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STATION 1

Welcome



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to the Family Zoning Plan Landmark Program District 8 Community Forum

Thank you for joining this Community Forum!

The purpose of this event is to share information about **the landmark designation program led by the San Francisco Planning Department**. The intent of Landmark designation is to protect, preserve, enhance and encourage continued utilization, rehabilitation and, where necessary, adaptive use of significant cultural resources.

In cooperation with District 8 Supervisor Rafael Mandelman, the SF Planning Department has coordinated this community forum to build awareness around landmark designation program in conjunction with the Family Zoning Plan. We wish to engage with community members and stakeholders about proposed designation of individual landmarks in District 8.



St. Nicholas Cathedral.
Image source: SF Planning



Explore our 4 Stations

- STATION 1** Welcome and Community Forum Overview
- STATION 2** Landmark Designation Process and Character-Defining Features
- STATION 3** Historic Preservation Entitlements
- STATION 4** Family Zoning Plan District 8 Proposed Landmarks



Guide, Share and Inspire

We invite you to engage with staff, share your insights and continue to guide the work of the San Francisco Planning Department.

Land Acknowledgment

We are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of these lands, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.



San Francisco
Planning

Rafael

Office of District 8 Supervisor
Rafael Mandelman

Visit the SF Planning Landmark Designation Program digital site:
sfplanning.org/landmark-designation-program



Landmark Designation Process

Who decides which buildings or sites should be Landmarks or Landmark Districts?

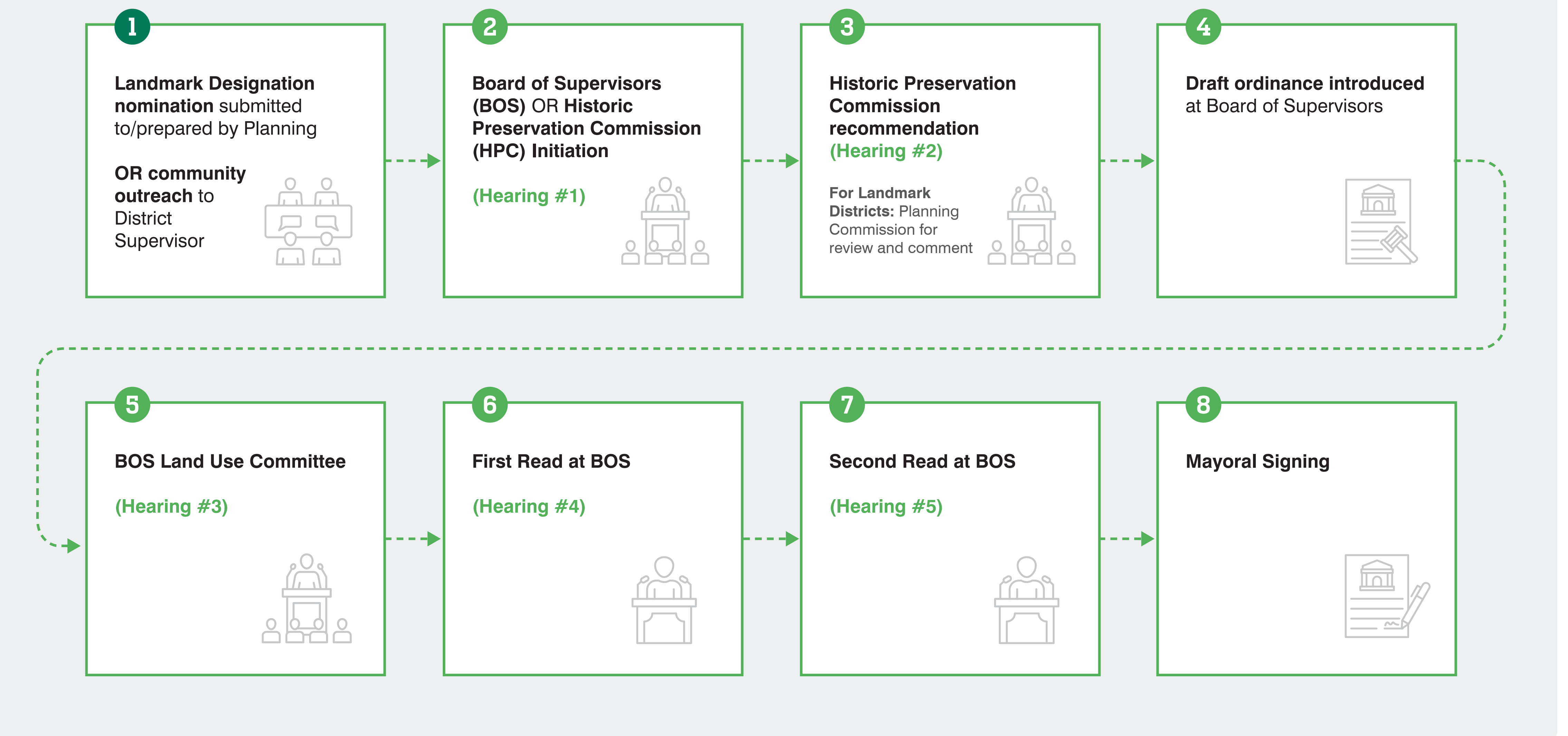
The landmark designation process can be initiated by the Historic Preservation Commission, through the Landmark Designation Work Program or through community-sponsored nominations, or by the Board of Supervisors. Planning staff prepare draft designation reports and ordinances for review and recommendation by the Historic Preservation Commission. Final approval of a Landmark or Landmark District requires a majority vote at the Board of Supervisors.

