁴ Between 1860

⁴¹ Note: this represents the approximate date at which Lot 11 of Block 349 was partitioned from a larger parcel owned by the Archdiocese of San Francisco or the Roman Catholic Archbishop of San Francisco. No earlier references to conveyance of the subject property or building were found in the San Francisco Office of the Assessor Recorder's Sales Ledgers database.

⁴² *100th Anniversary of St. Boniface Church, San Francisco, California, 1860-1960*, (San Francisco: St. Boniface Roman Catholic Church, 1960), 4.

⁴³ Oliver M. Schutz, German Catholics in California: The German Origins of St. Elizabeth's Parish, Oakland, and the Early Move to a Multicultural Parish, *U.S. Catholic Historian*, Vol. 12, No. 3, German-Catholic Identities in American Culture (Summer, 1994) 65.

⁴⁴ San Francisco City Planning Commission, Resolution No. 9916, January 12, 1984. Designates St. Boniface Church as San Francisco Landmark No. 172.

and 1868, St. Boniface Catholic Church was located in a former commercial building located on Sutter Street between Kearny and Montgomery streets, which was heavily damaged in the 1868 earthquake.⁴⁵ The first school within the parish was housed within the same building and served eight students as of 1860.⁴⁶

During its infancy, the parish's church and school served German Catholics at a time when Anti-Catholic sentiment in the United States began to reemerge following the American Civil War. The Catholic parish was joined by Lutheran, Methodist, Evangelical, and Jewish congregations in serving the broader group of German-born and German-American populations of San Francisco who sought German-language services.⁴⁷ As noted by historian Joshua Paddison, "Bolstered by continuing immigration from Ireland, Germany, Italy, and Eastern Europe, Roman Catholics now comprised about 15 percent of the nation's population in 1870 and more than half in some urban centers...In California, the relatively muted anti-Catholicism of the 1850s and 1860s gave way to a vigorous movement in the 1870s, centered in San Francisco."⁴⁸ Thus, St. Boniface parish served as a communal center for San Francisco's German Catholics which later combined worship, educational, and charitable outreach services in San Francisco, with particular focus in the Uptown Tenderloin neighborhood.

During the recovery phase following the 1868 earthquake, St. Boniface's congregation temporarily held services at a church owned by the Jesuit Fathers on Market Street between Fourth and Fifth streets, and in February 1870 began worship at Notre Dame des Victoires upon that church's invitation. By the mid-1870s, St. Boniface acquired and relocated to a property containing the subject site along Golden Gate Avenue, a sign of the continued growth of the city's German-Catholic population and the parish's own expansion. Circa 1876, St. Boniface School served 42 students.⁴⁹

It was on Golden Gate Avenue (originally named Tyler Street) that the parish erected a "combination frame building, with school, priests' residence, and meeting rooms on the ground floor with the church and a few additional rooms above ca. 1870. In 1876, a detached wood-frame school building was built to the east of the combination church, rectory, and meeting building. Beginning in 1876, the Dominican Sisters administered St. Boniface School. In 1887, San Francisco Archbishop Patrick Riordan invited the Franciscan Fathers of the Province of the Sacred Heart (Franciscan Fathers) to return to San Francisco to administer St. Boniface Parish, including St. Boniface School.

Concurrently, the parish's ca. 1870s buildings were remodeled and expanded to accommodate additional students and quarters for staff. During this period the parish gained a strong following and emerged as "a citywide parish for all Catholics of German birth, or descent, who wished to be affiliated with a place of worship where sermons were preached, and confessions heard, in their ancestral tongue," as described in *100th Anniversary of St. Boniface Church*.⁵⁰ As the San Francisco Archdiocese notes regarding the development of Catholic congregations, social services, and education in San Francisco:

⁴⁵ Ruth Hendrick Willard and Carol Green Wilson, "St. Boniface Church," (San Francisco, CA: Presidio Press, 1985), 102.

⁴⁶ Ibid., 4.

⁴⁷ Niels Nielsen, "A Corner of San Francisco with a German Past," St. Matthew's Luther Church website. Accessed July 30, 2018. <http://www.stmatthews-sf.org/wp-content/uploads/2013/10/2014-Corner-of-San-Francisco-with-a-German-Past.pdf>.

⁴⁸ Joshua Paddison, "Anti-Catholicism and Race in Post-Civil War San Francisco," *Pacific Historical Review*, Vol. 78, No. 4 (November 2009), 510-511.

⁴⁹ *100th Anniversary of St. Boniface Church, San Francisco, California, 1860-1960*, (San Francisco: St. Boniface Roman Catholic Church, 1960), 26.

⁵⁰ *100th Anniversary of St. Boniface Church, San Francisco, California, 1860-1960*, (San Francisco: St. Boniface Roman Catholic Church, 1960).

