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Landmark Designation Executive Summary

HEARING DATE: AUGUST 19, 2020

Record No.:	**2020-006641DES**
Project Address:	**"History of Medicine in California" frescoes**
	533 Parnassus Avenue (UCSF Parnassus Heights)
Zoning:	P (Public) Zoning District
	130-D Height and Bulk District
Block/Lot:	2634A/011
Project Sponsor:	Regents of the University of California, San Francisco
Staff Contact:	Pilar LaValley (415) 575-9084 or (628) 652-7372
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PROPERTY DESCRIPTION

The UCSF Parnassus Heights campus site is the oldest and largest of the UCSF campus sites in the city. This campus site, which comprises approximately 107 acres of land, is in the Inner Sunset neighborhood. UCSF's facilities are concentrated at the north end of the campus site with the physical core located along Parnassus Avenue, which extends east-west through this densely developed area. These include Moffitt and Long Hospitals, the Langley Porter Psychiatric Institute (LPPI), and Medical Building 1 as well as other institutional buildings housing clinics, research facilities, housing, parking, and other support services. The 61-acre Mount Sutro Open Space Reserve occupies the central and southern portion of the campus site. The streets adjacent to the developed portion of the campus are occupied by two- to three-story single-family and multi-family residences constructed in the early decades of the 1900s.

PROJECT DESCRIPTION

The mural cycle, "History of Medicine in California," consists of ten pictorial panels and two descriptive panels created in *fresco buono* style by artist, Bernard Zakheim. The mural cycle is located in Toland Hall, a large auditorium located on the south side of first floor of UC Hall at the University of California, San Francisco (UCSF) Parnassus Heights campus. Completed in 1917 by architect Lewis. P. Hobart, the Beaux-Arts style UC Hall is a monumental seven-story building that stands at the south side of Parnassus Avenue between 3rd and 4th Avenues. The brick and steel building features a tripartite composition with large arched windows, a rusticated base, lavishly ornamented bay windows, and a well-defined classical cornice.

UC Hall is located at west end of the UCSF Parnassus campus site, adjacent to the courtyard in front of the Dental Clinics building (707 Parnassus Avenue) on west side and Clinical Sciences building (521 Parnassus Avenue) on east side. Opposite UC Hall, on block bounded by 3rd and 4th Avenues, is a small plaza with

large Beniamino Bufano sculpture, the low-slung UCSF Marilyn Reed Lucia Childcare Center, and several two-story multi-family residential buildings.

COMPLIANCE WITH PLANNING CODE

On June 23, 2020, Supervisor Peskin introduced a proposed Resolution under Board of Supervisors (hereinafter "Board") File No. 200677 to initiate the Landmark designation process for the "History of Medicine in California" frescoes (aka Zakheim's History of Medicine in California Frescoes) in Toland Hall auditorium at UC Hall. At the Land Use Committee of the Board hearing on July 20, 2020, the committee voted unanimously to Recommend to the full Board approval of the Resolution to initiate Landmark Designation. On July 28, 2020, the Board voted unanimously to approve the Resolution, and on July 31, 2020, Resolution No. 355-20 became effective.

Article 10 of the Planning Code.

The executive summary and analysis under review was prepared by Department preservation staff, who meet the Secretary of the Interior's professional qualifications. The Department has determined that the subject property meets the requirements for Article 10 eligibility as an individual landmark. The justification for its inclusion is explained in detail in the attached Landmark Designation Fact Sheet, and briefly in this Executive Summary.

SIGNIFICANCE

The "History of Medicine in California" frescoes, painted between 1936 and 1938, appear to be significant for their association with the history of the Works Project Administration's Federal Art Project; and as an excellent example of the work of master artist and muralist, Bernard Zakheim, that displays the distinctive characteristics of New Deal-era progressive mural artwork. The frescoes consist of 12 panels (10 pictorial and 2 descriptive) depicting California medical history with vivid, diverse images of doctors, lab scientists, and other medical professionals, and of suffering and recovered patients.

UNDERREPRESENTED LANDMARK TYPES

The proposed landmark designation addresses one previously identified underrepresented landmark types: property types that are underrepresented among the City's designated landmarks.

INTEGRITY

The "History of Medicine in California" frescoes maintain a high level of integrity. See Page 2 of attached Landmark Designation Fact Sheet for further analysis.