Criteria for Landmark Designation

Landmarks can be significant for a variety of reasons.

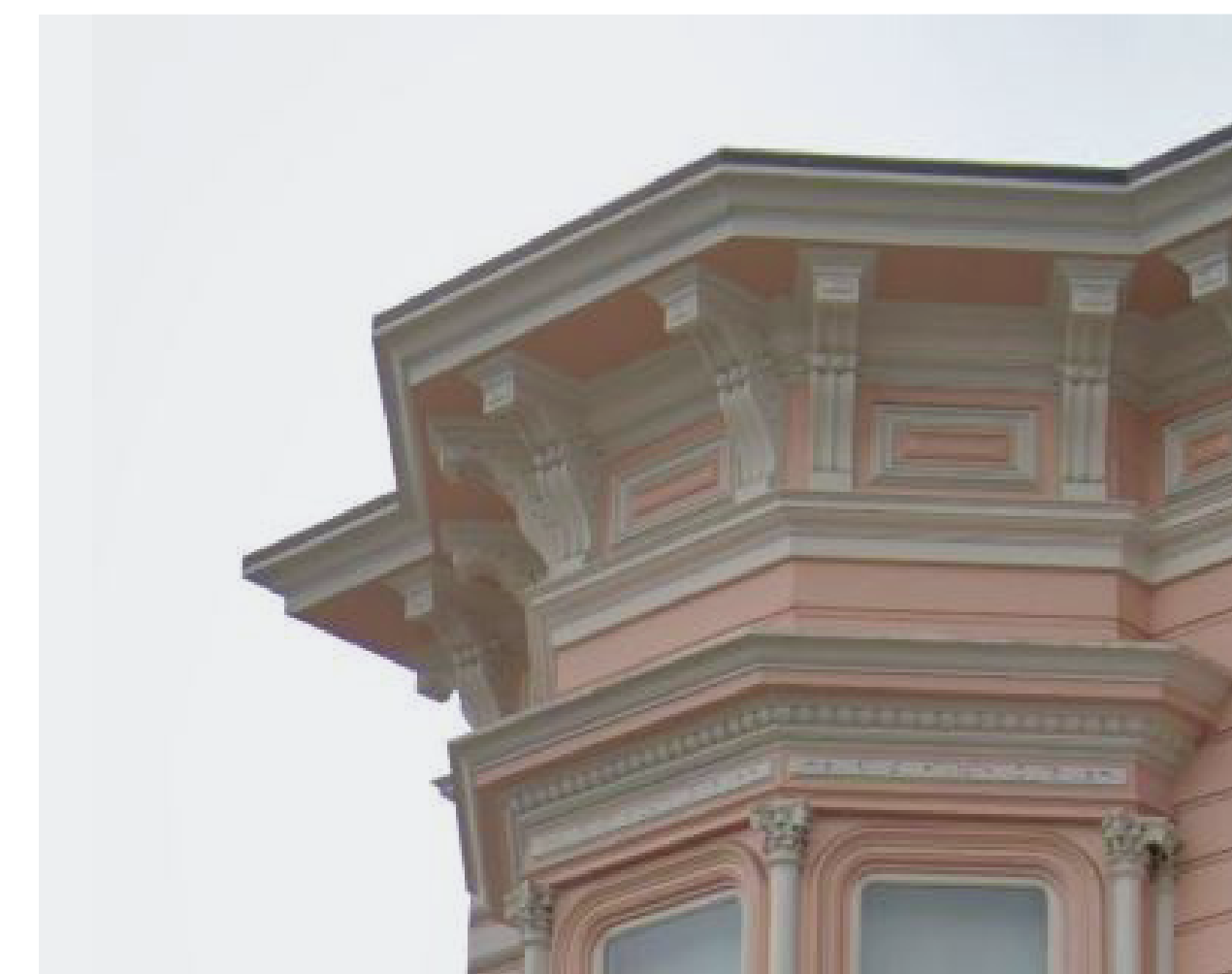
- Properties significant for their association with historic events, including the city's social and cultural history
- Properties significant for their association with a person or group important to the history of the city, state or country
- Properties significant for their architecture or design, 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