By 1884, the Catholic Church was firmly established in San Francisco and northern California. In no small part, Dominican Sisters, Notre Dame de Namur Sisters, Sisters of Charity, Presentation Sisters, Mercy Sisters, and the homegrown Sisters of the Holy Family, and women of other religious congregations formed the safety net of social services and built a continuing legacy of Catholic Education. Meanwhile, the priests of the Jesuit, Dominican, Salesian, Paulist, and Franciscan religious orders of men were prominent in the expansion of parochial and educational institutions of the Archdiocese.⁵¹

St. Boniface school served roughly 400 children by 1894, signaling ten-fold growth over two decades, which led to the acquisition of an additional lot to the west of the church's property.⁵² In 1893, St. Anthony of Padua Catholic church and school were established by the Franciscan Friars forming a second center for German Catholic worship and education at 3215 Army Street (now Cesar Chavez Avenue), while indicating the continued expansion of San Francisco's German Catholic population following increases in German immigration to the city during beginning in the 1870s.⁵³ The late 1890s were a busy period for St. Boniface parish as new buildings were planned for a friary, school, and church; all of which were to be adjoined physically and further connected architecturally through Romanesque Revival styling.

In 1899, St. Boniface School was the first of the three new buildings to be completed, followed by the friary and St. Boniface Catholic Church by 1902. The new school building operated in concert with additional Catholic schools in San Francisco including a grammar school administered by St. Joseph's Parish and St. Anthony Elementary School in the Mission District, which was opened in 1894 and was administered collaboratively by the Dominican Sisters and Franciscan Friars of St. Anthony of Padua Church.⁵⁴ St. Boniface Parish's momentum was halted in 1906, however, by the earthquake and subsequent fires that swept through the downtown. In the wake of the disaster, all three buildings were destroyed. At the time of the earthquake, St. Boniface Catholic Church served approximately 75 local families who lived in the blocks adjacent to the church, and presumably additional families throughout San Francisco.⁵⁵ Immediately following the earthquake, the parish began efforts to secure funding for the reconstruction of its buildings. In 1908, the reconstructed St. Boniface Catholic Church, friary, and St. Boniface School were dedicated and returned to full operation.

In 1916, the Serra Library was established by the parish and located with the ground floor of the subject building. By the mid-20th century St. Boniface Catholic Church continued to serve a large congregation and expanded its complex further along Golden Gate Avenue and Jones Streets with the addition of Serra Center building at 109 Golden Gate Avenue in 1949, which [adjoined] the friary building to the east. In 1950, the Serra Library was relocated to the Serra Center. By 1960, the Serra Center contained the library, Family Guild, and a Federal Credit Union.⁵⁶ Following the Second World War, St. Boniface School faced declining enrollment and was among the earliest of San

⁵¹ "History of the Archdiocese of San Francisco," Archdiocese of San Francisco, accessed online, April 3, 2018. <https://sfarchdiocese.org/archdiocese>.

⁵² *Golden Anniversary, 1908-1958, St. Boniface Church*. (San Francisco: St. Boniface Roman Catholic Church, 1958), 8.

⁵³ Joshua Paddison, "Anti-Catholicism and Race in Post-Civil War San Francisco," *Pacific Historical Review*, Vol. 78, No. 4 (November 2009), 510-511.

⁵⁴ "SAIC History," St. Anthony Immaculate Conception School, accessed online, April 3, 2018. <http://www.saicsf.org/Pages.aspx?Community=94110003&Page=2&Id=4>.

⁵⁵ *100th Anniversary of St. Boniface Church, San Francisco, California, 1860-1960*, (San Francisco: St. Boniface Roman Catholic Church, 1960), 92.

⁵⁶ *Ibid.*, 20.

Francisco's Catholic elementary schools to close or see enrollments transferred to other schools. The trend continued into the 2000s with around 20 schools facing similar closure or merger in the city.⁵⁷

In 1960, St. Boniface School was converted to use as headquarters for the Marian Center and Library within St. Boniface Parish. The Marian Center appears to have been originally planned in the 1950s during the development of the Franciscan National Marian Commission headquarters, which was originally housed in the Serra Center building and administered by Father Alfred Boedekker, O.F.M. who served as executive director of the National Marian Congress held in 1954. The center was relocated to the St. Boniface School building in 1960, presumably to reserve space for additional offices in the Serra Building.⁵⁸ The Marian Center was primarily utilized as a location for religious studies and additional library functions, but also appears to have hosted events such as film screenings, as advertised in San Francisco newspapers. By the early 1960s, it appears that students within the parish were placed in nearby schools within the archdiocese including Mission Dolores High School. The parish continued its community outreach efforts, including the provision of over 520,000 hot meals annually through the St. Anthony Dining Room within the Serra Center. These efforts continued to define St. Boniface Parish through the late 20th century. In the early 1980s, St. Boniface Catholic Church's grand interior was restored prior to the designation of St. Boniface Catholic Church as San Francisco Landmark No. 172 in 1984. In 2001, the former St. Boniface School Building began to house the De Marillac Academy, a tuition-free, private Catholic school for local Tenderloin neighborhood students as it continues to do as of 2018.

⁵⁷ Frank Dunnigan, "Streetwise: San Francisco Catholic Schools, Outsidelands.org: Western Neighborhood Project, July 2018. Accessed August 7, 2018. <http://www.outsidelands.org/streetwise-catholic-schools.php>.

