

FAMILY ZONING PLAN LANDMARKING

D3



January 28, 2026 (in-person)
February 4, 2026 (virtual)

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San Francisco
Planning

AGENDA

- Welcome (Danny Sauter, District 3 Supervisor)
- Overview of Landmarking (Shannon Ferguson, San Francisco Planning Department)
 - Existing D3 Article 10 Landmarks
 - Article 10 Landmarking (Criteria, Process, Requirements, Benefits)
 - Family Zoning Plan Landmarking Processes and D3 Proposed Landmarks
- Q & A
- Closing Remarks



Existing D3 Article 10 Landmarks

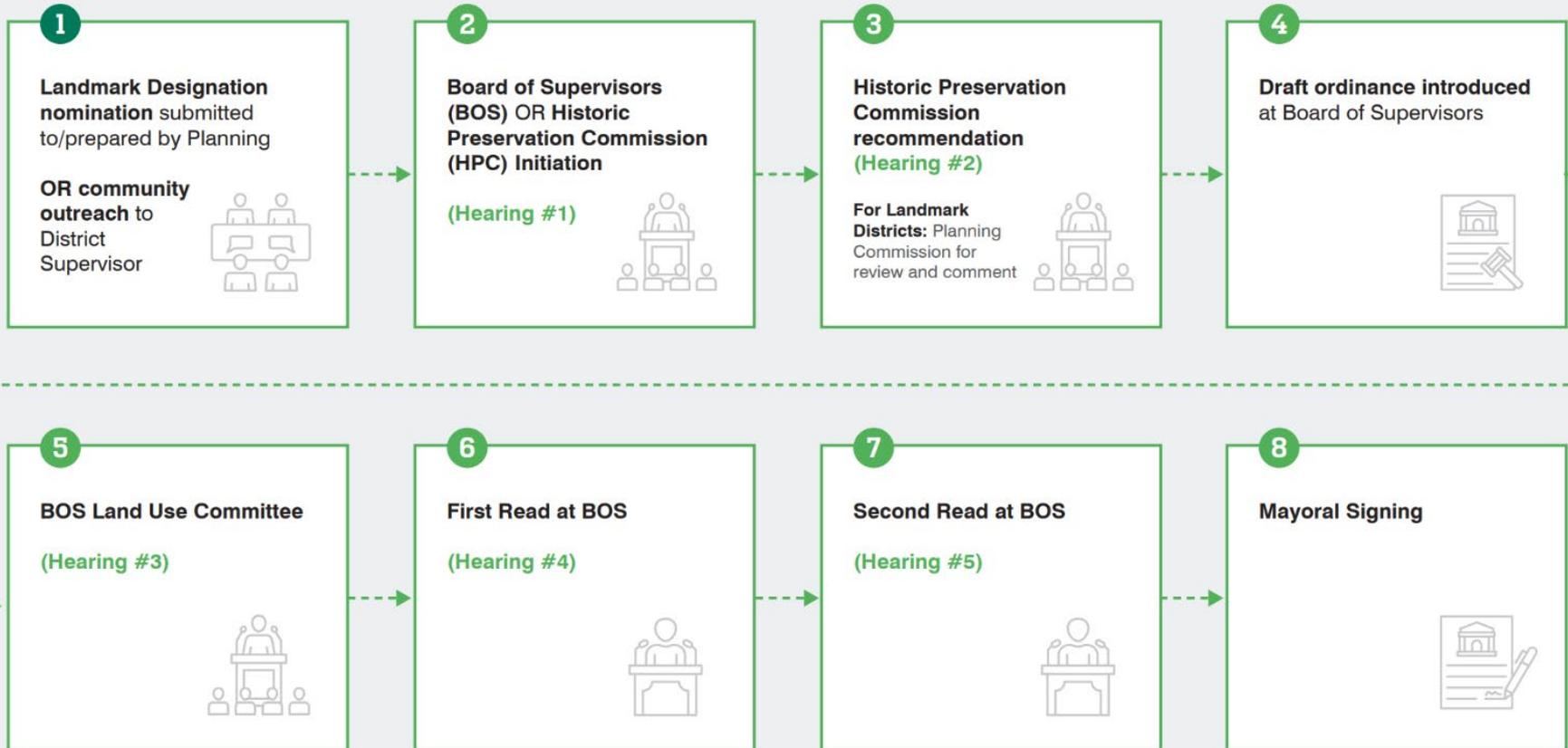


Criteria for Landmark Designation

- 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



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 which will impact character defining features including 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



