

FAMILY ZONING PLAN LANDMARKING

D2

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October 7, 2025



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



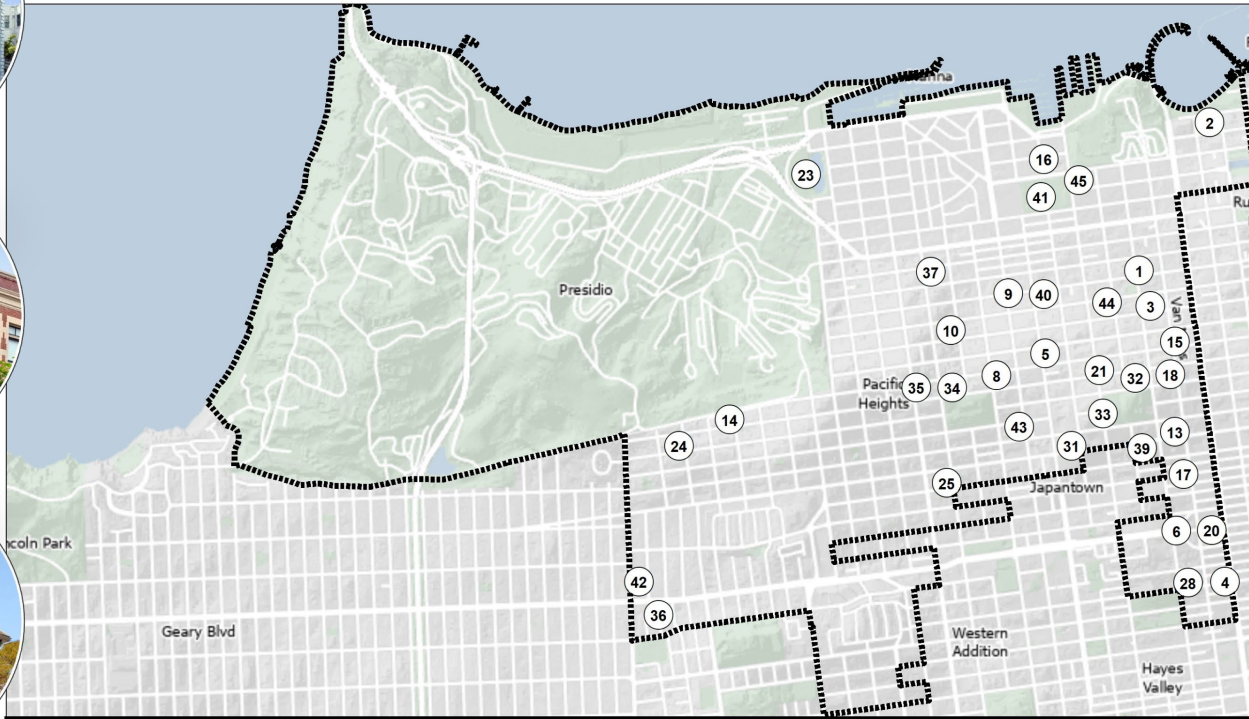
Ghirardelli Square



Haas-Lillenthal House



Palace of Fine Arts



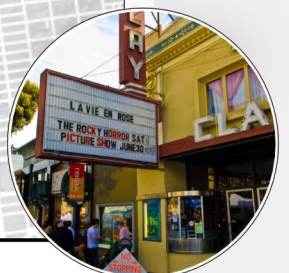
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|------------------------------|---|---------------------------------------|--|
| 1) McElroy Octagon House | 12) Edward Coleman House | 23) Palace Of Fine Arts | 34) Gibbs Residence and Caretaker's Cottage |
| 2) Ghirardelli Square | 13) Lillenthal-Orville 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

