

[Planning Code - Landmark Designation - 1830 Sutter Street (aka Japanese YWCA/Issei Women's Building)]

**Ordinance amending the Planning Code to designate 1830 Sutter Street (aka Japanese YWCA/Issei Women's Building), Assessor's Parcel Block No. 0676, Lot No. 035, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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 ~~strikethrough 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) CEQA and Land Use Findings.

(1) The Planning Department has determined that the Planning Code amendment proposed in this ordinance is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections 15000 et seq., the Guidelines for implementation of the statute for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No. 210064 and is incorporated herein by reference. The Board of Supervisors affirms this determination.

1                   (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that  
2 the proposed landmark designation of 1830 Sutter Street, Assessor's Parcel Block No. 0676,  
3 Lot No. 035 ("Japanese YWCA/Issei Women's Building"), will serve the public necessity,  
4 convenience, and welfare for the reasons set forth in Historic Preservation Commission  
5 Resolution No. 1154, recommending approval of the proposed designation, which is  
6 incorporated herein by reference.

7                   (3) The Board of Supervisors finds that the proposed landmark designation of  
8 1830 Sutter Street is consistent with the General Plan and with Planning Code Section  
9 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 1154.

10               (b) General Findings.

11                   (1) Pursuant to Charter Section 4.135, the Historic Preservation Commission  
12 has authority "to recommend approval, disapproval, or modification of landmark designations  
13 and historic district designations under the Planning Code to the Board of Supervisors."

14                   (2) The Landmark Designation Fact Sheet was prepared by Planning  
15 Department Preservation staff. All preparers meet the Secretary of the Interior's Professional  
16 Qualification Standards for historic preservation program staff, as set forth in Code of Federal  
17 Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and  
18 conformance with the purposes and standards of Article 10 of the Planning Code.

19                   (3) The Historic Preservation Commission, at its regular meeting of November  
20 18, 2020, reviewed Planning Department staff's analysis of the historical significance of 1830  
21 Sutter Street pursuant to Article 10 as part of the Landmark Designation Fact Sheet dated  
22 November 18, 2020.

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1 (4) On October 21, 2020, after holding a public hearing on the proposed  
2 initiation, the Historic Preservation Commission initiated the proposed landmark designation of  
3 the 1830 Sutter Street by Resolution No. 1151. Said resolution is on file with the Clerk of the  
4 Board in File No. 210064.

5 (6) On November 18, 2020, after holding a public hearing on the proposed  
6 designation and having considered the specialized analyses prepared by Planning  
7 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation  
8 Commission recommended designation of 1830 Sutter Street as a landmark under Article 10  
9 of the Planning Code by Resolution No. 1154. Said resolution is on file with the Clerk of the  
10 Board in File No. 210064.

11 (7) The Board of Supervisors hereby finds that 1830 Sutter Street has a special  
12 character and special historical, architectural, and aesthetic interest and value, and that its  
13 designation as a Landmark will further the purposes of and conform to the standards set forth  
14 in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference  
15 the findings of the Landmark Designation Fact Sheet.

16 Section 2. Designation.

17 Pursuant to Section 1004 of the Planning Code, 1830 Sutter Street (Japanese  
18 YWCA/Issei Women's Building), Assessor's Parcel Block No. 0676, Lot No. 035, is hereby  
19 designated as a San Francisco Landmark under Article 10 of the Planning Code. Appendix A  
20 to Article 10 of the Planning Code is hereby amended to include this property.

21 Section 3. Required Data.

22 (a) The description, location, and boundary of the Landmark site consists of the City  
23 parcel located at 1830 Sutter Street (Japanese YWCA/Issei Women's Building), Assessor's  
24 Parcel Block No. 6084, Lot No. 035, in San Francisco's Japantown neighborhood.  
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1 (b) The characteristics of the Landmark that justify its designation are described and  
2 shown in the Landmark Designation Fact Sheet and other supporting materials contained in  
3 Planning Department Record Docket No. 2020-008490DES. In brief, 1830 Sutter Street is  
4 eligible for local designation as it is associated with events that have made a significant  
5 contribution to the broad patterns of San Francisco history and it embodies the distinctive  
6 characteristics of a type, period, or method of construction. Specifically, designation of 1830  
7 Sutter Street is proper given its association with Japanese American history and culture in  
8 San Francisco, specifically, with Japanese American women who founded the first  
9 independent Japanese YWCA in the United States and commissioned what appears to be the  
10 only building purpose-built by and for Issei women in the United States. The building is also  
11 significant for its association with the African American civil rights movement, as the building  
12 served as the San Francisco chapter of the Committee on Racial Equality (CORE) and was  
13 the site of numerous meetings, events, trainings, and gatherings organized to advance the  
14 civil rights of African Americans during the 1942-1959 tenancy of the American Friends  
15 Service Committee. The building is further significant for its association with the advancement  
16 of LGBTQ rights, as the building was the center of civil rights leader Bayard Rustin's  
17 organizing work early in his career, and the site of pioneering LGBTQ organization the  
18 Mattachine Society's first convention in 1954. Designation of 1830 Sutter Street is also proper  
19 given it is architecturally significant as the work of master architect Julia Morgan.

