

FAMILY ZONING PLAN LANDMARKING

D1

OpenSFHistory.org

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San Francisco
Planning

AGENDA

- Welcome
- Overview of Landmarking
 - Article 10 Landmarking (Process, Requirements, Benefits)
 - Family Zoning Plan Landmarking
- Q & A
- Wrap-up



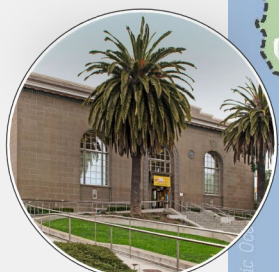
Existing D1 Article 10 Landmarks



Alfred G. Hanson House



City Cemetery



Richmond Branch Carnegie Library

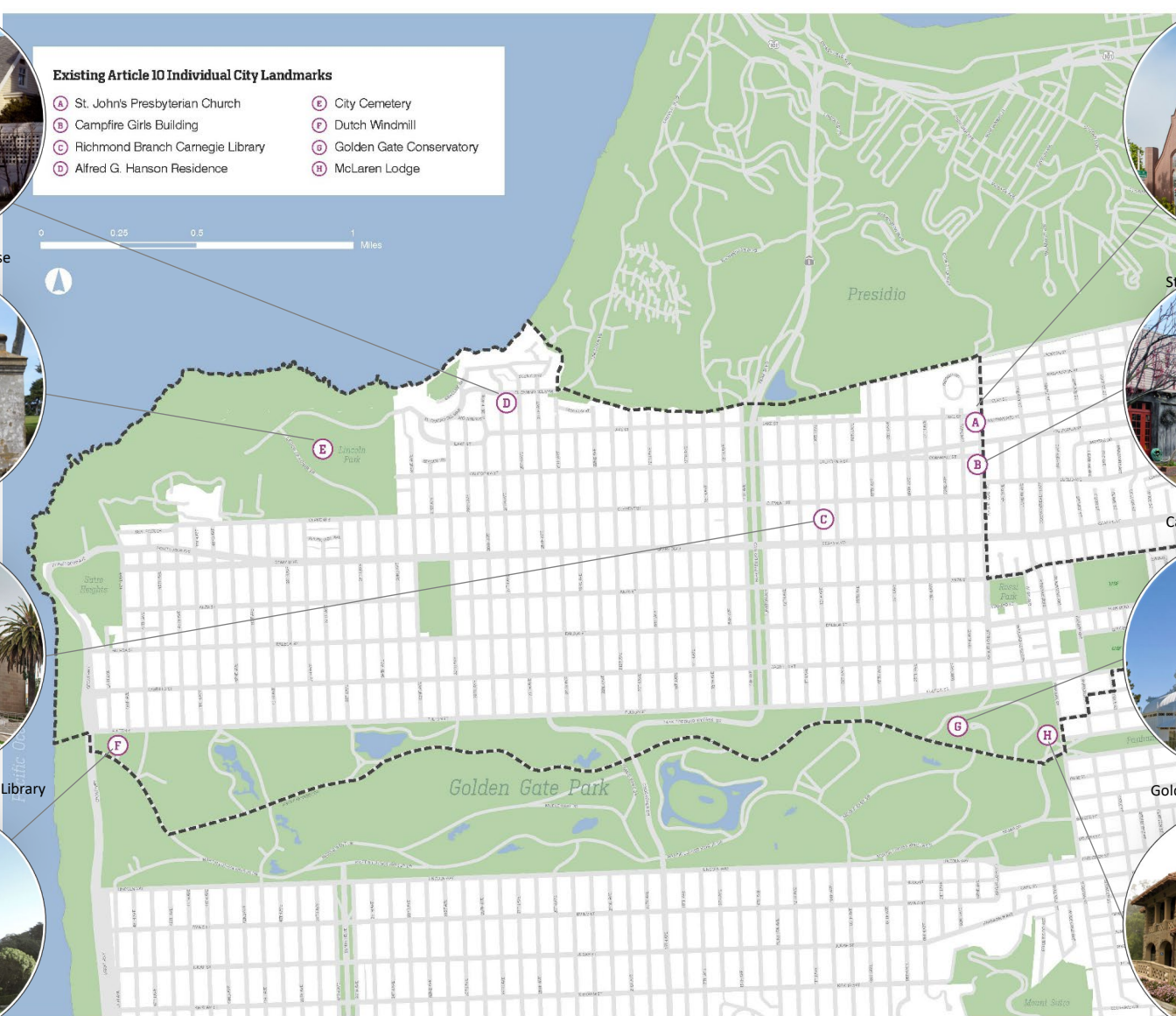


Dutch Windmill

Existing Article 10 Individual City Landmarks

- | | |
|------------------------------------|----------------------------|
| A St. John's Presbyterian Church | E City Cemetery |
| B Campfire Girls Building | F Dutch Windmill |
| C Richmond Branch Carnegie Library | G Golden Gate Conservatory |
| D Alfred G. Hanson Residence | H McLaren Lodge |