CHARACTER-DEFINING FEATURES

Exterior and interior character-defining features of the frescoes are identified in the attached Landmark Designation Fact Sheet beginning on Page 3.

BOUNDARIES OF THE LANDMARK

The proposed Landmark site encompasses the twelve (ten pictorial and two descriptive) mural panels that comprise the "History of Medicine in California" frescoes in Toland Hall auditorium in UC Hall.

General Plan.
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.

Designating significant historic resources as local landmarks will further continuity with the past because the buildings will be preserved for the benefit of future generations.

Planning Code Section 101.1 – Eight Priority Policies establishes and requires review of permits for consistency with said policies. On balance, the proposed designation is consistent with the priority policies, and furthers Policy Number 7, which states that landmarks and historic buildings be preserved.

LANDMARK DESIGNATION PROCEDURES

Historic Preservation Commission.
The Historic Preservation Commission on February 4, 2009, by Resolution No. 001, adopted the National Register Criteria as its methodology for recommending landmark designation of historic resources. Under the National Register Criteria, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, feeling, materials, workmanship, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past; or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or properties that have yielded, or may likely yield, information important in prehistory or history.

Article 10 of the Planning Code.
Section 1004 of the Planning Code authorizes the landmark designation of an individual structure or other feature or an integrated group of structures and features on a single lot or site, having special character or special historical, architectural or aesthetic interest or value, as a landmark. Section 1004.1 also outlines that landmark designation may be initiated by the Board of Supervisors or the Historic Preservation Commission and the initiation shall include findings in support. Section 1004.2 states that once initiated, the proposed designation is referred to the Historic Preservation Commission for a report and recommendation to the Board of Supervisors to approve, disapprove or modify the proposal.

Pursuant to Section 1004.3 of the Planning Code, if the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors and without

referral to the Planning Commission. The Board of Supervisors shall hold a public hearing on the designation and may approve, modify or disapprove the designation.

In the case of the initiation of a historic district, the Historic Preservation Commission shall refer its recommendation to the Planning Commission pursuant to Section 1004.2(c). The Planning Commission shall have 45 days to provide review and comment on the proposed designation and address the consistency of the proposed designation with the General Plan, Section 101.1 priority policies, the City's Regional Housing Needs Allocation, and the Sustainable Communities Strategy for the Bay Area. These comments shall be sent to the Board of Supervisors in the form of a resolution.

Section 1004(b) requires that the designating ordinance approved by the Board of Supervisors shall include the location and boundaries of the landmark site, a description of the characteristics of the landmark which justify its designation, and a description of the particular features that should be preserved.

If the Historic Preservation Commission approves the proposed designation recommendation, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.4). 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 (Section 1004.5).

PUBLIC / NEIGHBORHOOD INPUT

The Department is not aware of any opposition to the landmark designation of the "History of Medicine in California" frescoes. Several letters in support of the landmark designation were submitted to the Board of Supervisors during the Board review of the initiation to designate the "History of Medicine in California" frescoes. These letters are attached as part of the Board of Supervisors resolution package.

ISSUES & OTHER CONSIDERATIONS

- **Property owner input:** Pursuant to Article 10, Section 1004.2 of the Planning Code, the City must provide written notice to the property owner 10 days prior to the hearing, during which the HPC considers whether to recommend landmark designation to the Board of Supervisors. On July 30, 2020 the Department notified the property owner of the recommendation hearing scheduled for August 19, 2020. The property owner has provided a letter regarding the proposed landmark designation (attached in Exhibit E).

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

BASIS FOR RECOMMENDATION

The Department recommends that the Historic Preservation Commission recommend the proposed designation of the **"History of Medicine in California" frescoes** as a San Francisco landmark as they are individually eligible for Article 10 Landmark designation for association with the history of the Works Project Administration's Federal Art Project, as an excellent example of New Deal-era progressive mural artwork, and as an important example of the work of master artist and muralist, Bernard Zakheim.

ATTACHMENTS

Draft Resolution Recommending Landmark designation
Exhibit A – Landmark Designation Fact Sheet
Exhibit B – Maps and Context Images
Exhibit C – Draft Landmark Designation Ordinance
Exhibit D – Board of Supervisors Resolution No. 355-20
Exhibit E – Board of Supervisors July 28, 2020 initiation hearing packet