

FILE NO. 90-81-17

ORDINANCE NO. 529-81

DESIGNATING THE HIGH SCHOOL OF COMMERCE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

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

Section 1. The Board of Supervisors hereby finds that The High School of Commerce located at 135 Van Ness Avenue, being Lot 1 in Assessor's Block 815, has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a Landmark will be in furtherance of and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein.

(a) Designation. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, The High School of Commerce is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 9042 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 90-81-17

(b) Required Data. The description of the location and boundaries of the Landmark site; of the characteristics of the Landmark which justify its designation; and of the particular features that should be preserved; as included in the said Resolution, are hereby incorporated herein and made a part hereof as though fully set forth.

APPROVED AS TO FORM:
George Agnost
CITY ATTORNEY

RECOMMENDED:
CITY PLANNING COMMISSION

By Julian E. Halligan
Deputy City Attorney

By Dean L. Macris
Dean L. Macris
Director of Planning

Passed for Second Reading
Board of Supervisors, San Francisco

OCT 26 1981

Ayes: Supervisors ~~Britt~~ Dolson, Hongisto, Kennedy, Kopp, Molinari, Neider, Renne, Silver, Walker, Ward.

~~Name Supervisor~~

Absent: Supervisor BRITT

W. Bowman Clerk

90-81-17 NOV 2 1981

Read Second Time and Finally Passed
Board of Supervisors, San Francisco

NOV 2 1981

Ayes: Supervisors Britt, ~~Dolson~~ Hongisto, ~~Kopp~~ Kopp, Molinari, Neider, ~~Renne~~ Silver, Walker, ~~Ward~~

~~Name Supervisor~~

Absent: Supervisors DOLSON KENNEDY

RENNE WARD

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco.

W. Bowman Clerk

D. L. Macris Mayor

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 9042

WHEREAS, A proposal to designate the High School of Commerce at 135 Van Ness Avenue as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on March 4, 1981 and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on July 16, 1981 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structure, the High School of Commerce at 135 Van Ness Avenue, as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Landmark site being those of Lot 1 in Assessor's Block 815;

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No.214 as adopted on March 4, 1981 which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket No. LP81.6;

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of July 16, 1981.

Lee Hoods, Jr.
Secretary

AYES: Commissioners Biernan, Kelleher, Klein, Nakashima, Rosenblatt

NOES: Commissioner Karasick

ABSENT: Commissioner Salazar

PASSED: July 16, 1981

BUILDING NAME: High School of Commerce OWNER: S.F. Unified School District
 BUILDING ADDRESS: 135 Van Ness BLOCK & LOT: 815 / 1 ZONING: Public Use
 ORIGINAL USE: High School NO. OF STORIES: 4 LPAB VOTE: 9-0
 CURRENT USE: Administrative offices S.F. School District EXTERIOR MATERIALS: stucco with terra cotta and tile detailing

STATEMENT OF SIGNIFICANCE:

(Describe special CHARACTER, or special HISTORICAL, ARCHITECTURAL or AESTHETIC interest or value:) The High School of Commerce exhibits an exuberant Spanish Colonial Revival design with Churrigueresque detail. Inspirational sources for the design can be traced to the University of Salamanca in Spain as well as to the increased popularity of Mission and Spanish Colonial revivals stemming from the 1915 Panama-California Exhibition in San Diego. Designed by John Reid, Jr., the building is sheathed in terra cotta decorated with interspaced diamond-shaped green and pink tiles. The main entrance is flanked with corbels which are decorated with grotesque figures representing medieval men of learning. The school is built around a columned central courtyard. In the 1920's California became noted for its advanced school designs which often included courtyards or outdoor classroom space due to the temperate climate.

Commerce High was derived from a "commercial department" established in the Boys' High School in 1883. Commercial High School opened the following year in its own building on Powell (near Clay). The school's second building was destroyed in 1906, and a new (over) (may be continued on back)

EVALUATION CRITERIAA. ARCHITECTURE

1. Style: Spanish Colonial Revival, Churrigueresque detailing .
2. Construction Type: Re-inforced concrete .
3. Construction Date: 1926
4. Design Quality: (LPAB ONLY)
5. Architect: John Reid, Jr.
6. Interior Quality: (LPAB ONLY)
(Publicly owned buildings)

B. HISTORY

(as building is significantly associated with specific)

7. Persons: John Reid, Jr. graduated from the Ecole des Beaux Arts in 1909. With John Galen Howard and Frederick H. Meyer he designed Exposition Auditorium and the Civic Center. The Civic Center represents the high point of Beaux Arts (over)
8. Events:
During World War II students were encouraged to attend ceremonies at City Hall for returning service personnel. During the founding sessions of the United Nations (over)
- 9 Patterns of History:
(cultural, social, political, military, economic or industrial) During a period when Commerce served as the commercial high school of the city most high schools offered very specialized educational courses. Polytechnic was technical, Gompers taught (over)

C. ENVIRONMENT

(relation to surroundings, specifically in terms of:)

10. Continuity: It is in scale with the other buildings in Civic Center.
11. Setting: Commerce High is an integral part of the western wall of Van Ness Avenue which includes Masonic Hall, Davies Hall, the War Memorial complex, the State (over)
12. Importance as a Visual Landmark: It is the only building in the Civic Center designed in Spanish Colonial Revival style. Unlike the granite sobriety of the Civic Center, (over)

D. INTEGRITY

(cite alterations and physical condition) Although interior remodeling has taken place, the exterior and courtyard are as built.

RATINGS

DCP: 2
 HERE TODAY: -
 SPLENDID SURV.: mentioned (outside
 NAT'L REGISTER: survey area)
 NAT'L LANDMARK: -
 STATE LANDMARK: -

BIBLIOGRAPHY:

(list sources on back)

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 S.F., CA
 PHONE: 558-3055
 DATE: 2/24/81
 From material submitted by Jean Koffum



Statement of Significance, continued

building was erected on Grove between Polk and Larkin. In 1913 this building was removed to 135 Van Ness Avenue in order to make way for the Exposition Auditorium.

7. Persons, continued

influence in San Francisco and is considered one of the finest examples of the City Beautiful movement in the world. As city architect in the 1920's, Reid designed Mission High, Everett Junior High and Sherman Elementary Schools.

8. Events, continued

held in the Opera House in 1945, students worked as ushers and pages. Various U.N. subcommittee meetings were held in Commerce High.

9. Patterns of History, continued

trades, and Lowell was the academic school.

11. Setting, continued

Building and Opera Plaza.

12. Importance as a Visual Landmark, continued

135 Van Ness is characterized by rich polychromatic ornament and a romantically picturesque skyline.

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Pourade, Richard F., The Rising Tide, The History of San Diego, Union-Tribune Publishing Company, San Diego, 1967.

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