

# FAMILY ZONING PLAN LANDMARKING

D2

OpenSFHistory.org  
outsidelands.org

January 14, 2026 (in-person)  
January 15, 2026 (virtual)



San Francisco  
**Planning**

- Overview of Landmarking
  - Existing D2 Article 10 Landmarks
  - Article 10 Landmarking (Criteria, Process, Requirements, Benefits)
  - Family Zoning Plan D2 Proposed Landmarks
- Q & A





# Existing D2 Article 10 Landmarks



McElroy Octagon House



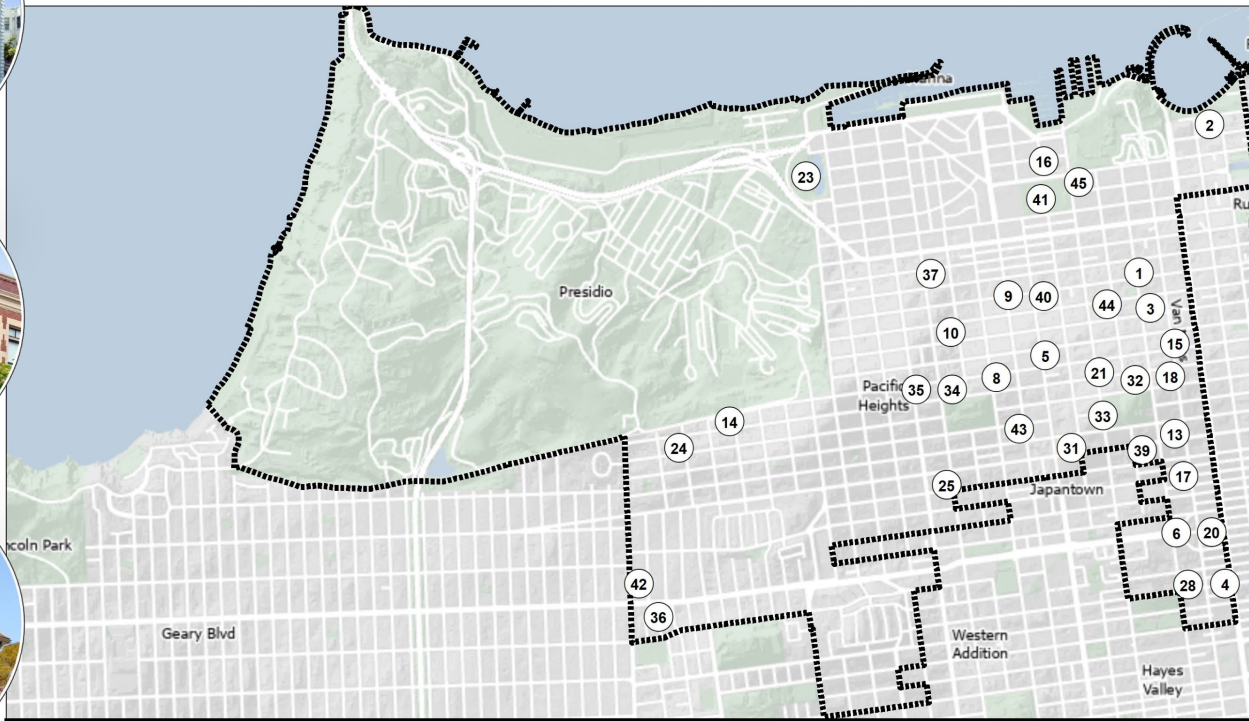
Ghirardelli Square



Haas-Lillenthal House



Palace of Fine Arts



- |                              |                                             |                                       |                                                                  |
|------------------------------|---------------------------------------------|---------------------------------------|------------------------------------------------------------------|
| 1) McElroy Octagon House     | 12) Edward Coleman House                    | 23) Palace Of Fine Arts               | 34) Gibbs Residence and Caretaker's Cottage                      |
| 2) Ghirardelli Square        | 13) Lilienthal-Orville Pratt House          | 24) Koshland House                    | 35) Ellinwood House                                              |
| 3) Burr House                | 14) Roos Residence                          | 25) Ortman-Shumate House              | 36) San Francisco Memorial Columbarium (Odd Fellows Columbarium) |
| 4) Stadtmuller House         | 15) Talbot-Dutton House                     | 26) Calvary Presbyterian Church       | 37) North End Police Station and Garage                          |
| 5) Bourne Mansion            | 16) Merryvale Antiques (S.F. Gas Light Co.) | 27) Family Service Agency             | 38) St. Brigid's Church                                          |
| 6) First Unitarian Church    | 17) Trinity Episcopal Church                | 28) Rothschild House                  | 39) Tobin House                                                  |
| 7) St. Marks Lutheran Church | 18) Haas-Lillenthal House                   | 29) Health Sciences Library           | 40) Metro Theater                                                |