⁵⁸ *100th Anniversary of St. Boniface Church, San Francisco, California, 1860-1960*, 131.

VI. EVALUATION

ARTICLE 11 OF PLANNING CODE

Article 11 of the Planning Code specifically attends to the “preservation of buildings and districts of architectural, historical, and aesthetic importance in the C-3 Districts.” This code is one of the primary legal forces behind historic preservation in San Francisco. Section 1102 of the San Francisco Planning Code defines the criteria for each of the five categories (I-V) of historic designation within the Downtown Area Plan. Presently, 175 Golden Gate Avenue has a Category V (Unrated) designation, which is the default rating for “buildings not designated as significant or contributory.”

Section 1102 Standards for Designation of Buildings

Page & Turnbull believes that research supports the re-designation of 175 Golden Gate Avenue as a Category III (Contributory) building pending the Planning Department’s approval of a change to the buildings existing zoning from RC-4 (Residential-Commercial, High-Density) to C-3 (Downtown). According to Section 1102 of the Planning Code, a Category III building designation must meet the following criteria:

1. Located outside a designated Conservation District; and
2. At least 40 years old; and
3. Judged to be a Building of Individual Importance; and
4. Rated either Very Good in Architectural Design or Excellent or Very Good in Relationship to the Environment.

Criterion 1

The first criterion for Category III eligibility in Section 1102(c) of the Planning Code states that a building must be located outside a designated conservation district. 175 Golden Gate Avenue is presently located in a RC-4 (Residential – Commercial, High Density) zoning district and is not located within the boundaries of the any designated Conservation Districts.⁵⁹

Criterion 2

The second criterion states that a building must be at least 40 years of age. Originally constructed in 1899 and reconstructed in 1907, 175 Golden Gate Avenue is more than 40 years old. 175 Golden Gate Avenue meets the second criterion for designation.

Criterion 3

The third criterion states that a building should be of “Individual Importance.” 175 Golden Gate Avenue was originally designed by a team of prominent architects and designers including Brother Adrian Wewer, O.F.M who is estimated to have design over 100 buildings for Catholic Parishes across the nation, and the prominent San Francisco-based architectural firm of Martens & Coffey who were considered among the most important firms in San Francisco during the late 19th and early 20th centuries. Although the subject building lacks the ornate detail of the adjoined St. Boniface Catholic Church, and historically related building within the St. Boniface complex, the subject building retains high historic integrity with respect to its 1907 reconstruction and in terms of its

⁵⁹ A zoning Map Amendment introduced to the Board of Supervisors will change the zoning (pending approval) of the subject property to C-3-G which is the same zoning designation as the adjacent St. Boniface Church and Friary. Therefore, 175 Golden Gate Avenue meets the first criterion for designation.

harmonious architectural relationship with both the adjoined church and neighboring friary. As such, 175 Golden Gate Avenue remains an important and very good example of a Romanesque Revival building with association to prominent designers, and to broader cultural and historic contexts in turn of the twentieth century San Francisco. The therefore upholds individual importance in terms of its architectural and cultural associations.

Criterion 4

The fourth criterion states that a building must be rated “either Very Good in Architectural Design or Excellent or Very Good in Relationship to the Environment.” As alluded to in Criterion 3, 175 Golden Gate Avenue is one of three buildings (church, friary, school) which comprise the historic St. Boniface complex on the south side of Golden Gate Avenue between Jones Street (south) and Leavenworth Street (north). The subject building is architecturally similar to the church and friary buildings in that all are designed in the Romanesque Revival style. Although the subject building lacks the ornamentation and extensive architectural detail associated with St. Boniface Catholic Church, it nonetheless remains highly representative of its architectural style, era of construction, and most importantly, forms one part of a three-building complex featuring harmonious architectural character.

Section 1106. Procedures for Change of Designation and Designation of Additional Significant and Contributory Buildings

Section 1106 of Article 11 states that buildings may be designated as Significant or Contributory or their designation may be changed through amendment of Appendices A, B, C and D of the Article (the Appendices contain the lists of designated Category I, II, III, and IV buildings). Section 1106(h), **Grounds for Designation or Change of Designation**, explains that the designation of a building may be changed if:

- (1) changes in the area in the vicinity of a building located outside a Conservation District warrant a change in the rating of the building with respect to its relationship to the environment and therefore place it in a different category, pursuant to Section 1102; or
 - (2) changes in Conservation District boundaries make a building of Contextual Importance fall outside a Conservation District and therefore no longer eligible for designation as a Contributory building, or, conversely, make a building of Contextual Importance fall within a Conservation District and therefore eligible for designation as a Contributory Building; or
 - (3) changes in the physical features of the building due to circumstances beyond the control of the owner, or otherwise permitted by this Article, warrant placing the building in a different category pursuant to the standards set forth in Section 1102; or
 - (4) restoration of the building to its original quality and character warrants placing the building in a different category pursuant to the standards set forth in Section 1102; or
- (1) by the passage of time, the building has become at least 40 years old, making it eligible to be considered for designation as a Significant or Contributory building, pursuant to Section 1102; or