200 Rhode Island, Image Source: Google Earth



1201 Ortega Ave, Image Source: DNM Architecture

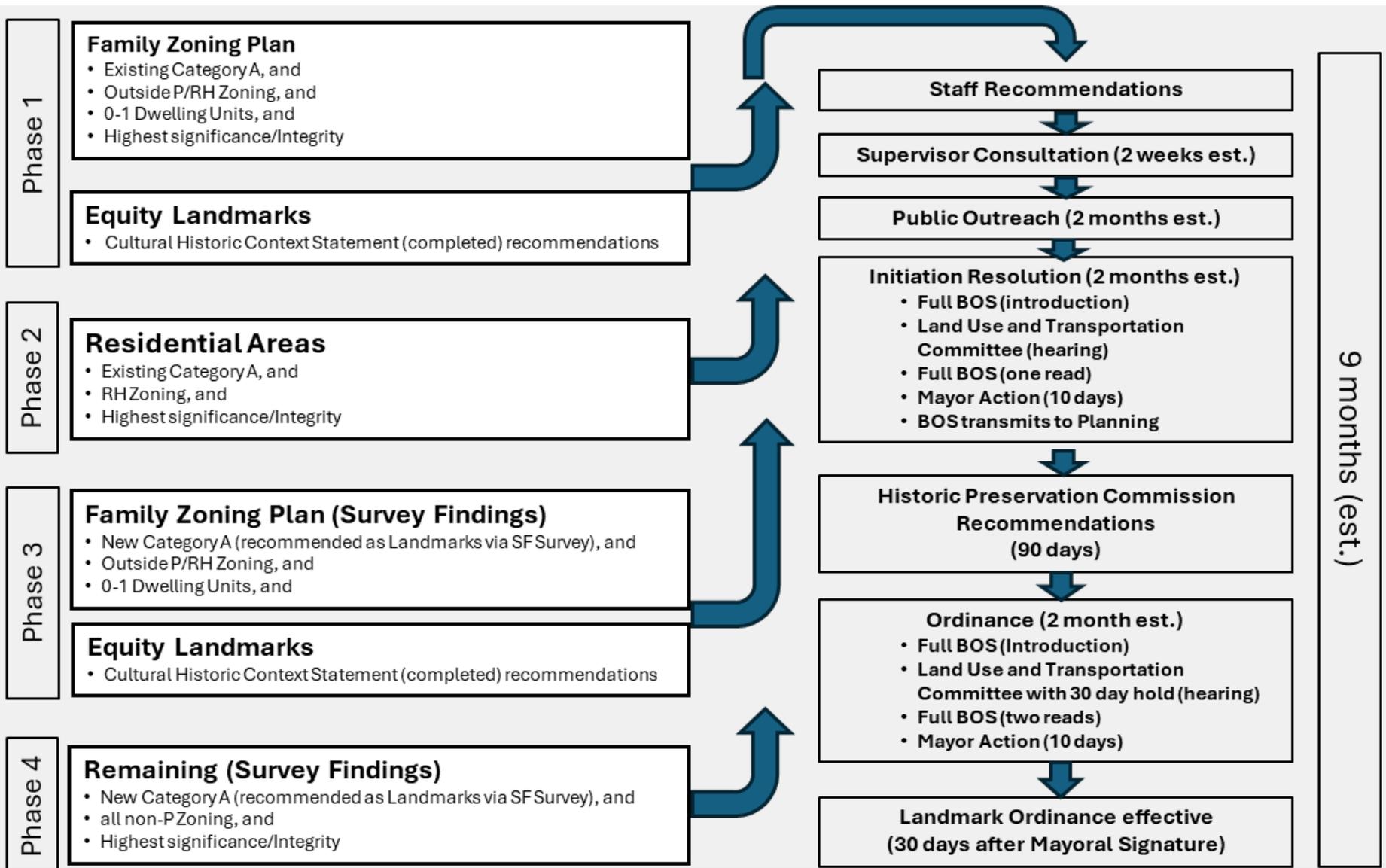
Benefits

- **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.
- **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. See Planning Code sections 186.3 (Non-Residential uses in Residential Districts), 210.3B (Office Uses in PDR-1-D and PDR-1-G Districts), 703.9 (various uses in Folsom NCT and Regional Commercial District), and 803.9(b) (various uses in the Eastern Neighborhoods Mixed Use Districts).



