



SAN FRANCISCO PLANNING DEPARTMENT

HEARING DATE: December 6, 2017

CASE NUMBER: 2017-000965DES, 2016-013562DES, 2006.1465L

PROJECT ADDRESS 460 Arguello Blvd., 600 32nd Avenue, 2728 Bryant Street

BLOCK/LOT 1061/049, 1574/001, 4273/008

TO: Historic Preservation Commission

FROM: Shannon Ferguson
Preservation Planner, 415-575-9074

REVIEWED BY: Tim Frye
Historic Preservation Officer, 415-575-6822

RE: Landmark Recommendation Resolutions for Theodore Roosevelt Middle School, George Washington High School, and Sunshine School

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On October 18, 2017, the Historic Preservation Commission (HPC) adopted Resolution Nos. 909, 910, and 911 to initiate Article 10 landmark designation of 460 Arguello Blvd. (Theodore Roosevelt Middle School), 600 32nd Avenue (George Washington High School), and 2728 Bryant Street (Sunshine School). Under Article 10, initiation and recommendation are two distinct steps of the landmark designation process which require separate hearings and resolutions.

On November 2, 2017, Commission President Wolfram and Commissioner Johnck visited 460 Arguello Blvd. (Theodore Roosevelt Middle School) and 600 32nd Avenue (George Washington High School).

Attached are draft Resolutions to recommend approval to the Board of Supervisors the designation of all three properties as individual San Francisco landmarks under Article 10 of the Planning Code, Section 1004.1.

- a. **460 Arguello Blvd.** (Theodore Roosevelt Middle School) is architecturally significant as San Francisco's only Dutch/German Expressionist style building designed by master architect Timothy Pflueger and exhibits high artistic values in its three New Deal murals. It also meets the Historic Preservation Commission's priority for designation of underrepresented property types as San Francisco's only Dutch/German Expressionist style building.
- b. **600 32nd Avenue** (George Washington High School) is associated with significant events, as it was built largely using Public Works Administration funds. It is also architecturally significant as it embodies the characteristics of the Streamline Moderne style, represents the work of master architect Timothy Pflueger, and exhibits high artistic values in its four New Deal murals and one outdoor frieze that were all sponsored by the Federal Art Project. It also meets the Historic Preservation

Commission's priority for designation of underrepresented property types for its association with events of the Public Works Administration and designation of buildings located in geographically underrepresented areas.

- c. **2728 Bryant Street** (Sunshine School) is significant for its association with events as the first public school specifically designed for children with disabilities built west of the Rockies and for its association with the Public Works Administration. It is also architecturally significant as it embodies the distinctive characteristics of the Spanish Colonial Revival style with Art Deco and Moorish accents; represents the work of four master architects - Albert A. Schroepfer, Charles F. Strothoff, Martin J. Rist, and Smith O'Brien; and exhibits high artistic values in its ingenious floorplan devised to combine two specialized schools into one campus and in its quality of materials and workmanship. It also meets the Historic Preservation Commission's priority for designation of underrepresented property types for its association with events of the Public Works Administration and designation of buildings located in geographically underrepresented areas.

The Planning Department (Department) recommends adopting these Resolutions.

ATTACHMENTS:

Draft Resolutions
Draft Landmark Designation Reports
Designation Ordinances
October 18, 2017 Case Report
Resolution Nos. 909, 910, and 911



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. XXX

HEARING DATE XXX XX, 2017

Case No. 2017-000965DES
Project: 460 Arguello Blvd. (Theodore Roosevelt Middle School)
Recommendation to Board of Supervisors
Staff Contact: Shannon Ferguson (415) 575-9074
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Reviewed By: Tim Frye – (415) 575-6822
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RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 460 ARGUELLO BLVD. (AKA THEODORE ROOSEVELT MIDDLE SCHOOL), ASSESSOR'S BLOCK 1061, LOT 049, AS LANDMARK NO. XXX

1. WHEREAS, on August 17, 2016, the Historic Preservation Commission added 460 Arguello Blvd. (aka Theodore Roosevelt Middle School), to the Landmark Designation Work Program; and
2. WHEREAS, Historic Preservation Consultants Christopher VerPlanck and Donna Graves, who meet the Secretary of Interior's Professional Qualification Standards, prepared the Landmark Designation Report for 460 Arguello Blvd. (aka Theodore Roosevelt Middle School) with a grant from the Historic Preservation Fund Committee, which was reviewed by Department Staff Shannon Ferguson and Tim Frye, who meet the Secretary of Interior's Professional Qualification Standards, for accuracy and conformance with the purposes and standards of Article 10; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of October 18, 2017 reviewed Department staff's analysis of 460 Arguello Blvd. (aka Theodore Roosevelt Middle School) historical significance pursuant to Article 10 as part of the Landmark Designation Case Report dated October 18, 2017 and initiated Landmark designation process through Resolution XXX; and
4. WHEREAS, the Historic Preservation Commission finds that the nomination of 460 Arguello Blvd. (aka Theodore Roosevelt Middle School) as a landmark is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
5. WHEREAS, the Historic Preservation Commission finds that 460 Arguello Blvd. (aka Theodore Roosevelt Middle School) conveys its architectural significance as San Francisco's only Dutch/German Expressionist style building designed by master architect Timothy Pflueger and exhibits high artistic values in its three New Deal murals; and

6. WHEREAS, the Historic Preservation Commission finds that 460 Arguello Blvd. (aka Theodore Roosevelt Middle School) meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
7. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of exterior and interior character-defining features, as identified in the Landmark Designation Report, should be considered for preservation under the proposed landmark designation, as they relate to the building’s historical significance and retain historical integrity; and
8. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that historic buildings be preserved, and will serve the public necessity, convenience and welfare pursuant to Planning Code, Section 302; and
9. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical);

THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 460 Arguello Blvd. (aka Theodore Roosevelt Middle School), Assessor’s Block 1061, Lot 049 pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on XXX XX, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT: none

ADOPTED: XXX XX, 2017



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. XXX

HEARING DATE XXX XX, 2017

Case No. 2016-013562DES
Project: 600 32nd Avenue (George Washington High School)
Recommendation to Board of Supervisors
Staff Contact: Shannon Ferguson (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
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RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 600 32ND AVENUE (AKA GEORGE WASHINGTON HIGH SCHOOL), ASSESSOR'S BLOCK 1574, LOT 001, AS LANDMARK NO. XXX

1. WHEREAS, on August 17, 2016, the Historic Preservation Commission added 600 32nd Avenue (aka George Washington High School), to the Landmark Designation Work Program; and
2. WHEREAS, Historic Preservation Consultants Christopher VerPlanck and Donna Graves, who meet the Secretary of Interior's Professional Qualification Standards, prepared the Landmark Designation Report for 600 32nd Avenue (aka George Washington High School) with a grant from the Historic Preservation Fund Committee, which was reviewed by Department Staff Shannon Ferguson and Tim Frye, who meet the Secretary of Interior's Professional Qualification Standards, for accuracy and conformance with the purposes and standards of Article 10; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of October 18, 2017 reviewed Department staff's analysis of 600 32nd Avenue (aka George Washington High School) historical significance pursuant to Article 10 as part of the Landmark Designation Case Report dated October 18, 2017 and initiated Landmark designation process through Resolution XXX; and
4. WHEREAS, the Historic Preservation Commission finds that the nomination of 600 32nd Avenue (aka George Washington High School) as a landmark is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
5. WHEREAS, the Historic Preservation Commission finds that 600 32nd Avenue (aka George Washington High School) associated with significant events, as it was built largely using Public Works Administration funds; and is architecturally significant, as it embodies the characteristics of the Streamline Moderne style, represents the work of master architect Timothy Pflueger, and exhibits high artistic values in its four New Deal murals and one outdoor frieze that were all sponsored by the Federal Art Project; and

6. WHEREAS, the Historic Preservation Commission finds that 600 32nd Avenue (aka George Washington High School) meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
7. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of exterior and interior character-defining features, as identified in the Landmark Designation Report, should be considered for preservation under the proposed landmark designation as they relate to the building’s historical significance and retain historical integrity; and
8. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that historic buildings be preserved, and will serve the public necessity, convenience and welfare pursuant to Planning Code, Section 302; and
9. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and

THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 600 32nd Avenue (aka George Washington High School), Assessor’s Block 1574, Lot 001 pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on XXX XX, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT: none

ADOPTED: XXX XX, 2017



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. XXX

HEARING DATE XXX XX, 2017

Case No. 2006.1465L
Project: 2728 Bryant Street (Sunshine School)
Recommendation to Board of Supervisors
Staff Contact: Shannon Ferguson (415) 575-9074
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Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 2728 BRYANT STREET (AKA SUNSHINE SCHOOL), ASSESSOR'S BLOCK 4273, LOT 008, AS LANDMARK NO. XXX

1. WHEREAS, on August 17, 2016, the Historic Preservation Commission added 2728 Bryant Street (aka Sunshine School), to the Landmark Designation Work Program; and
2. WHEREAS, Historic Preservation Consultants Christopher VerPlanck and Donna Graves, who meet the Secretary of Interior's Professional Qualification Standards, prepared the Landmark Designation Report for 2728 Bryant Street (aka Sunshine School) with a grant from the Historic Preservation Fund Committee, which was reviewed by Department Staff Shannon Ferguson and Tim Frye, who meet the Secretary of Interior's Professional Qualification Standards, for accuracy and conformance with the purposes and standards of Article 10; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of October 18, 2017 reviewed Department staff's analysis of 2728 Bryant Street (aka Sunshine School) historical significance pursuant to Article 10 as part of the Landmark Designation Case Report dated October 18, 2017 and initiated Landmark designation process through Resolution XXX; and
4. WHEREAS, the Historic Preservation Commission finds that the nomination of 2728 Bryant Street (aka Sunshine School) as a landmark is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
5. WHEREAS, the Historic Preservation Commission finds that 2728 Bryant Street (aka Sunshine School) is significant for its association with events as the first public school specifically designed for children with disabilities built west of the Rockies and for its association with the Public Works Administration; is architecturally significant, as it embodies the distinctive characteristics of the Spanish Colonial Revival style with Art Deco and Moorish accents; represents the work of four master architects - Albert A. Schroepfer, Charles F. Strothoff, Martin J. Rist, and Smith O'Brien; and exhibits high artistic values in its ingenious floorplan devised to

combine two specialized schools into one campus, and in its quality of materials and workmanship.; and

6. WHEREAS, the Historic Preservation Commission finds that 2728 Bryant Street (aka Sunshine School) meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
7. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of exterior and interior character-defining features, as identified in the Landmark Designation Report, should be considered for preservation under the proposed landmark designation as they relate to the building’s historical significance and retain historical integrity; and
8. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that historic buildings be preserved, and will serve the public necessity, convenience and welfare pursuant to Planning Code, Section 302; and
9. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and

THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 2728 Bryant Street (aka Sunshine School), Assessor’s Block 4273, Lot 008 pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on XXX XX, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT: none

ADOPTED: XXX XX, 2017