- 1 express the cultural, historical, or architectural significance
- 2 help tell the story of associated past eras, events, and persons
- 3 describe those features that should be retained and preserved
- 4 identified by stakeholders during designation process



Example of bracketed cornice.



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



Character-Defining Features

These are features that convey the historic significance of a building or district. They are features that must be maintained for a landmark building or landmark district to retain integrity. These features often correspond to a specific architectural style, type, period, region, or method of construction or are associated with significant events or persons. Character-defining features are often associated with a period of significance.

Examples of Character-Defining Features



Early San Francisco Settlement (1865-1880)

Massing	One-and-a half story
Cladding	Horizontal wood siding
Roof Forms	Side-gable
Windows	Multi-lite wood sash with flattened window surrounds
Decorative Elements	Sawn ornamental wood brackets
Entrances	Full-length front porch with wood railing and pent roof supported by square capitals



Gothic Revival Architecture (1901-1906)

Cladding	Stone with accents of sierra granite
Roof Forms	Cross gabled
Windows	Decorative, including stained glass and rose
Architectural Features	Towers with lancet openings, louvered vents, copper clad spires capped with crosses, pier buttresses
Entrances	Projecting primary entryway with three lancet arched openings, recessed wooden entry doors and lancet transoms, ornamental cross openings at side
Interior	Spatial volume, mosaic tile floor, and vaulted ceiling supported by Corinthian columns



Historic Preservation Entitlements



Designation of individual landmarks and landmark districts recognizes and celebrates these unique and irreplaceable assets while it also protects, enhances, and encourages their continued utilization and preservation.

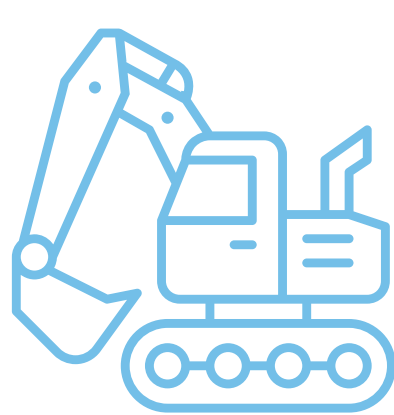
Designation provides clear and predictable review process for alterations while protecting character-defining features through a historic preservation entitlement procedure, known as Certificate of Appropriateness.

Review of alterations is generally limited to the exterior of properties, and varies on a case-by-case basis depending on the designating ordinance. Designation does not prohibit but requires additional scrutiny regarding demolition.

Alamo Square Historic District and Painted Ladies.
Image source: iStock / Pgiam

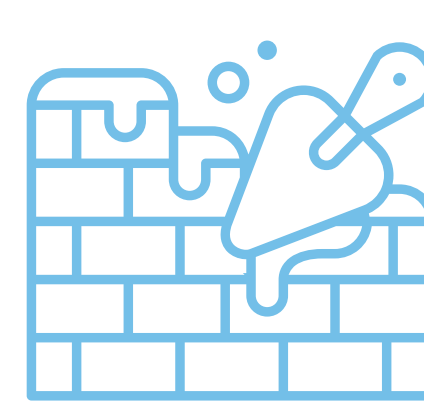
Entitlements Associated with Landmarks and Landmark Districts

In the designation ordinance, these entitlements can be tailored to more closely align with levels of review appropriate for the district and dominant building types.



Certificates of Appropriateness

Scopes of work involving demolition, new construction, or major alterations/additions; approved by 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 Certificate of Appropriateness

Ordinary maintenance and repair; approved “over-the-counter” by Planning staff.



