

FAMILY ZONING PLAN LANDMARKING

D8



October 22, 2025 (in-person)
October 27, 2025 (virtual)

Rafael

Office of District 8 Supervisor
Rafael Mandelman



San Francisco
Planning

AGENDA

- Welcome (Rafael Mandelman, President of the San Francisco Board of Supervisors)
- Overview of Landmarking (Alex Westhoff, San Francisco Planning Department)
 - Existing D8 Article 10 Landmarks
 - Article 10 Landmarking (Criteria, Process, Requirements, Benefits)
 - Family Zoning Plan D8 Proposed Landmarks
- Q & A
- Wrap-up



Existing D8 Article 10 Landmarks



Swedish - American Music Hall



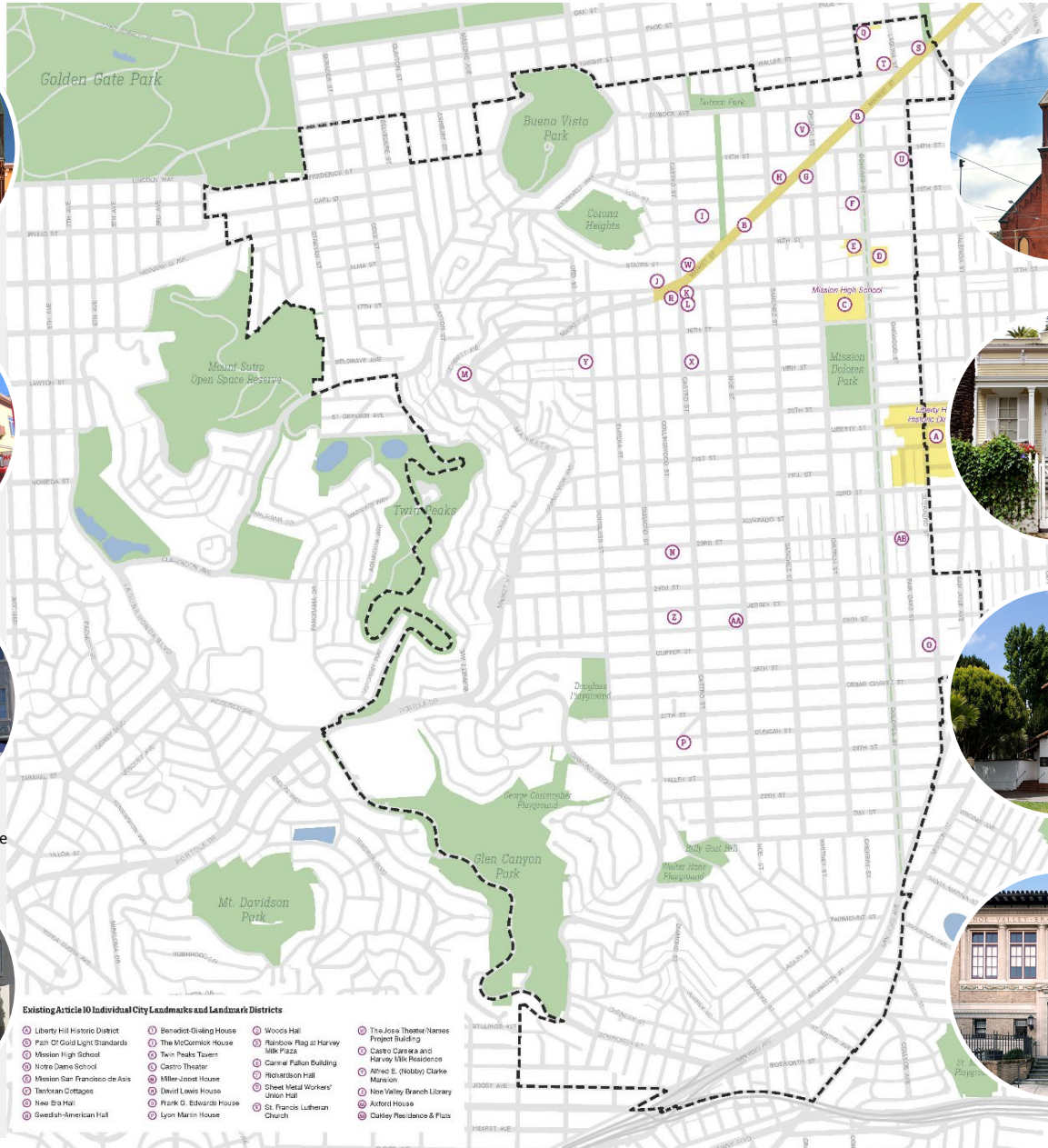
Twin Peaks Tavern



Castro Camera and Harvey Milk Residence



Lyon Martin House



Saint Francis Lutheran Church



Tanforan Cottage



Mission Dolores



Noe Valley Branch Library

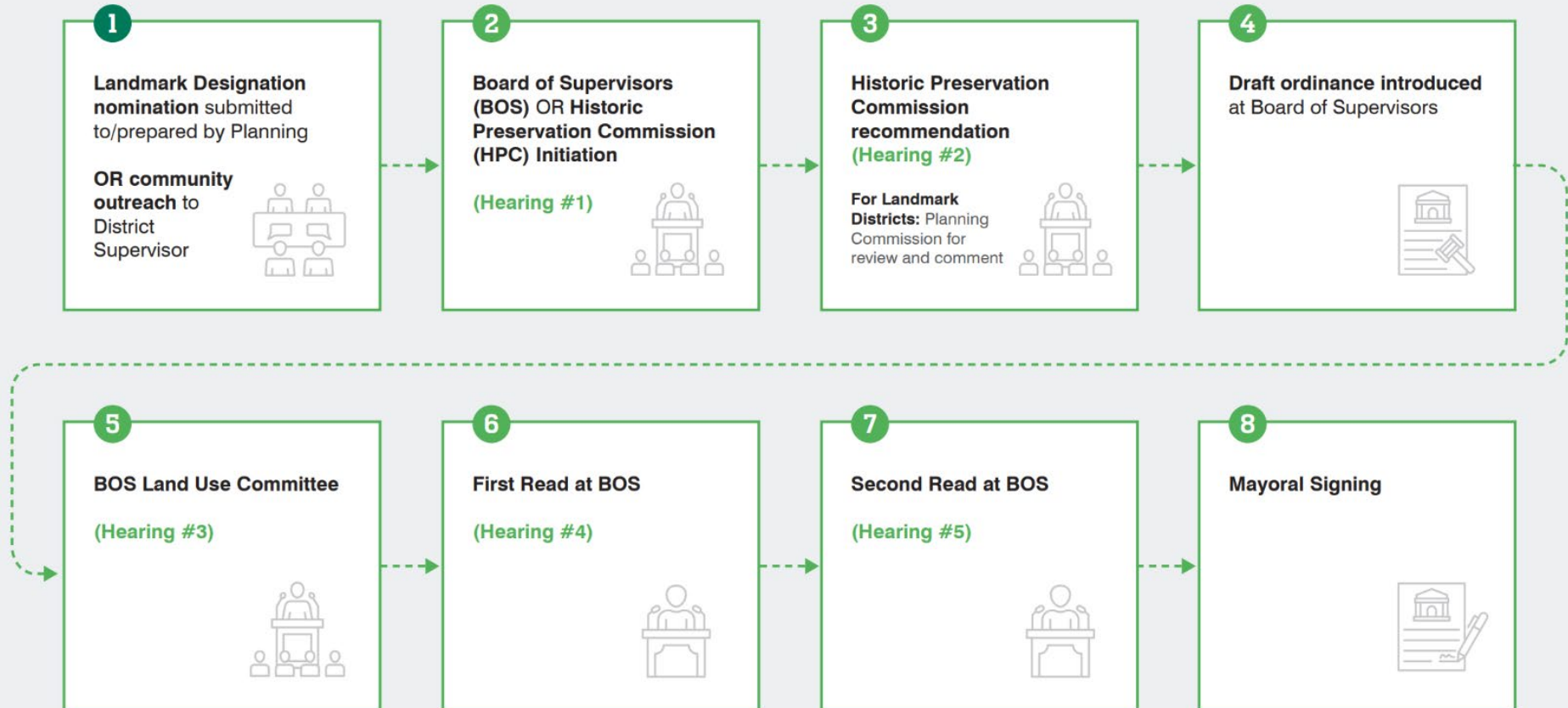
Criteria for Landmark Designation

- 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 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