| 8) Leale House               | 19) Atherton House                          | 30) Earle C. Anthony Packard Showroom | 41) Marina Branch Library                                        |
| 9) Sherman House             | 20) Goodman Building                        | 31) William Vale House                | 42) Theodore Roosevelt Middle School                             |
| 10) Casebolt House           | 21) Whittier Mansion                        | 32) Spreckels Mansion                 | 43) Clay Theater                                                 |
| 11) Isaac Wormser House      | 22) Chambers Mansion                        | 33) Richard E. Queen House            | 44) Golden Gate Valley Carnegie Library                          |
|                              |                                             |                                       | 45) Ladies' Protection and Relief Society                        |



Columbarium



Saint Brigid Church



Clay Theater



Calvary Presbyterian Church

# Criteria for Landmark Designation

- Properties significant for their association with **historic events**, including the city's social and cultural history
- Properties significant for their association with a **person or group** important to the history of the city, state or country
- Properties significant for their **architecture or design**, or a notable work of a builder, designer or architect of merit
- Properties that are valued as **visual landmarks**, or that have special character or meaning to the city and its residents
- **Collections of properties** or features that are linked by history, plan, aesthetics or physical development



Liberty Hill Historic District. Image Source : Noehill



## Criterion A) Events

*These properties are all significant for their associations with early San Francisco settlement.*



Tietz-Beneke House  
c. 1875



St. Aidan's Church  
c. 1870



Duboce Triangle Greek Revival Home  
c. 1875



Buena Vista Farmhouse  
c. 1860

## Criterion B) People

*James C. Hormel Mansion is significant as long-term home of LGBTQ philanthropist, activist and diplomat.*



*181 Buena Vista Avenue East  
c. 1900*



## Criterion C) Architecture

*These properties are significant as the work of Architect of Merit Bernard Maybeck.*