20 (c) The particular features that shall be preserved, or replaced in-kind as determined  
21 necessary, are those generally shown in photographs and described in the Landmark  
22 Designation Fact Sheet, which can be found in Planning Department Record Docket No.  
23 2020-008490DES, and which are incorporated in this designation by reference as though fully  
24 set forth. Specifically, the following exterior features shall be preserved or replaced in kind:  
25

(1) All exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of 1830 Sutter Street, identified as:

- (A) Two-story height;
- (B) Stucco cladding;
- (C) Window and door openings;
- (D) Front setback from the property line;
- (E) Stucco-clad walls with barrel clay tile enclosing the property;
- (F) Cross-gable, flat and front gable rooflines with barrel clay tile cladding, decorative ridge, gable ends and chimney;

(G) South elevation:

- (i) Fascia board at overhanging eaves;
- (ii) Wood brackets at second floor overhang;
- (iii) Wood casement windows and trim;
- (iv) Wood pilasters;
- (v) Wood paneled planter boxes and corbelled brackets;
- (vi) Wood posts at main entry with flat-bracketed tops;
- (vii) Decorative light fixture at main entry;

(H) East elevation:

- (i) Wood and metal casement windows;
- (ii) Wood pilasters;
- (iii) Eaves, fascia and trim;
- (iv) Wood brackets; and
- (v) Barrel tile.

(2) The character-defining interior features of 1830 Sutter Street are those depicted in the floor plans or photos of the Landmark Designation Fact Sheet, including:

1 (A) First floor Lobby:

2 (i) Half-turn stair in lobby, including railing and balusters,  
3 wood cove-profile baseboard and trim;

4 (ii) Wood transom and interior windows;

5 (iii) Paneled wood doors;

6 (iv) Wood cornice, trim and corbel detailing;

7 (v) Wood chair rail and coved-profile baseboard, wood  
8 mantelpiece and plaster wall and ceiling finishes;

9 (B) Conference Room:

10 (i) Wood, multi-lite casement windows and transom;

11 (ii) Paneled wood doors;

12 (iii) Wood coved-profile baseboard, trim and wood chair rail;

13 (iv) Plaster wall and ceiling finish;

14 (C) Auditorium:

15 (i) Arched corridor openings;

16 (ii) Stage;

17 (iii) *Tokonoma* (tea ceremony alcove at east side of stage);

18 (iv) Open circular window;

19 (v) Plaster wall and ceiling finishes;

20 (vi) Arched recessed area at the northwest office;

21 (vii) Wood, multi-lite casement windows;

22 (viii) Wood coved-profile baseboard and trim;

23 (ix) Five-paneled wood doors and hardware; and

24 (x) Metal decorative light fixture at the northeast office.

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1           Section 4. Effective Date.

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

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

9   By:   /s/ \_\_\_\_\_  
10       VICTORIA WONG  
11       Deputy City Attorney

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**City and County of San Francisco**  
**Tails**  
**Ordinance**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 210064

**Date Passed:** April 20, 2021

Ordinance amending the Planning Code to designate 1830 Sutter Street (aka Japanese YWCA/Issei Women's Building), Assessor's Parcel Block No. 0676, Lot No. 035, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

April 05, 2021 Land Use and Transportation Committee - RECOMMENDED

April 13, 2021 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

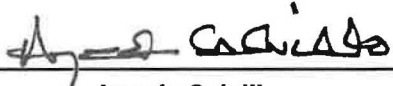
April 20, 2021 Board of Supervisors - FINALLY PASSED

Ayes: 10 - Chan, Haney, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

Absent: 1 - Mandelman

File No. 210064

**I hereby certify that the foregoing  
Ordinance was FINALLY PASSED on  
4/20/2021 by the Board of Supervisors of  
the City and County of San Francisco.**