- (6) the discovery of new factual information (for example, information about the history of the building) makes the building eligible for rating as a Building of Individual or Contextual Importance and, therefore, eligible to be designated as a Significant or Contributory Building.⁶⁰

175 Golden Gate Avenue falls under **Grounds for Change of Designation (6)**. The building was never intensively researched and evaluated prior to this Historic Resource Evaluation. Thus, the discovery of new factual information about the history and significance of the building makes it eligible for rating as a building of Individual or Contextual Importance as per Section 1006(h)(6). As documented in this report, the new historical information is based upon a synthesis of historic documentation including Sanborn Fire Insurance maps, historic photographs, and historic contextual information collected from various repositories, building permits, and other primary resources. The primary resource information has been set within the well-documented broader context of the history of St. Boniface Roman Catholic Church and its presence as a fixture in the Tenderloin neighborhood of San Francisco; and the work of architects Brother Adrian Wewer, O.F.M. and Martens & Coffey. The evaluation above demonstrates that the building is Individually Important. Therefore, it is eligible to be designated as a Contributory Building (Category III).

INTEGRITY

In order to qualify for listing in the California Register, a property must possess significance under one of the aforementioned criteria and have historic integrity. The process of determining integrity is similar for both the California Register and the National Register. The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource’s eligibility for listing in the California Register and the National Register. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

Location is the place where the historic property was constructed.

Design is the combination of elements that create the form, plans, space, structure and style of the property.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

Feeling is the property’s expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

⁶⁰ Added by Ord. 414-85, App. 9/17/85; amended by Ord. 95-12, File No. 120301, App. 5/21/2012, Eff. 6/20/2012

175 Golden Gate Avenue retains integrity of location and setting because is situated on its original lot, despite reconstruction in 1907. The immediate vicinity within the Tenderloin neighborhood has undergone changes associated with most dense, urban areas over time, but has retained scale, architectural characteristics and overall setting associated with its past since the building's construction. The property has not experienced any significant exterior alterations since its reconstruction in 1907 and thus retains integrity of design, materials, and workmanship. It remains in use as a school building with offices and classrooms for a private academy associated with the Archdiocese of San Francisco, and therefore retains integrity of association and feeling. Overall, the property retains a high degree of historic integrity.

CHARACTER-DEFINING FEATURES

For a property to be eligible as a Category III building under Article 11 of the San Francisco Planning Code, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. While interior character-defining features may be present, Article 11 limits designation to the exterior features.⁶¹

The exterior character-defining features of 175 Golden Gate Avenue which retain integrity from 1907 include:

- Four-story-over-basement, rectangular massing
- Location: Adjacency to the south side of Golden Gate Avenue (no set back from sidewalk)
- Elements indicative of the Romanesque Revival Style:
 - Round-arched and segmental arched apertures (window and door openings)
 - Arched parapet extension at the north façade
 - Plaster motif at primary façade
 - Smooth cement plaster exterior finish
- Rusticated basement level exterior cladding (east façade)
- Adjoins St. Boniface Catholic Church at the east façade
- Iron fire escape with ornate iron detailing at primary façade

⁶¹ Interiors are subject to Article 11 if proposed interior alterations result in any visual or material impact to the exterior of the building (per Planning Code Section 1110(g)(3)).

VII. CONCLUSION

Designed in 1899 as St. Boniface School, reconstructed with subtle design changes in 1907 for the same use, 175 Golden Gate Avenue appears eligible for designation as a Category III (Contributory) building as defined by Article 11 of the San Francisco Planning Code. The building is individually important for its association with the development of St. Boniface Roman Catholic Church and the cultural historic associations of San Francisco's German-Catholic community; as an example of the work of nationally-acclaimed Catholic architect, Brother Adrian Wewer, O.F.M. and for association with the prominent San Francisco-Based architectural firm of Martens & Coffey, as a noted local example of the Romanesque Revival architectural style within a complex of common stylistic qualities. Pending a changing of the subject building's zoning to C-3 upon approval of the San Francisco Planning Department, 175 Golden Gate Avenue meets the four criteria established by Article 11 for designation as a Category III (Contributory) building.

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APPENDIX A

PREPARER QUALIFICATIONS

This Change of Designation Report was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include Lada Kocherovsky, Principal-in-charge; Christina Dikas, Senior Architectural Historian, Jason Wright, Project Manager; and Josh Bevan, Cultural Resources Planner/Architectural Historian, primary author. All professional staff working on this report meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

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SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary General Plan Amendment Initiation INITIATION HEARING DATE: AUGUST 23, 2018

Project Name: 175 Golden Gate Avenue
Case Number: 2018-008654GPA
Initiated by: Planning Commission
Staff Contact: Audrey Butkus, Legislative Affairs
audrey.butkus@sfgov.org, (415) 575-9129
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: **Initiate and Schedule for Adoption on or After September 27, 2018**

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The action before the Commission is initiation of the code amendments described below. Initiation does not involve a decision on the substance of the amendments; it merely begins the required 20 day notice period, after which the Commission may hold a hearing and take action on the proposed Code amendments.

GENERAL AMENDMENT

The proposed General Plan Amendment would expand The Land Use and Density Plan (hereinafter Map 1) of the Downtown Area Plan to include 175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot No. 011.