Image Source : Noehill

Family Zoning Plan Landmarks Process



Phase 1: District 3 Proposed Landmarks



1 University Club
800 Powell Street
Year Built: 1908
Significant for its Roman Renaissance Revival architecture designed by San Francisco architects of merit Bliss & Faville originally for Stanford University



8 Central Chinese High School
827-829 Stockton Street
Year Built: 1914
Significant for its association with Chinese cultural heritage as a school that promoted Chinese culture and study



15 Mone's Candlelight Lounge
468-478 Broadway
Year Built: 1907
Significant for its association with LGBTQ history in San Francisco as a queer nightclub



2 Saints Peter & Paul Church
600-660 Filbert Street
Year Built: 1922-1924
Significant for its association with Italian American cultural heritage and for its Gothic Romanesque architecture



9 Telegraph Hill Neighborhood Association
1788 Stockton Street
Year Built: 1907
Significant for its First Bay Tradition architecture designed by architect of merit Bernard Maybeck



16 Finocchio's
500-508 Broadway
Year Built: 1916
Significant for its association with LGBTQ history in San Francisco as a nightclub featuring cross-gender entertainment popular with both the queer community and tourists



3 California Masonic Church
1111-1171 California Street
Year Built: 1908
Significant for its Midcentury Modern architecture designed by architect of merit Albert F. Roller



10 Chinese Consolidated Benevolent Association
848 Stockton Street
Year Built: 1908
Significant for its association with Chinese cultural heritage as the former HQ of the six hui-kuan, an alliance of rival Chinese factions, which represented the interests of all Chinese in S.F. and the West



17 A. Cavalli Bookstore / Vesuvio Cafe
203 Columbus Avenue
Year Built: 1913
Significant for its association with the Counterculture movement in San Francisco



4 Great China Theater
626 Jackson Street
Year Built: 1924
Significant for its association with Chinese cultural heritage originally occupied by the Ying Wei Lun Hop Theatrical Co., a Chinese Opera company, and later as The Great Star Theater showing Chinese-language movies



11 Bimbo's 365 Club
1001-1025 Columbus Avenue
Year Built: 1981
Significant for its association with Italian American cultural heritage, its Midcentury Modern architecture designed by architect of merit Timothy Pflueger, and as a popular nightclub



18 Fugazi Building
678 Green Street
Year Built: 1912
Significant for its association with the Italian American cultural heritage, LGBTQ history in San Francisco, and architect of merit Italo Zanolini



5 Sing Chong Building
615 Grant Avenue
Year Built: 1907-1908
Significant for its association with Chinese cultural heritage as originally built as Chinese Bazaar with tenants Look Tin Eli, a successful Chinese American businessman



12 George Perine House
535 Powell Street
Year Built: 1910
Significant as a rare and very late example of a second empire style house and as the only structure left downtown built as a single-family residence



19 Italian Athletic Club
1630 Stockton Street
Year Built: 1936
Significant for its association with Italian American cultural heritage and for its Art Deco style architecture



6 Transamerica Pyramid
600 Montgomery Street
Year Built: 1976
Significant for its Brutalist architecture designed by architect of merit William Pereira & Associates



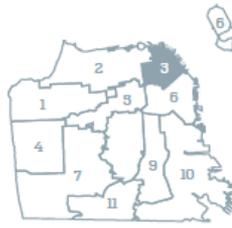
13 Nam Kue School
755 Sacramento Street
Year Built: 1925
Significant for its association with Chinese cultural heritage as the original headquarters of the Rock Yam Benevolent Society and later as the earliest and longest surviving school preserving Chinese culture and language in America



7 Chinese Telephone Exchange
748 Washington Street
Year Built: 1909
Significant for its association with Chinese cultural heritage as the only Chinese telephone exchange in the United States



14 Old First Presbyterian Church
1751 Sacramento Street
Year Built: 1911
Significant for Romanesque Revival architecture by U.C. Berkeley architecture professor William Charles Hays



San Francisco Supervisoral Districts



Proposed Landmarks



253 Columbus Avenue
Year Built: 1913



626 Jackson Street
Year Built: 1924



1111-1171 California Street
Year Built: 1958

A. Vesuvio Café is significant for its association with the Counterculture movement in San Francisco.

Great China Theater is significant for its association with Chinese cultural heritage originally occupied by the Ying Wee Lun Hop Theatrical Co., a Chinese Opera company, and later as The Great Star Theater showing Chinese-language movies.

California Memorial Masonic Temple is significant for its Midcentury Modern architecture designed by architect of merit Albert F. Roller.

THANK YOU



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Landmark Designation Program
sfplanning.org/landmark-designation-program

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