  
Angela Calvillo  
Clerk of the Board

  
London N. Breed  
Mayor

4.30.21  
Date Approved





## ARTICLE 10 LANDMARK DESIGNATION FACT SHEET

Historic Name:	Japanese YWCA/Issei Women's Building
Address:	1830 Sutter Street
Block/ Lot(s):	0676/035
Parcel Area:	9,229 sq. ft.
Zoning:	RM-3 – Residential – Mixed, Medium Density
Year Built:	1932
Architect:	Julia Morgan
Prior Historic Studies/Other Designations:	Listed on the National Register 01/10/2020
Prior HPC Actions:	On September 18, 2013, the HPC added the Japanese YWCA/Issei Women's Building to the Landmark Designation Work Program.
Significance Criteria:	<p><u>Events</u>: Associated with events that have made a significant contribution to the broad patterns of our history.</p> <p><u>Architecture/Design</u>: Embodies the distinctive characteristics of a type, period, or method of construction, and/or represents the work of a master.</p>
Period of Significance:	The period of significance, 1932-1959, encompasses the date of the building's construction through the American Friends Service Committee's relocation to another site.
Statement of Significance:	The Japanese YWCA/Issei Women's Building is significant for its association with Japanese American ( <i>Nikkei</i> ) women, the African American civil rights movement, LGBTQ history and LGBTQ rights movement. The building is also significant as an important example of the work of master architect, Julia Morgan.
Assessment of Integrity:	<p>The Japanese YWCA/Issei Women's Building maintains a high level of integrity. The seven aspects of integrity as defined by the National Park Service (NPS) and the National Register of Historic Places (NRHP) are location, design, materials, workmanship, setting, feeling, and association.<sup>1</sup></p> <p>The Japanese YWCA/Issei Women's Building, designed by Julia Morgan and constructed in 1932, retains a high degree of integrity to convey its historic and cultural significance. The subject property retains a high degree of integrity of location, design, association, workmanship, setting, and feeling. The building</p>

<sup>1</sup> "How to Apply the National Register Criteria for Evaluation," *National Register Bulletin*, U.S. Department of the Interior, National Park Service, 1995, p. 44.

	<p>has undergone some alterations over time. These include the removal and replacement of some original doors and windows, and the construction of a new wing of the building added to the west elevation in 2017. The addition required the removal of some of the west façade to allow for a connection between the original building and the new structure, including an external fire escape and channel drop wood siding. The addition is compatible and subservient to the Julia Morgan building and its construction had minimal impact on the original features of the subject property.<sup>2</sup></p> <p>Overall, the Department has determined that the Japanese YWCA/Issei Women's Building retains integrity to convey its historic and cultural significance.</p>
Character-Defining Features:	<p>Exterior features:</p> <ul style="list-style-type: none"> <li>• Two-story height</li> <li>• Stucco cladding</li> <li>• Window and door openings</li> <li>• Front setback from the property line</li> <li>• Stucco-clad walls with barrel tile enclosing the property</li> <li>• Roof: <ul style="list-style-type: none"> <li>○ Cross-gable, flat, and front-gable rooflines</li> <li>○ Barrel tile roof cladding</li> <li>○ Decorative ridge and gable ends</li> <li>○ Chimney</li> </ul> </li> <li>• South elevation: <ul style="list-style-type: none"> <li>○ Fascia board at overhanging eaves</li> <li>○ Wood brackets at second floor overhang</li> <li>○ Wood casement windows and trim</li> <li>○ Wood pilasters</li> <li>○ Wood paneled planter boxes and corbelled brackets</li> <li>○ Wood posts at main entry with flat-bracketed tops</li> <li>○ Decorative light fixture at main entry</li> </ul> </li> <li>• East elevation: <ul style="list-style-type: none"> <li>○ Wood and metal casement windows</li> <li>○ Wood pilasters</li> <li>○ Eaves, fascia and trim</li> <li>○ Wood brackets</li> <li>○ Brackets</li> </ul> </li> </ul> <p>Interior features:</p> <ul style="list-style-type: none"> <li>• Half-turn stair in lobby, including railing and balusters, wood cove-profile baseboard and trim <ul style="list-style-type: none"> <li>○ Lightwell at stair landing, including window openings</li> </ul> </li> <li>• Lobby and first floor: <ul style="list-style-type: none"> <li>○ Wood transom and interior windows</li> <li>○ Paneled wood doors</li> <li>○ Wood cornice, trim and corbel detailing</li> <li>○ Wood chair rail and coved-profile baseboard, wood</li> </ul> </li> </ul>

<sup>2</sup> Donna Graves, "Japanese YWCA," National Register of Historic Places Nomination Form, Section 7, page 11-12.