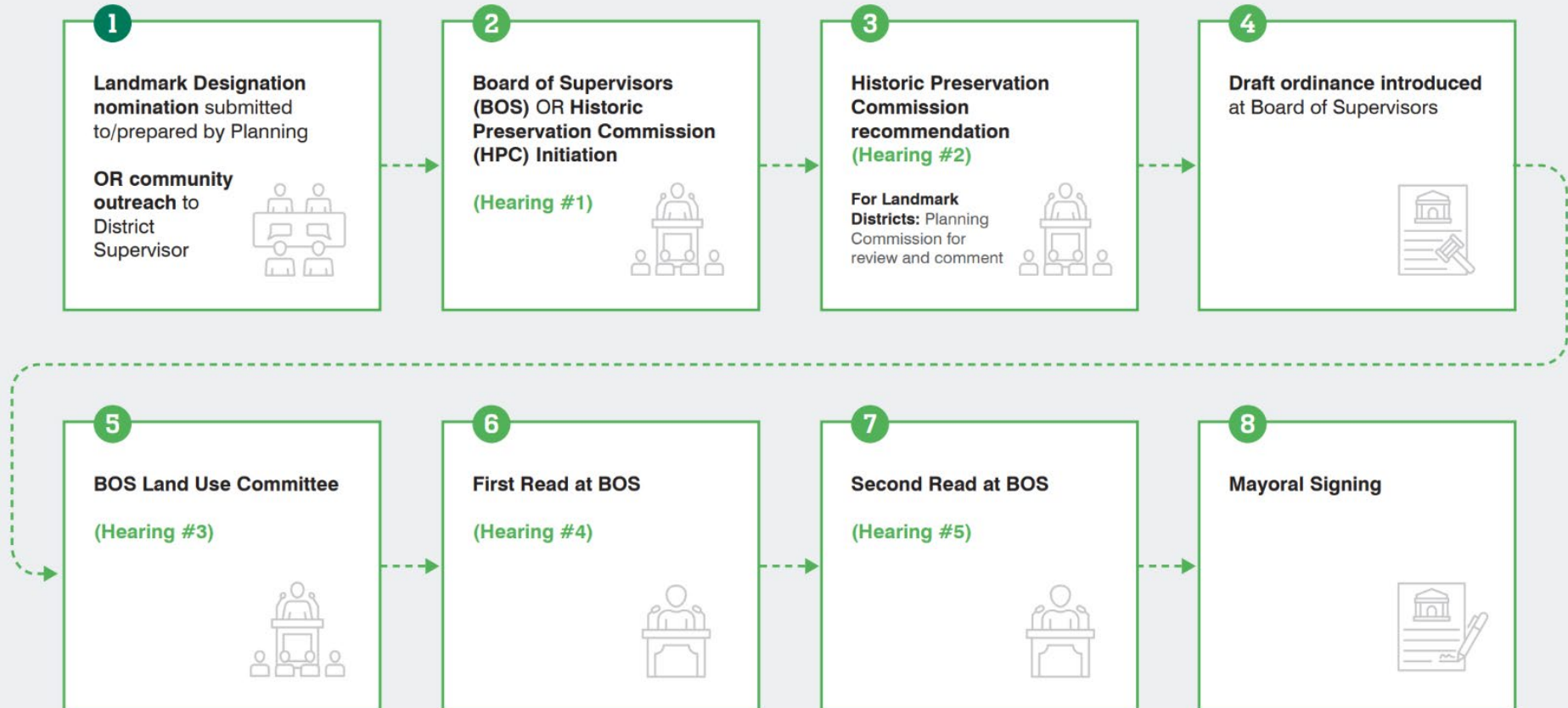


*Power House*  
*c. 1910*



*Gay House*  
*c. 1917*

# Landmark Designation Process





# Character-Defining Features

- Express the cultural, historical and/or architectural significance
- Help tell the story of associated past eras
- Describe those features that should be retained and preserved
- Identified by stakeholders during designation process



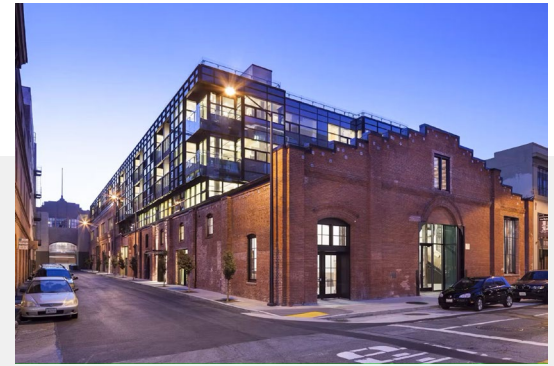
Example of bracketed cornice.



Example of projecting bay window, wood siding, and ornament at windows.