The Way It Is Now:

Map 1 of the Downtown Area Plan outlines the boundaries and zoning districts of the Area Plan. It does not currently include the subject lot as part of the Downtown Plan and does not include it in a Downtown Zoning District (C-3).

The Way It Would Be:

Map 1 of the Downtown Area Plan would be amended to include the subject lot in the Area Plan and identify the subject lot as being zoned C-3-G.

BACKGROUND

The subject lot is currently zoned RC-4 (Residential-Commercial, High Density) and not included in the Downtown Area Plan. This initiation is proposed by the Department in response to a separate proposed Ordinance, introduced by Supervisor Kim (Board File No. 180645), which proposes to rezone the subject parcel from RC-4 (Residential-Commercial, High Density) to C-3-G (Downtown General). That Ordinance will be heard at the September 27th Planning Commission hearing and the September 5th Historic Preservation Commission hearing.

ISSUES AND CONSIDERATIONS

2014 Rezoning and GPA at 133-135 Golden Gate Avenue:

In 2014, the Board of Supervisors approved an ordinance amending the zoning map rezoning 133-135 Golden Gate Avenue (St. Boniface Church and Rectory) from RC-4 (Residential-Commercial, High Density) to C-3-G (Downtown General) and amending Map 1 of the Downtown Area Plan to include 133-135 Golden Gate Avenue in order to provide for eligibility to sell transferable development rights for 133-135 Golden Gate Avenue.



Transfer of Development Rights:

The criteria proposed for evaluation of a new TDR opportunity are intended to be rigorous to guarantee that the rezoning is within the public interest. Below are the key considerations that the Department will use to evaluate this proposal:

Proposed key considerations for designation of new TDR opportunity:

- 1) Is the parcel adjacent/contiguous with other C-3 zoned parcels?
- 2) Would the rezoning increase development potential in FAR or height? If so, what are the urban design implications of additional FAR or height?
- 3) Are there potential impacts of the rezoning due to adjacency of sensitive parcels uses?
- 4) Has the subject parcel been part of a recent rezoning or community planning effort?
- 5) Does the property need both a rezoning and a new historic designation? If so, does the Department believe that the subject building is significant enough to either be an individual City Landmark or a Category 11 Building?

It is the Department's intent that proposed rezoning would be evaluated against each of these criteria and the Commission would have the opportunity to review and comment on the proposed request for rezoning at their September 27th hearing.

The DeMarillac Academy:

Historically known as the St. Boniface School, 175 Golden Gate Avenue was constructed in 1908 as part of the adjacent St. Boniface Catholic Church Complex after previous buildings constructed in 1899 were destroyed in the 1906 earthquake. Today, 175 Golden Gate Avenue is home to the De Marillac Academy: an independent, Catholic school with related youth and family programs. The school's enrollment is approximately 120 students, spanning grades 4-8.

Historic Preservation Designation:

The Historic Preservation Commission will hear this item on September 5th in order to provide comments on the proposed Article 11 designation to a Category III Contributory building. Staff is recommending the Historic Preservation Commission support the proposed Article 11 Designation. The building is a very good example of a Romanesque Revival style building designed by prominent San Francisco-based architectural firm Martens & Coffey and designer Brother Adrian Wewer, O.F.M., who designed more than 100 buildings for Catholic parishes across the country. It served San Francisco's large early German community, conducting services and confessions in German. It was the city's oldest German Catholic church and only German National Catholic church until the 1960s. The building retains physical integrity to its original construction. It has not undergone any significant exterior alterations and remains in use as a school building. Overall, the exterior of the building is well preserved.

RECOMMENDATION

The Department recommends that the Commission Adopt a Resolution of Intent to Initiate the proposed General Plan Amendment.

BASIS FOR RECOMMENDATION

At the September 27th hearing, the Commission will review an Ordinance introduced by Supervisor Kim (BF 180645) that proposes to rezone 175 Golden Gate Avenue from RC-4 to C-3-G so that it may participate in the City's Transfer of Development Rights (TDR) program. In order for the proposed rezoning to be consistent with the General Plan, Map 1 of the Downtown Area Plan must be modified to include the subject lot. General Plan amendments can only be initiated by the Planning Commission and cannot be initiated by elected officials¹.

The Department is proposing to amend the General Plan to implement Supervisor Kim's proposed rezoning and associated opportunity for participation within the TDR program as the proposal meets the Department's criteria for new TDR designation.

¹ Planning Code Section 340(c) states, "[A General Plan] amendment may be initiated by a resolution of intention by the Planning Commission in response to a request by a member of the Planning Commission, the Board of Supervisors, or an application by one or more property owners, residents or commercial lessees or their authorized agents. A resolution of intention adopted by the Planning Commission shall refer to, and incorporate by reference, the proposed General Plan amendment.