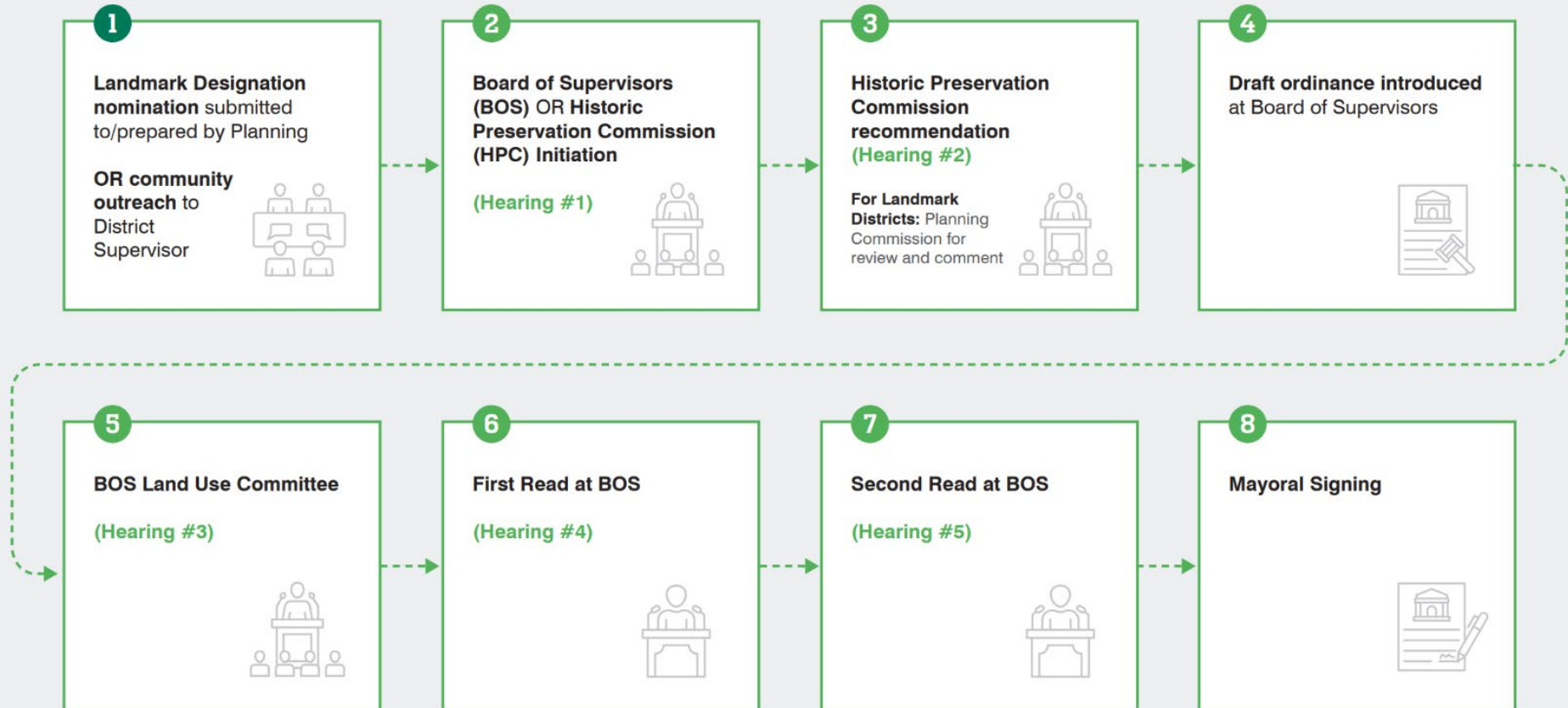
Criteria for Landmark Designation

- 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

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



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 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

- 2450-2460 Sutter Street
- 1508 Green Street
- 2041 Lyon Street
- 2209 Van Ness Avenue
- 2402 Steiner Street
- 1901 Franklin Street
- 1625-1645 Van Ness Avenue, 1821-1825 Sacramento Street
- 945-999 Van Ness Avenue
- 1700 Franklin Street
- 2049 Fillmore Street
- 2035-2047 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
- 2555 Divisadero Street
- 2032-2040 Union Street
- 1565 Bush Street
- 1100 Ellis Street, 1103 Gough Street, 1111 Gough Street



Mr. Cudworth's House



Address: 2032-2040 Union Street

Block/Lot(s): 0532/010

Zoning: NCD

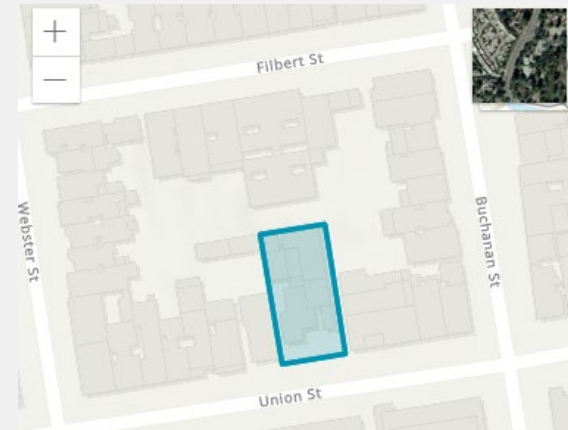
Year Built: 1874

Architect: James Cudworth (builder)