	<p style="text-align: right;">mantelpiece and plaster wall and ceiling finishes</p> <ul style="list-style-type: none"><li>• Conference Room:<ul style="list-style-type: none"><li>○ Wood, multi-lite casement windows and transom</li><li>○ Paneled wood doors</li><li>○ Wood coved-profile baseboard, trim and wood chair rail</li><li>○ Plaster wall and ceiling finish</li></ul></li><li>• Auditorium:<ul style="list-style-type: none"><li>○ Arched corridor openings</li><li>○ Stage</li><li>○ <i>Tokonoma</i> (tea ceremony alcove at the east side)</li><li>○ Open circular window at stage</li><li>○ Plaster wall and ceiling finishes</li><li>○ Arched recessed area at the northwest office</li><li>○ Wood multi-lite casement windows</li><li>○ Wood coved-profile baseboard and trim</li><li>○ Five-paneled wood doors and hardware</li><li>○ Metal decorative light fixture at the northeast office</li></ul></li></ul>
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### Statement of Significance Summary

The Japanese YWCA/Issei Women's Building is significant for its association with Japanese American (*Nikkei*) women, the African American civil rights movement, and LGBTQ history and the LGBTQ rights movement. The building is also significant as the work of master architect Julia Morgan.

Founded in 1912, San Francisco's Japanese YWCA was the first independent Japanese YWCA in the United States. At the time of its founding, Japanese women were barred by segregationist policies from use of the facilities at the city's main YWCA building. In response, *Issei* (immigrant generation) women established the YWCA to address the needs of the community's women and children. As noted in the 2019 National Register nomination prepared by Donna Graves, Japanese communities in other cities followed San Francisco and formed YWCA organizations, but the Japanese YWCA/Issei Women's Building at 1830 Sutter Street "appears to be the only building purpose-built by and for Issei women in the United States."<sup>5</sup>

Completed in 1932, the building was designed by Julia Morgan and funded through money raised by the Japantown community and donations from the national and San Francisco YWCAs. At the time of its completion, California's Alien Land Law prevented Japanese immigrants from owning the property, so the women asked the San Francisco YWCA to hold title to the property in a trust for the *Nikkei* community. During WWII, when all people of Japanese ancestry were removed and incarcerated, 1830 Sutter was turned over to the San Francisco YWCA and leased to the American Friends Service Committee (AFSC) from 1942 to 1959.<sup>6</sup>

During this period, the building served as the location of the San Francisco chapter of the Committee on Racial Equality (CORE) and was the site of numerous meetings, gatherings and events to advance African American and LGBTQ civil

<sup>5</sup> Donna Graves, "Japanese YWCA," National Register of Historic Places Nomination Form, Section 8, page 15.

<sup>6</sup> Ibid.

rights and multiple political and social causes.<sup>7</sup> Bayard Rustin (1912-1987), who would become a leader in the Civil Rights movement and is credited with developing the movement's pacifist strategy, led a seven-week course at the building in 1943. While in San Francisco, Rustin organized against segregation in public facilities, housing covenants and visited the Manzanar War Relocation Center and used 1830 Sutter as the base of his organizing activities.<sup>8</sup>

The building's association with Rustin is one of what the National Register nomination characterizes as "two powerful connections to LGBTQ history."<sup>9</sup> As described in the nomination,

Rustin, like most gay men of his generation, was extremely discreet about his homosexuality. As a black man with a history of leftist activism, including membership in the Young Communist League, Rustin was especially vulnerable to the harassment and stigma that being gay in mid-twentieth century America drew. Rustin's sexuality was used to thwart his leadership in the African American civil rights movement at numerous junctures, especially in recognition for his central role organizing the 1963 March for Jobs and Freedom in Washington. Rustin has been reclaimed as an important figure in LGBTQ history and the apartment he lived in from 1962 to his death in 1987 is listed on the National Register of Historic Places for his work on "important campaigns in non-violence, pacifism, civil rights, economic injustice, human rights, and LGBT civil rights."<sup>10</sup>