Pursuant to Planning Code Sec. 340, proposed amendments can be initiated by a Resolution of Intention by the Planning Commission. If the Planning Commission approves the Resolution of Intention, the Department would subsequently provide public notice as required by Planning Code Sec. 306.3, and schedule a public hearing on the proposed General Plan amendment for September 27th hearing, a date which would be concurrent with the Commission's decision on Supervisor Kim's proposed rezoning. An initiation action does not commit the Commission to any action at the adoption hearing, but rather allows the full range of commission actions at their later hearing. By authorizing this initiation today, the Commission would be permitted to consider adoption of Supervisor Kim's rezoning later in the month; without today's initiation, the rezoning would conflict with a map in the General Plan. General Plan findings must be completed with each Commission action on proposed ordinances to make certain that new laws are consistent with the City's adopted policy.

REQUIRED COMMISSION ACTION

The proposed Resolution is before the Commission so that it may recommend approval or disapproval to initiate the Planning Code amendments.

IMPLEMENTATION

The Department determined that this Ordinance will not impact our current implementation procedures.

ENVIRONMENTAL REVIEW

The proposal to amend the Planning Code would result in no physical impact on the environment. The proposed amendment is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines.

PUBLIC COMMENT

As of the date of this report, the Department has not received any public comment on this item.

RECOMMENDATION:	Adopt Resolution of Intent to Initiate General Plan Amendment
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Attachments

Exhibit A: Resolution to Initiate the General Plan Amendment
Exhibit B: Draft Ordinance
Exhibit C: The Land Use and Density Plan of the Downtown Area Plan (aka Map 1)
Exhibit D: Board File 180645



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE: AUGUST 23, 2018

Project Name: 175 Golden Gate Avenue
Case Number: 22018-008654GPA [Board File No. TBD]
Initiated by: Planning Commission
Staff Contact: Audrey Butkus, Legislative Affairs
audrey.butkus@sfgov.org, (415) 575-9129
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INITIATING AMENDMENTS TO THE SAN FRANCISCO GENERAL PLAN TO REVISE MAP 1 OF THE DOWNTOWN AREA PLAN TO INCLUDE 175 GOLDEN GATE AVENUE, ASSESSOR'S BLOCK NO. 0349, LOT NO. 011 IN THE C-3-G, DOWNTOWN GENERAL AREA PLAN; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiation of the proposed Ordinance on August 23, 2018; and,

WHEREAS, the proposed amendments would amend the General Plan to revise Map 1 of the Downtown Area Plan to include 175 Golden Gate Avenue, Assessor's Block No. 0349, Lot No. 011 in the C-3-G, Downtown General Area Plan; and

WHEREAS, the proposed amendments are in response to Board File 180645, which seeks to rezone the subject property to C-3-G, and

WHEREAS, the proposed ordinance would ensure that the Zoning Map and the General Plan are consistent should BF 180645 be approved; and

WHEREAS, the Environmental Review will be completed prior to the Commission taking action on this Ordinance; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance; and

MOVED, that pursuant to Planning Code Section 302(b), the Commission adopts a Resolution to initiate amendments to the Planning Code;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Planning Code amendments contained in the draft ordinance, approved as to form by the City Attorney in Exhibit A, to be considered at a publicly noticed hearing on or after **September 27, 2018**.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on August 23, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:

FILE NO.

ORDINANCE NO.

[General Plan - Downtown Area Plan Amendment for 175 Golden Gate Avenue]

Ordinance amending the San Francisco General Plan to revise Map 1 of the Downtown Area Plan to include 175 Golden Gate Avenue, Assessor's Block No. 0349, Lot No. 11, in the C-3-G, Downtown General area; and making environmental findings, findings of consistency with the General Plan and the Priority Policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 340.

NOTE: Additions are single-underline italics Times New Roman;
deletions are ~~strike-through italics Times New Roman~~.
Board amendment additions are double-underlined;
Board amendment deletions are ~~strikethrough normal~~.

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

Section 1. Environmental and Planning Code Findings.

(a) California Environmental Quality Act Findings. The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.), and the Board of Supervisors hereby affirms this determination. Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

(b) General Plan and Planning Code Findings.

(1) Under Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and thereafter recommended for approval or rejection by the Board of Supervisors. On

_____, by Resolution No. _____, the Commission conducted a duly noticed public hearing on the General Plan Amendment pursuant to Planning Code Section 340, and found that the public necessity, convenience, and general welfare required the proposed General Plan Amendment, and recommended it for approval to the Board of Supervisors. The Board adopts these findings as its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

(2) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

Section 2. The San Francisco General Plan is hereby amended by revising Map 1 of the Downtown Area Plan to include 175 Golden Gate Avenue, Assessor's Block No. 0349, Lot No. 11, within the C-3-G, Downtown General area, as recommended to the Board of Supervisors by the Planning Commission in Resolution No. _____, and directs the Planning Department to update the General Plan to reflect this amendment.