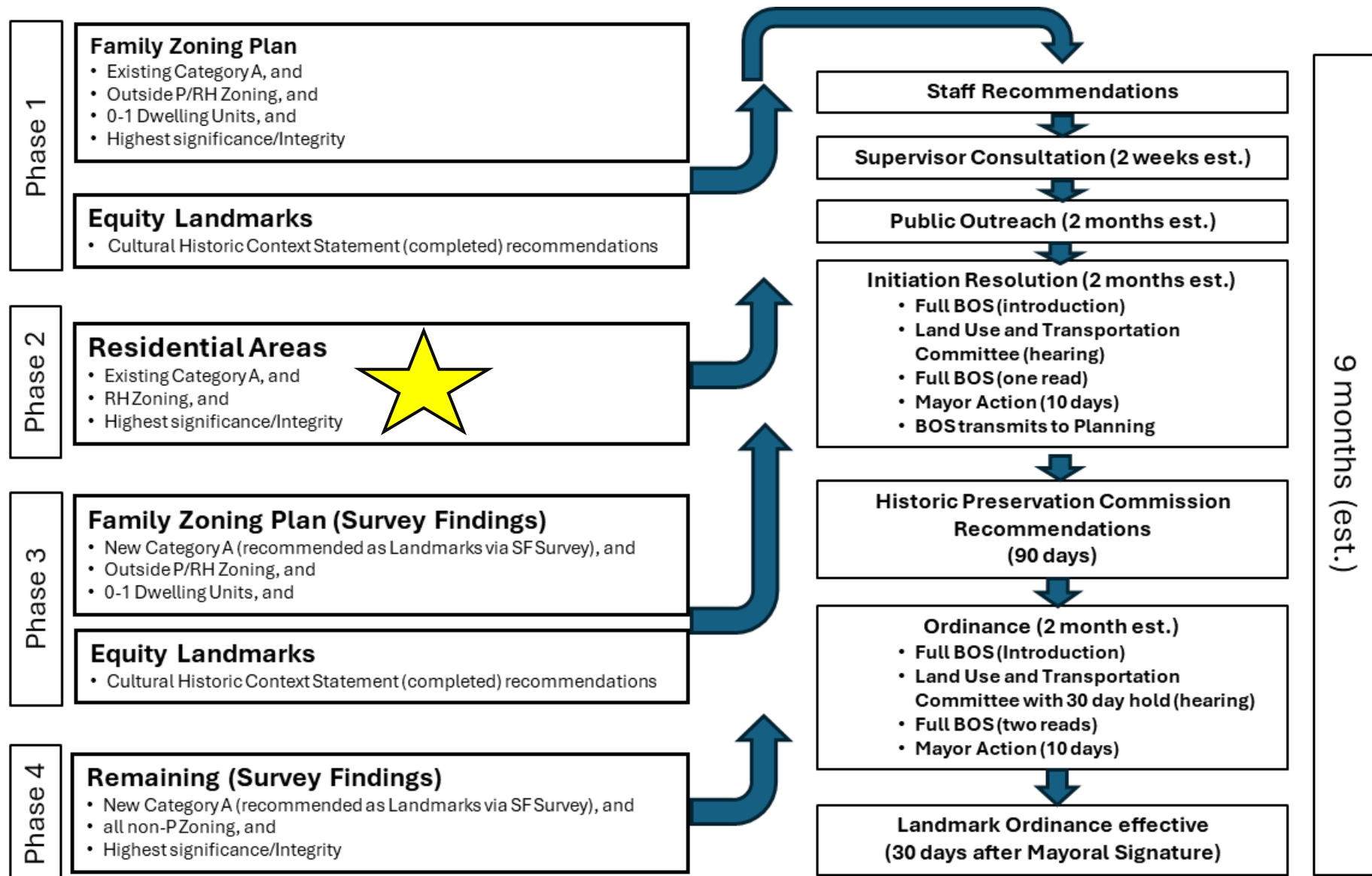
1201 Ortega Ave, Image Source: DNM Architecture

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 District 8 Phase 2 Proposed Landmarks

- 701 Castro Street
- 737 Buena Vista West
- 3689 19th Street, 601 Dolores Street
- 1526 Masonic Avenue
- 601 Belvedere Street
- 3371 16th Street, 401 Church Street
- 196 Twin Peaks
- 3833 21st Street
- 181 Buena Vista Avenue East
- 657 Chenery Street
- 1335 Guerrero Street

- 192 Laidley Street
- 1021 Sanchez Street
- 159 Castro Street, 191-197 Henry
- 740 Castro Street
- 199 Carl Street
- 99 Divisadero Street
- 3816 22nd Street
- 1200 Dolores Street
- 2173 15th Street
- 210 Douglass Street
- 394 Fair Oaks Street
- 1450 Masonic Avenue

- 1415-1417 Guerrero Street
- 651-655 Dolores Street, 93 Cumberland Street
- 552 Noe Street
- 455 Fair Oaks Street
- 2 Vicksburg Street
- 11 Piedmont Street
- 560 Noe Street
- 497 Elizabeth Street, 1051 Noe Street



Criterion A) Events

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



657 Chenery St.
c. 1875



601 Belvedere St.
c. 1870



2173 15th St.
c. 1875



11 Piedmont St.
c. 1860

Criterion B) People

181 Buena Vista Avenue East is significant as long-term home of LGBTQ philanthropist, activist and diplomat James C. Hormel.



*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, 1526 Masonic Avenue
c. 1910*



*Gay House, 196 Twin Peaks Boulevard
c. 1917*

SF SURVEY

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

Upcoming SF Survey events:

- **Glen Park Neighborhood History Night!**
Thursday, 11/13, 5:00-6:30 PM
Glen Park Library Branch
- **Castro Neighborhood History Night!**
Tuesday, 11/18, 6:00-7:30 PM
Eureka Valley Rec Center



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



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San Francisco Planning
www.sfplanning.org

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

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