The Japanese YWCA/Issei Women's Building is further connected to LGBTQ history through the building's ties to the pioneering Mattachine Society. In 1954, the society's first convention was held at 1830 Sutter. Established in 1950 as the Mattachine Foundation, the organization "sought to form a group that would free gay men and women of negative attitudes."<sup>11</sup> The agenda for the convention included discussions on legislation, public relations, legal and research policies. The nomination states, "For one weekend, 1830 Sutter Street was part of a national network of LGBTQ people and allies working to expand understanding of sexuality and gender expression. The convention advanced the emerging homophile movement by daring to relocate cloistered discussions in small group settings into public spaces, such as the auditorium at 1830 Sutter Street."<sup>12</sup>

The building is also significant as an excellent example of the work of master architect, Julia Morgan (1872-1957). The Japanese-inspired style building was one of the more than 30 YWCA buildings Morgan designed for locations throughout the country during her prolific career.

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<sup>7</sup> Ibid.

<sup>8</sup> Ibid, section 8, page 30-31.

<sup>9</sup> Ibid, section 8, page 31.

<sup>10</sup> Ibid, section 8, page 32-33.

<sup>11</sup> Ibid, section 8, page 32.

<sup>12</sup> Ibid, section 8, page 33.

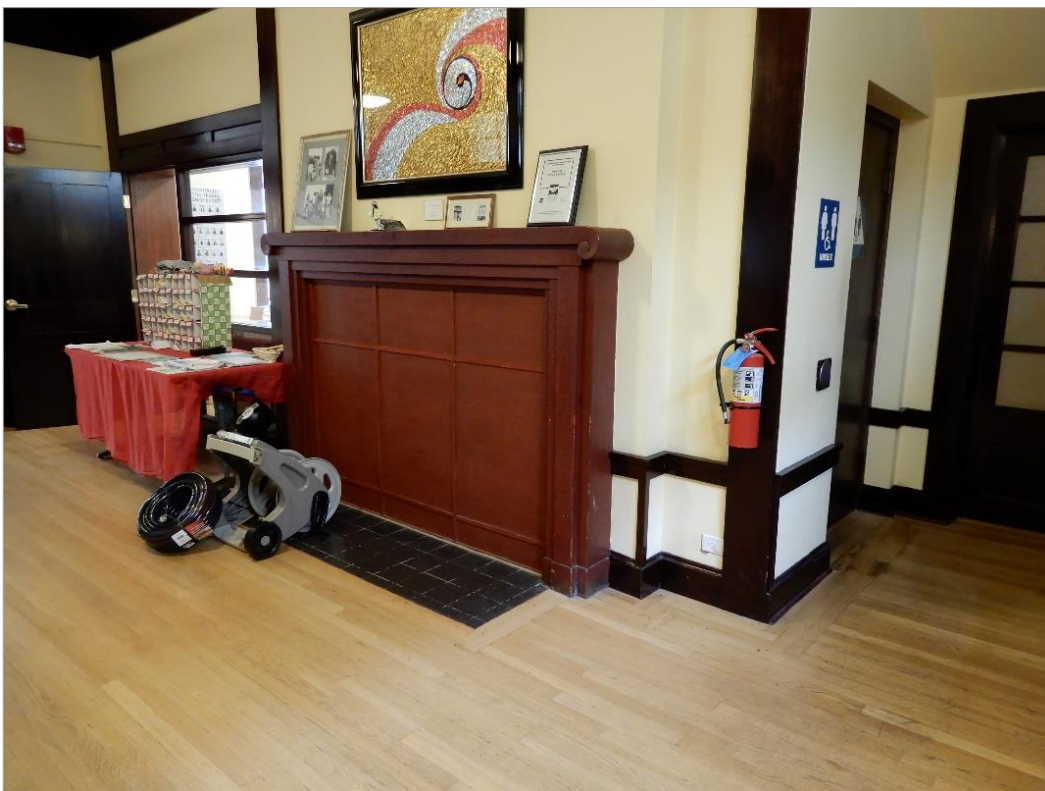
## Photos

Photos and caption information excerpted from National Register nomination prepared by Donna Graves



1830 Sutter Street, Japanese YWCA/Issei Women's Building





Top: North wall of lobby  
Bottom: West wall of lobby



Top: First floor lobby  
Bottom: Auditorium





Top: *Tokohama: Chiagai-dana* (staggered shelves) and interior circular portal, auditorium stage  
Bottom: Floral pendant lantern located on the porch