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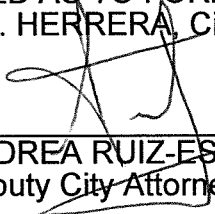
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1 Section 3. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving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

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

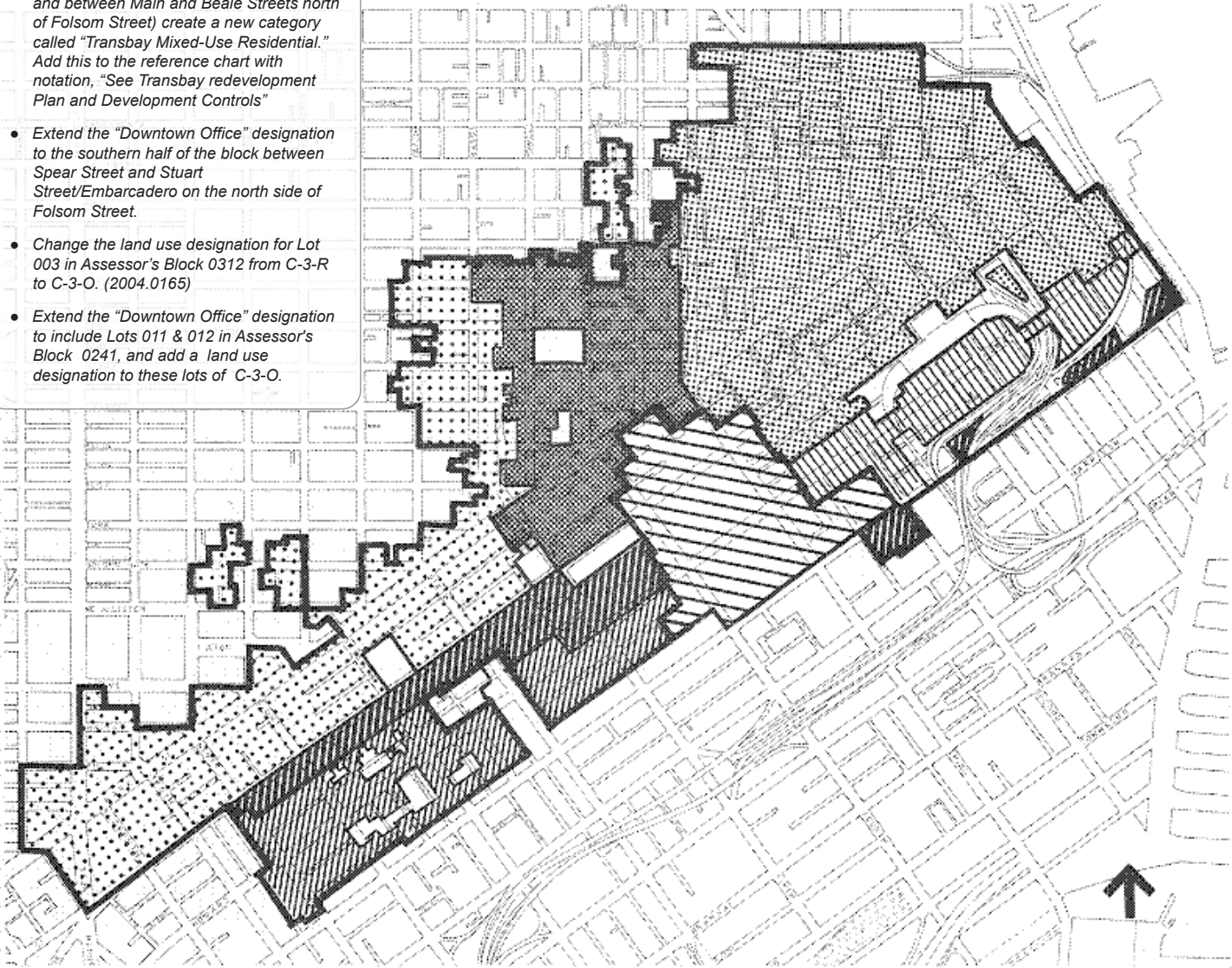
8 By:

9 
10 ANDREA RUIZ-ESQUIDE
11 Deputy City Attorney

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MAP TO BE EDITED

- For public parcels on former freeway ramps in the Transbay (along Folsom Street between Essex and Spear Streets, and between Main and Beale Streets north of Folsom Street) create a new category called "Transbay Mixed-Use Residential." Add this to the reference chart with notation, "See Transbay redevelopment Plan and Development Controls"
- Extend the "Downtown Office" designation to the southern half of the block between Spear Street and Stuart Street/Embarcadero on the north side of Folsom Street.
- Change the land use designation for Lot 003 in Assessor's Block 0312 from C-3-R to C-3-O. (2004.0165)
- Extend the "Downtown Office" designation to include Lots 011 & 012 in Assessor's Block 0241, and add a land use designation to these lots of C-3-O.



DOWNTOWN LAND USE AND DENSITY PLAN

0 400FT
Map 1

Predominant Commercial Use Type	Building Commercial Intensity Density* Height	Appropriate Zoning District
Downtown Office	FAR 9:1	C-3-O
Downtown Office	6:1	C-3-O (SD)
Downtown Retail	6:1	C-3-R
Downtown General Commercial	6:1	C-3-G
Downtown Service	5:1	C-3-S
Downtown Service, Industrial	2:1 office, 5:1 other	C-3-S (SU)
Mixed Use	See Yerba Buena Center Redevelopment Plan	

*Unused FAR may be transferred from preservation sites to development sites up to a maximum FAR of 18:1 in the C-3-O and C-3-O (SD) districts and up to one and one half times the basic FAR in the C-3-R, C-3-G and C-3-S districts. See Preservation of the Past Chapter.