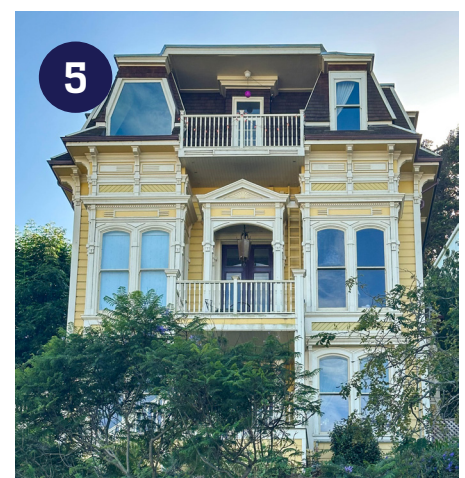
Family Zoning Plan District 8 Proposed Landmarks


Fernando Nelson House

701 Castro Avenue

Year Built: 1897

Significant as the home of influential and prolific housing developer Fernando Nelson, and a distinctive example of Queen Anne architecture


Poole-Bell House

192 Laidley Street

Year Built: 1872

Significant for its association with the legend of intrigue and crime centered around Teresa Bell, Thomas Bell and Mary Ellen Pleasant


Kirby House

560 Noe Street

Year Built: 1891

Significant as the residence of Thomas Kirby, an Irish immigrant, who founded the adjacent Phoenix Brewery


St. Agnes Church

601 Belvedere Street

Year Built: 1870

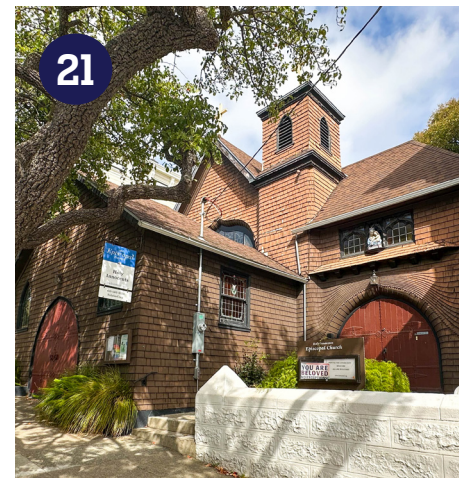
Significant as an early and rare example of Carpenter Gothic architecture in San Francisco


Lange House

199 Carl Street

Year Built: 1900(c.)

Significant for its association with early Cole Valley history and as a design of architect of merit August Nordin


Holy Innocents Church

455 Fair Oaks Street

Year Built: 1890

Significant as architect of merit Ernest Coxhead's first San Francisco commission and early shingle-style church


James C. Hormel House

181 Buena Vista Avenue East

Year Built: 1900(c.)

Significant as long-term home of LGBTQ philanthropist, activist and diplomat James C. Hormel


2173 15th Street
Year Built: 1870 (c.)

Significant as one of Duboce Triangle's earliest existing homes, and a rare intact example of Greek Revival architecture in San Francisco


Power House

1526 Masonic Avenue

Year Built: 1910

Significant as the early work and one of few San Francisco homes by Bernard Maybeck, who also designed the Palace of Fine Art


Hinkel House

740 Castro Street

Year Built: 1898

Significant as the home of prolific Eureka Valley builder Charles Hinkel


Phoenix Brewery Building

552 Noe Street

Year Built: 1887

Significant for its association with early industrial production in Eureka Valley


3833 21st Street
Year Built: 1892

Significant as an exemplary example of Italianate architecture


1200 Dolores Street
Year Built: 1909

Significant as an exemplary Queen Anne style home


11 Piedmont Street
Year Built: 1860(c.)

Significant for its association with early neighborhood history as the home once supported as a prosperous dairy farm


497 Elizabeth Street, 1051 Noe Street
Year Built: 1891

Significant as an exemplary Queen Anne home


1450 Masonic Avenue
Year Built: 1891

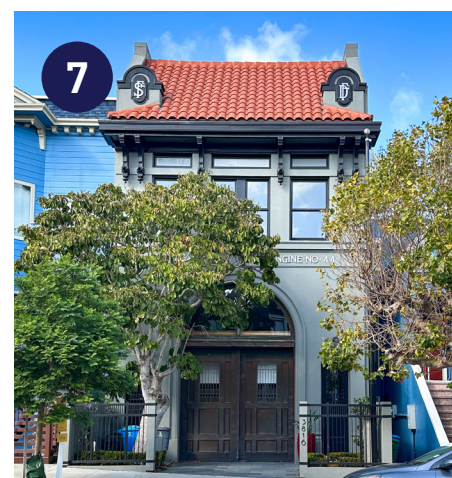
Significant as an exemplary Queen Anne style home