# Historic Preservation Entitlements

- **Certificates of Appropriateness**  
Scopes of work involving demolition, new construction, or major alterations/ additions; approved by the Historic Preservation Commission
- **Administrative Certificate of Appropriateness**  
Minor alterations such as cladding and window replacement; as delegated by the Historic Preservation Commission; approved by Planning staff
- **No Certificates of Appropriateness**  
Ordinary maintenance and repair; approved “over-the-counter” by Planning staff



178 Townsend, Image Source: Dwell



55 Laguna Street, Image Source: Drew Kelly/MantleLA.com



2411 Webster Street, Image Source: Google Earth



# Benefits

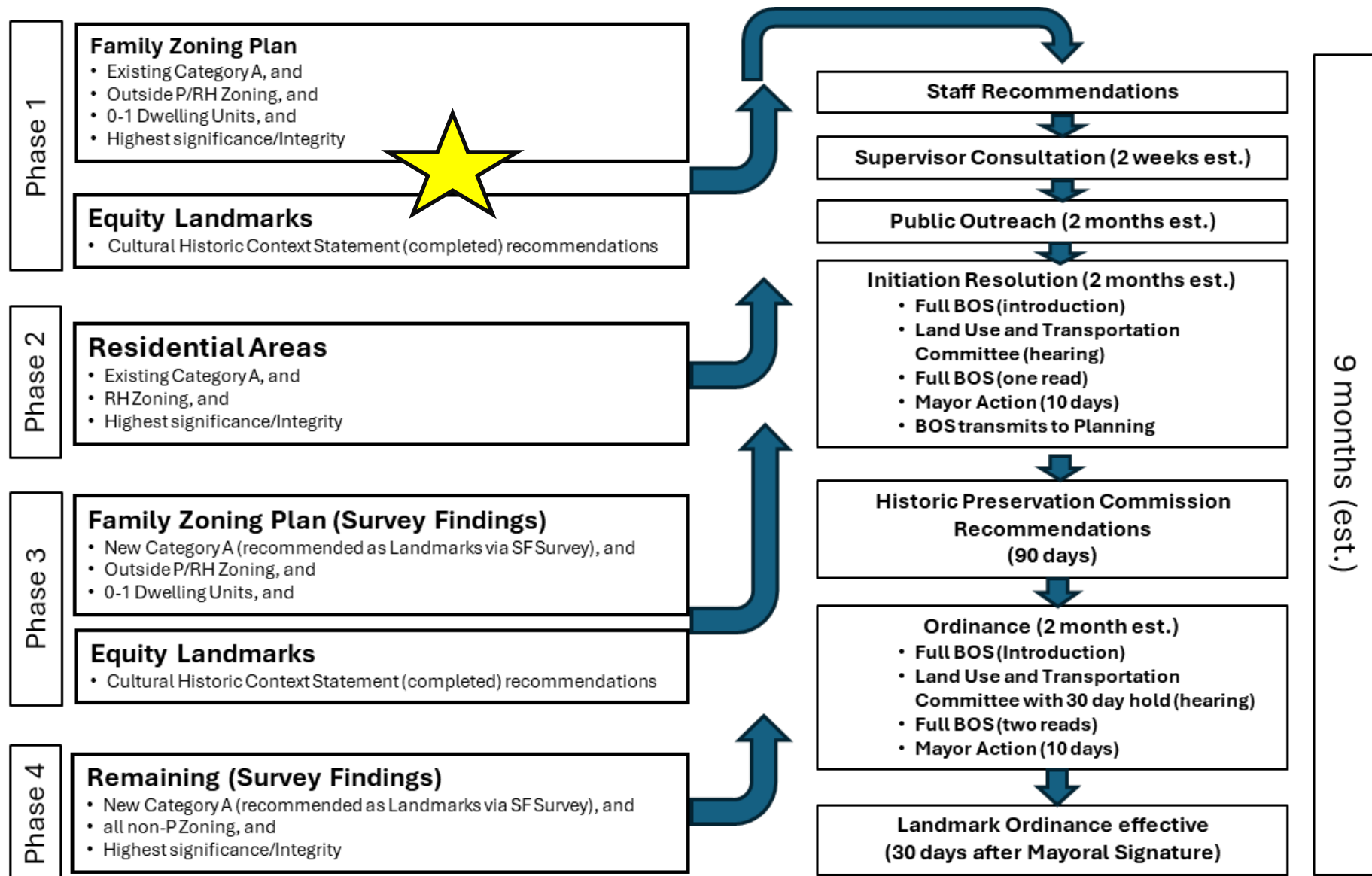
- **Preservation:** provides clear and predictable review process for alterations while protecting character-defining features and can provide additional protection against demolition.
- **Mills Act:** provides qualifying participants with reduction in property taxes in exchange for the rehabilitation, preservation, and long-term maintenance of historic properties.
- **California Historical Building Code:** provides an alternative building code for the preservation or rehabilitation of historic properties.
- **Flexible Use Planning Code Incentives:** allows applicants to institute a wider array of land uses in certain historic buildings than what would otherwise be permitted in that building's Zoning District.