NOTE: The notations shown in italics represent recent amendments to the General Plan. This map is intended only as a temporary placeholder, and will be replaced by final maps illustrating these amendments in graphic form.

BOARD of SUPERVISORS



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San Francisco 94102-4689
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Fax No. 554-5163
TDD/TTY No. 554-5227

June 19, 2018

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On June 12, 2018, Supervisor Kim introduced the following legislation:

File No. 180645

Ordinance amending the Planning Code and Zoning Map to rezone the building at 175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General); designating the building for preservation purposes as a Category III, Contributory Building; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
- Aaron Starr, Acting Manager of Legislative Affairs
- Scott Sanchez, Zoning Administrator
- Lisa Gibson, Environmental Review Officer
- AnMarie Rodgers, Director of Citywide Planning
- Laura Lynch, Environmental Planning
- Joy Navarrete, Environmental Planning

[Planning Code, Zoning Map - Rezoning, Preservation Designation - 175 Golden Gate Avenue]

Ordinance amending the Planning Code and Zoning Map to rezone the building at 175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General); designating the building for preservation purposes as a Category III, Contributory Building; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~Arial font~~.
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) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). This Board adopts this determination as its own. Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

(b) On _____, the Historic Preservation Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are

1 consistent, on balance, with the City's General Plan and eight priority policies of Planning
2 Code Section 101.1. On _____, the Planning Commission, in Resolution No.
3 _____, likewise adopted findings that the rezoning is consistent, on balance, with the City's
4 General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts
5 both of these findings as its own. Copies of said Resolutions are on file with the Clerk of the
6 Board of Supervisors in File No. _____, and are incorporated herein by reference.

7 (c) On _____, the Planning Commission, in Resolution No. _____, adopted
8 findings pursuant to Planning Code Section 302 that the proposed zoning reclassification and
9 map amendment will serve the public necessity, convenience, and welfare. On _____,
10 the Historic Preservation Commission, in Resolution No. _____, likewise adopted
11 findings pursuant to Planning Code Section 302 that the proposed amendment to Article 11
12 will serve the public necessity, convenience, and welfare. The Board adopts both of these
13 findings as its own. Copies of said Resolutions are on file with the Clerk of the Board of
14 Supervisors in File No. _____.

15 (d) On _____, the Historic Preservation Commission, in Resolution No.
16 _____, recommended that the Board of Supervisors approve the designation of the
17 building at 175 Golden Gate Avenue (De Marillac Academy), Assessor's Block No. 0349, Lot
18 No. 011, as a Contributory, Category III building as defined in Planning Code Article 11. A
19 copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No.
20 _____ and is incorporated herein by reference.

21 22 Section 2. Amendment to Zoning Map.

23 In accordance with Planning Code Sections 106 and 302, the following changes are
24 hereby adopted as amendments to Zoning Use District Map ZN01 of the Zoning Map of the
25 City and County of San Francisco:

Description of Property	Use District To Be Superseded	Use District Hereby Approved
175 Golden Gate Avenue, Assessor's Block No. 0349, Lot No. 011	RC-4	C-3-G

Section 3. Designation of Category III (Contributory) Building.

(a) The Board of Supervisors hereby finds that the property identified in subsection (b) is located outside a designated Conservation District; is at least 40 years old; is judged to be a Building of Individual Importance; and is rated either Very Good in Architectural Design or Excellent or Very Good in Relationship to the Environment, and, after this ordinance has been adopted, will be located in a C-3 district. For these reasons, the Board finds that designating the following property as Category III (Contributory) will further the purposes of and conform to the standards set forth in Article 11 of the Planning Code.

(b) Pursuant to Sections 1102 and 1106 of the Planning Code, the following property is hereby designated Category III (Contributory):

Address	Assessor's Block No.	Assessor's Lot No.	Name of Building
175 Golden Gate Avenue	0349	011	De Marillac Academy

(c) Appendix C of Article 11 of the Planning Code is hereby amended to include this property.

1 (d) This property shall be subject to further controls and procedures pursuant to the
2 Planning Code, including Article 11.

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

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

12 By: 
13 ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Rezoning, Preservation Designation - 175 Golden Gate Avenue]

Ordinance amending the Planning Code and Zoning Map to rezone the building at 175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General); designating the building for preservation purposes as a Category III, Contributory Building; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Currently, 175 Golden Gate Avenue (De Marillac Academy), Assessor's Block No. 0349, Lot No. 011, is zoned RC-4 (Residential-Commercial, High Density), and although it is adjacent to the C-G-3 (Commercial, Downtown General), but not within the Downtown zoning district. It does not have a preservation status under either Articles 10 or 11 of the Planning Code.

Amendments to Current Law

This Ordinance amends the Planning Code and the Zoning Map to rezone 175 Golden Gate Avenue (De Marillac Academy), Assessor's Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General). It also classifies the building at that address as a Category III, Contributory building under Article 11 of the Planning Code.

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