Gay House

196 Twin Peaks Boulevard

Year Built: 1917

Significant as one of the few Bernard Maybeck designed homes in San Francisco


Firehouse No. 44

3816 22nd Street

Year Built: 1909

Significant as an intact turn of the century Mission Revival firehouse


2 Vicksburg Street
Year Built: 1874

Significant as the home of builder P.F. Ferguson, and expressive example of Stick-Eastlake design


1335 Guerrero Street
Year Built: 1918

Significant as an intact example of French Renaissance Revival architecture


Shaughnessy House

394 Fair Oaks Street

Year Built: 1890(c.)

Significant as an exemplary Queen Anne style home constructed by prolific contractor William Shaughnessy for himself


Golden Gate Lutheran Church

3689 19th Street, 601 Dolores Street

Year Built: 1908

Significant as a Romanesque Revival church


159 Castro Street, 191-197 Henry Street
Year Built: 1892

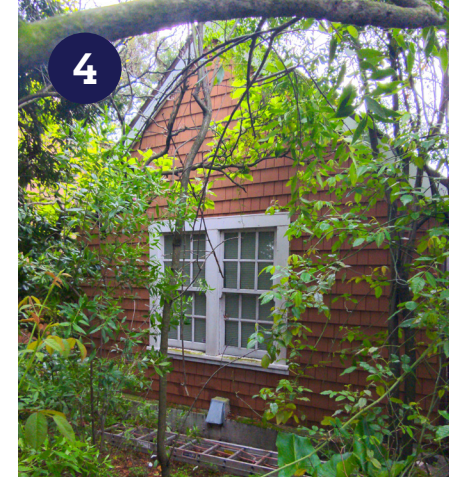
Significant for its architectural expression with chalet gables, unusual cupola & corner tower


Second Christian Science Church

651-655 Dolores Street, 93 Cumberland Street

Year Built: 1916

Significant as an expressive Beaux-Arts church designed by architect of merit William C. Crim


657 Chenery Street
Year Built: 1886(c.)

Significant as Glen Park's oldest home


210 Douglass Street
Year Built: 1885

Significant as a unique Chalet style home


Floyd Spreckels Mansion

737 Buena Vista Avenue West

Year Built: 1897

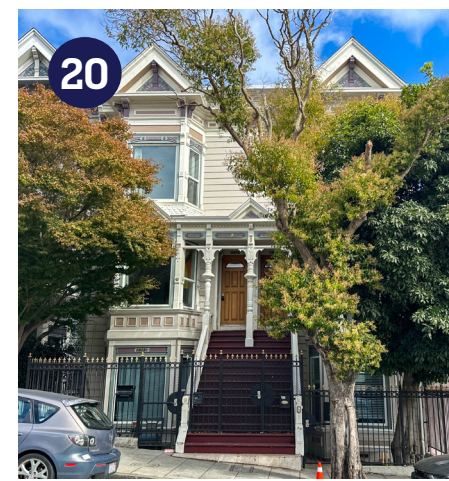
Significant as an exemplary example of Classical Revival architecture