Image Source : Noehill



200 Rhode Island, Image Source: Google Earth





# FAMILY ZONING PLAN LANDMARK CRITERIA



- **Historic Resource Status Code (CEQA) :** A *except existing A10-11 properties and listed or formally determined eligible NRHP or CRHR*
- **Zoning :** All Districts, except RH and P
- **Dwelling Units # :** 0-1

# Cultural Contexts



*Status*

*Historic Contexts*

African American



American Indian



Chinese American



Counterculture



Filipino American



German American



Irish American



Italian American



Japanese American



Jewish



LGBTQ+



Middle East & North  
African American



Pacific Islander



Pan-Latino



Russian American



Women's History



South Asian American



Southeast Asian  
American



Because each of San Francisco's cultural groups are distinct in their histories, practices, and cultural resources, cultural contexts *do not* require grouping into any sub-contexts. Because each cultural context document will explore a broad range of topics, cultural contexts also *do not* require division into separate theme documents. Cultural contexts will inevitably support the citywide context statement as a whole and find relevance in many of the other thematic and architectural contexts.



# Family Zoning Plan District 2 Proposed Landmarks

- 1901 Franklin Street
  - 945-999 Van Ness Avenue
  - 1700 Franklin Street
  - 2049 Fillmore Street
  - 1355 Franklin Street
  - 1337 Sutter Street
  - 2336-2346 Chestnut Street
  - 3290 Sacramento Street
  - 3008-3010 Geary Boulevard
- 3115-3117 Fillmore Street
  - 3355 Geary Boulevard
  - 2155-2159 Golden Gate Avenue
  - 2800-2804 Bush Street
  - 2015 Steiner Street
  - 2032-2040 Union Street
  - 1565 Bush Street
  - 1100 Ellis Street, 1103 Gough Street, 1111 Gough Street
- 2035-2047 Fillmore Street
  - 2041 Lyon Street
  - 2209 Van Ness Avenue
  - 2402 Steiner Street
  - 1625-1645 Van Ness Avenue, 1821-1825 Sacramento Street



# SF SURVEY

Multi-year program to identify and document **places** and **resources** of **cultural**, **historical**, and **architectural** importance to San Francisco's diverse communities.








**When you think about places, people, events, or traditions that are important to you and have shaped your community, what comes to mind?**

The **San Francisco Citywide Cultural Resources Survey** (SF Survey) is a multi-year program to identify and document places and resources of cultural, historical, and architectural importance to San Francisco's diverse communities. The SF Survey efforts inform the Planning Department's work on land-use decisions, landmark designations and cultural heritage initiatives.

**Community Stories**

We invite you to join this effort by sharing histories, memories, or photos that you feel are important to the story of your community, neighborhood, and San Francisco. Your stories will inform the work of the Planning Department and enhance our collective sense of belonging and understanding of the City's history.

You can share by using the **Community Stories form** here:  
<https://sfculturalheritage.org/plugins/community-stories-form>



Or contact us at:  
**CPC.Survey@sfgov.org** or **(628) 652-7573**



To learn more about SF Survey efforts, please visit:  
<https://sfplanning.org/sfsurvey>





Or sign up to receive news:  
<https://signup.e2ma.net/signup/2000646/1960242>





**THANK YOU**



**San Francisco  
Planning**

San Francisco Planning  
[www.sfplanning.org](http://www.sfplanning.org)

Family Zoning Plan Landmark Program  
[sfplanning.org/landmark-designation-program](http://sfplanning.org/landmark-designation-program)

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