Period(s) of Sig.: TBD

Historic Context Statement : Early Residential

Past Survey/Evaluation : Here Today



Holy Trinity Russian Orthodox Cathedral



Address : 1508 Green Street

Block/Lot(s) : 0546/004

Zoning: RC-3

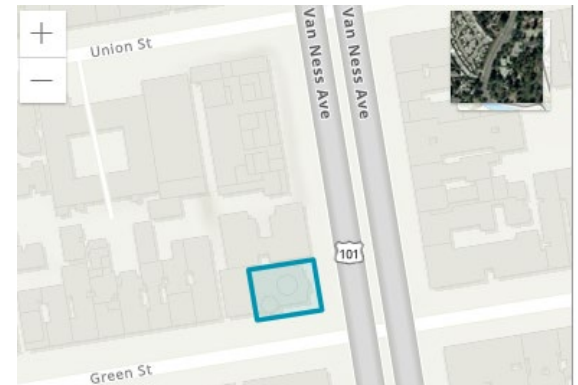
Year Built: 1909

Architect: Charles Paff

Period(s) of Sig.: TBD

Historic Context Statement : Russian American

Past Survey/Evaluation : Here Today



Cathedral of Saint Mary of the Assumption



Address : 1100 Ellis Street, 1103 Gough Street, 1111 Gough Street

Block/Lot(s) : 0711/033, 0711/032, 0711/031

Zoning: RM-4

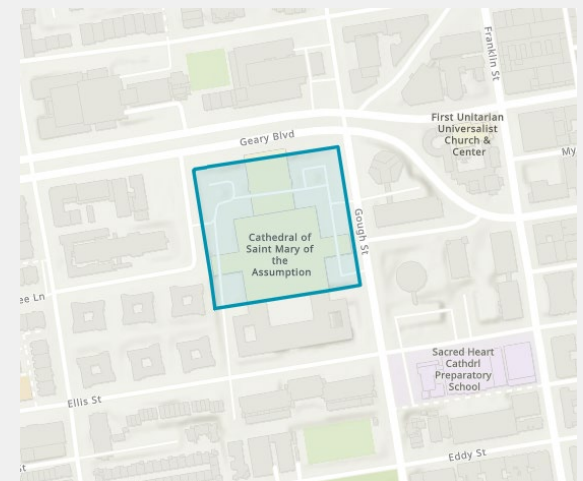
Year Built: 1967

Architect: Pietro Bellushi and Pier Luigi Nervi

Period(s) of Sig.: 1967

Historic Context Statement : Modern Architecture, Architect Bios

Past Survey/Evaluation : Historic Resource Evaluation Response (2008)



Presidio Movie Theatre



Address : 2336-2346 Chestnut St

Block/Lot(s) : 0929/014

Zoning: NC-2

Year Built: 1937

Architect: John H. Ahnden

Period(s) of Sig.: TBD

Historic Context Statement : N/A

Past Survey/Evaluation : Eligible SF
Neighborhoods Movie Theater Historic District



First AME Zion Church



Address: 2155-2159 Golden Gate Avenue

Block/Lot(s): 1160/029, 1160/030

Zoning: RH-3

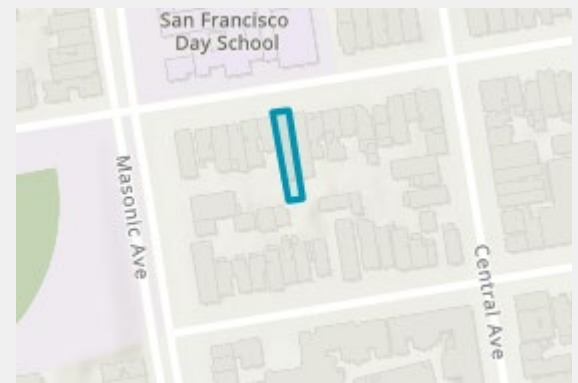
Year Built: 1960

Architect:

Period(s) of Sig.: N/A

HCS : African American

Past Survey/Evaluations: Historic Resource
Evaluation Response (2011)



Cuenin House



Address: 2555 Divisadero Street

Block/Lot(s): 0962/002

Zoning: Residential House, One Family - Detached

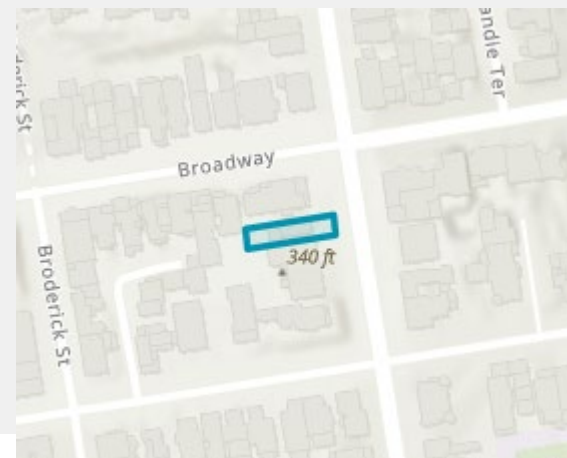
Year Built: 1939

Architect: Paul Revere Williams

Period(s) of Sig.: N/A

HCS : African American

Past Survey/Evaluations: Historic Resource Evaluation Response (2011)



THANK YOU



**San Francisco
Planning**

San Francisco Planning
www.sfplanning.org

Family Zoning Plan Landmark Program
sfplanning.org/landmark-designation-program

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