Noe Valley Ministry

1021 Sanchez Street

Year Built: 1889

Significant as a Carpenter Gothic church with high artistic value


1415-1417 Guerrero Street
Year Built: 1894

Significant as a unique double Stick-Eastlake home, built by Fernando Nelson


Mission Dolores Academy

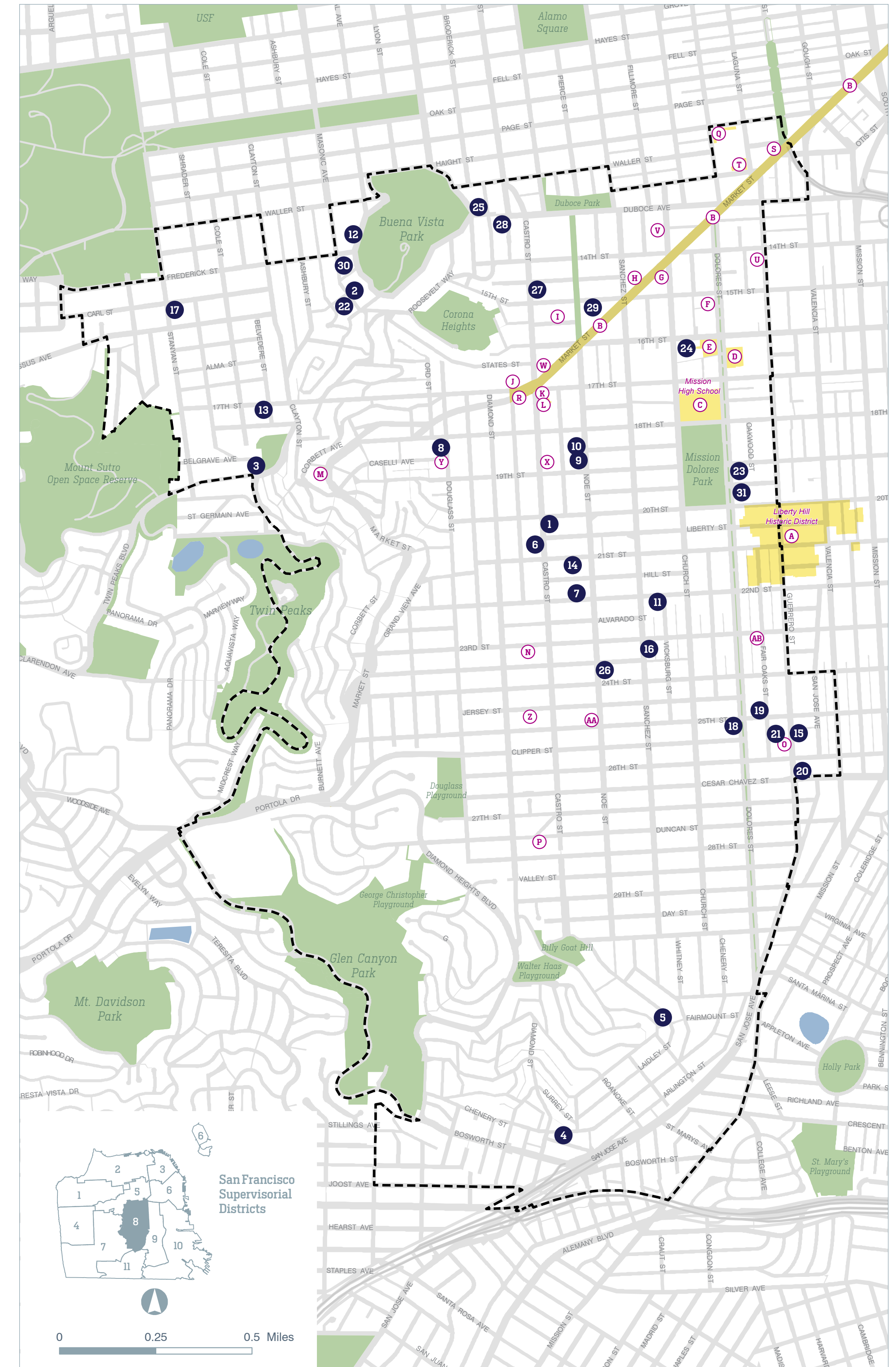
3371 16th Street, 401 Church Street

Year Built: 1932

Significant as a Mission Revival school designed by well known architect H.A. Minton


99 Divisadero Street
Year Built: 1905

Significant as an exemplary example of Georgian-Colonial architecture


Existing Article 10 Individual City Landmarks and Landmark Districts

- | | | | |
|------------------------------------|-----------------------------|---------------------------------------|---|
| (A) Liberty Hill Historic District | (I) Benedict-Gielling House | (G) Woods Hall | (W) The Jose Theater/Names Project Building |
| (B) Path Of Gold Light Standards | (J) The McCormick House | (H) Rainbow Flag at Harvey Milk Plaza | (X) Castro Camera and Harvey Milk Residence |
| (C) Mission High School | (K) Twin Peaks Tavern | (S) Carmel Fallon Building | (Y) Alfred E. (Nobby) Clarke Mansion |
| (D) Notre Dame School | (L) Castro Theater | (T) Richardson Hall | (Z) Noe Valley Branch Library |
| (E) Mission San Francisco de Asis | (M) Miller-Joost House | (U) Sheet Metal Workers' Union Hall | (AA) Axford House |
| (F) Tanforan Cottages | (N) David Lewis House | (V) St. Francis Lutheran Church | (AB) Oakley Residence & Flats |
| (G) New Era Hall | (O) Frank G. Edwards House | | |
| (H) Swedish-American Hall | (P) Lyon Martin House | | |





Resources & Stay Involved

Resources

Learn more about related Planning efforts...



Landmark Designation Program

<https://sfplanning.org/landmark-designation-program>



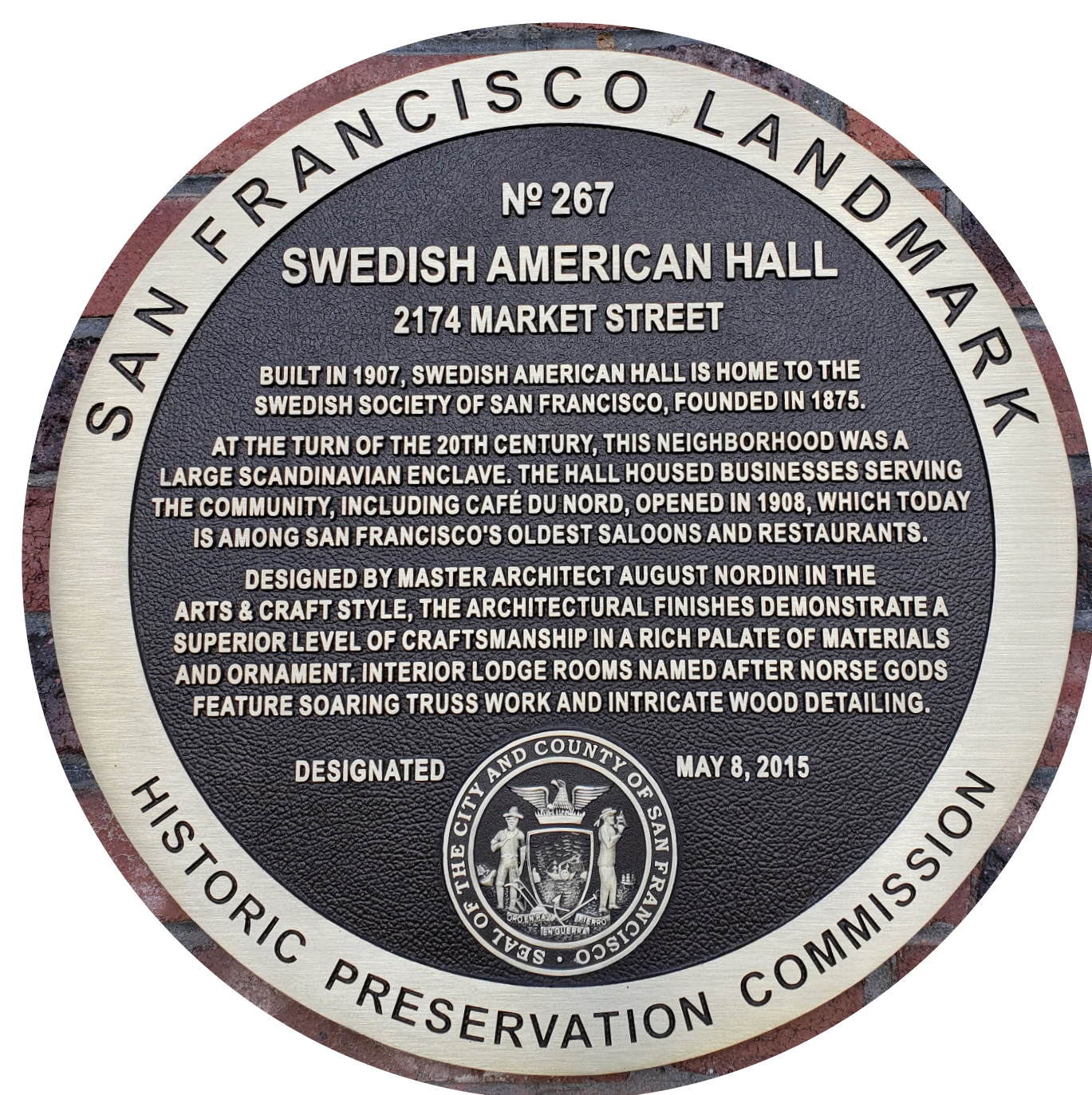
Historic Landmarks Map

<https://sfplanning.org/resource/historic-landmarks-map>

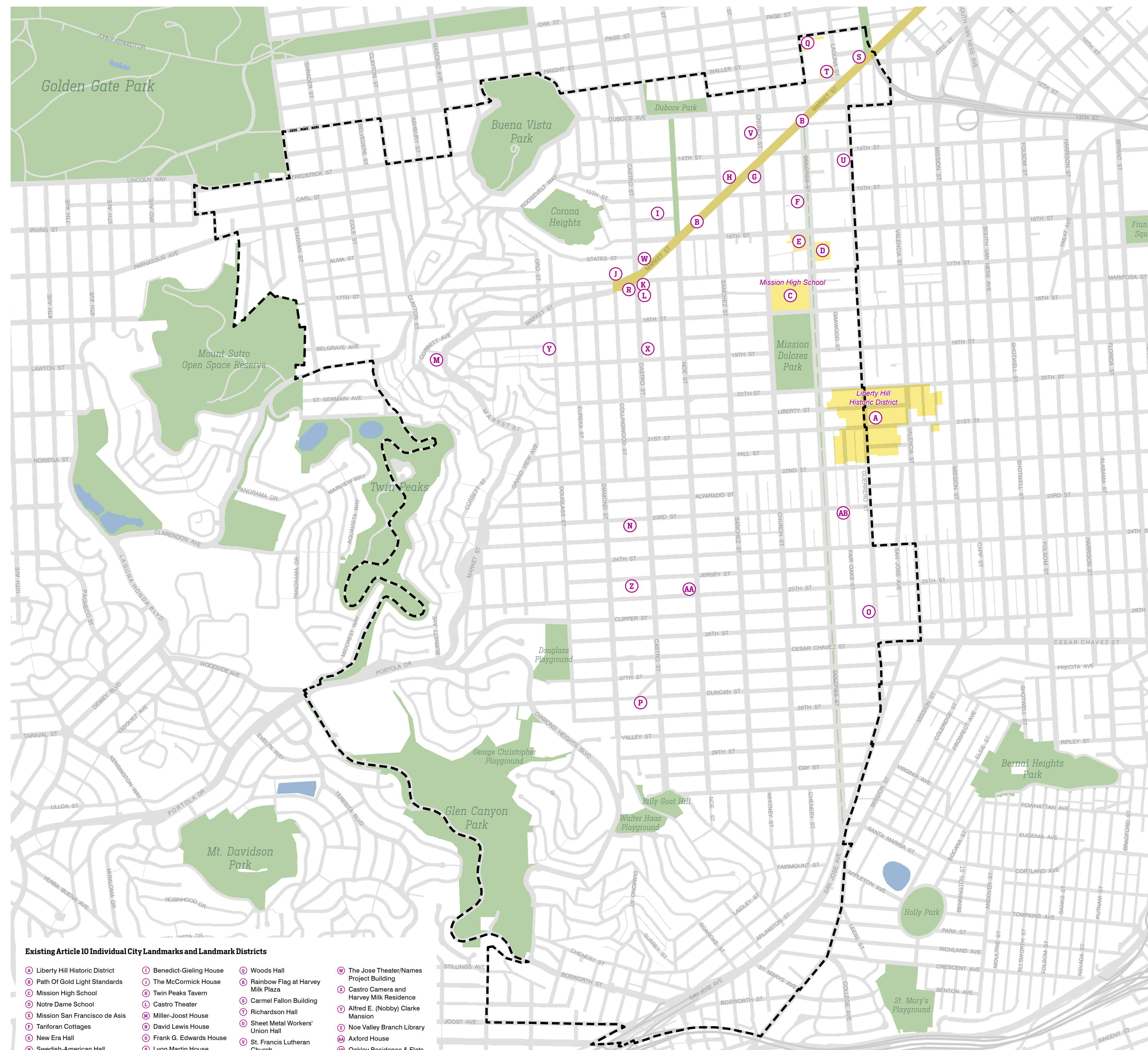


San Francisco Family Zoning Plan

<https://sfplanning.org/sf-family-zoning-plan>



San Francisco Landmark plaque, Swedish American Hall.
Image source: SF Planning



K Landmark No. 264
Twin Peaks Tavern
Image source: SF Planning



X Landmark No. 227
Castro Camera and Harvey Milk Residence
Image source: SF Planning



Z Landmark No. 259
Noe Valley Branch Library
Image source: noehill.com



V Landmark No. 39
Saint Francis Lutheran Church
Image source: noehill.com



F Landmark No. 67 & 68
Tanforan Cottages
Image source: noehill.com

Stay Involved

Contact us to learn how...



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