0 0.25 0.5 1 Miles



St. John's Presbyterian Church



Campfire Girls Building



Golden Gate Conservatory



McLaren Lodge

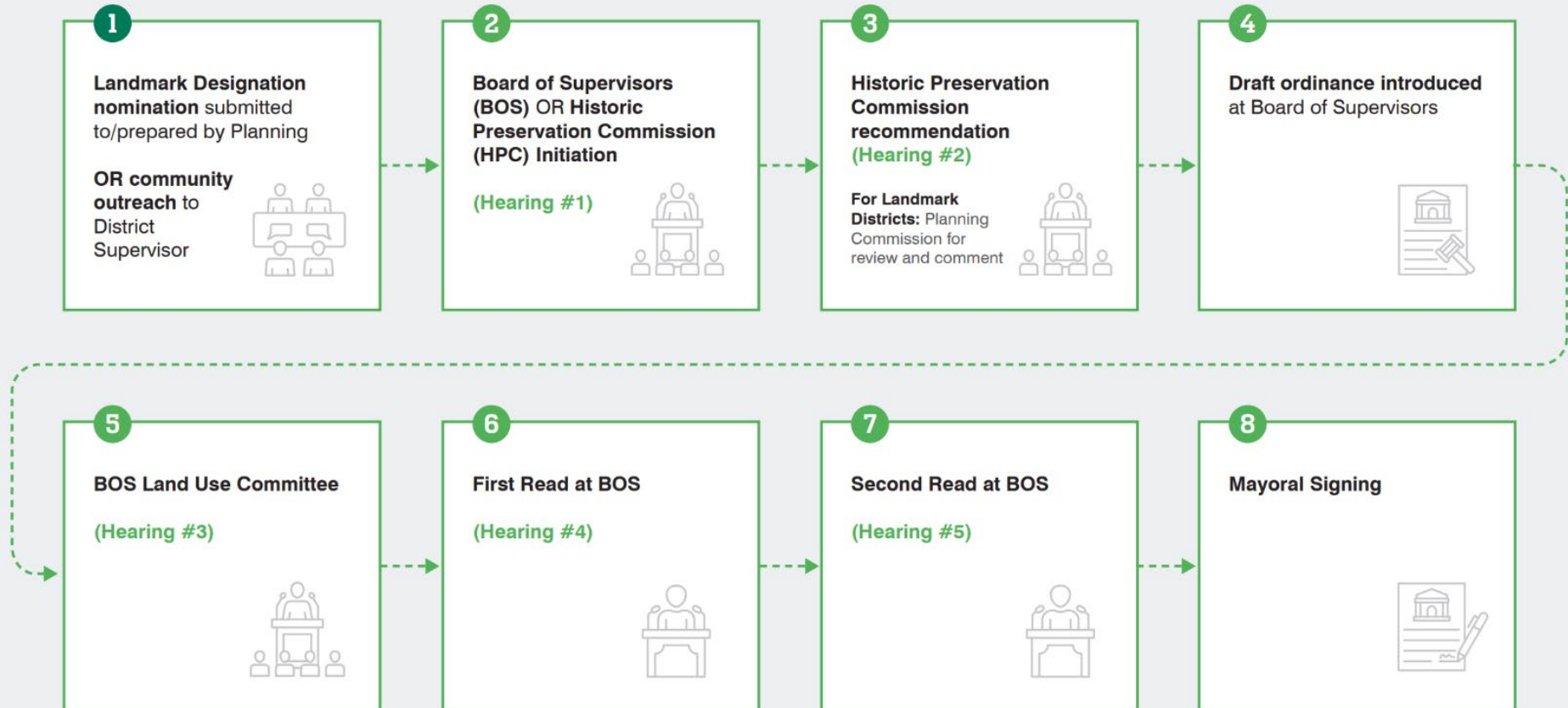
Criteria for Landmark Designation

- 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

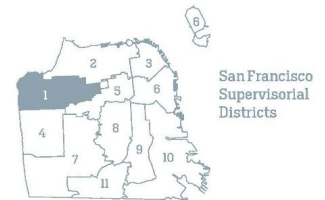
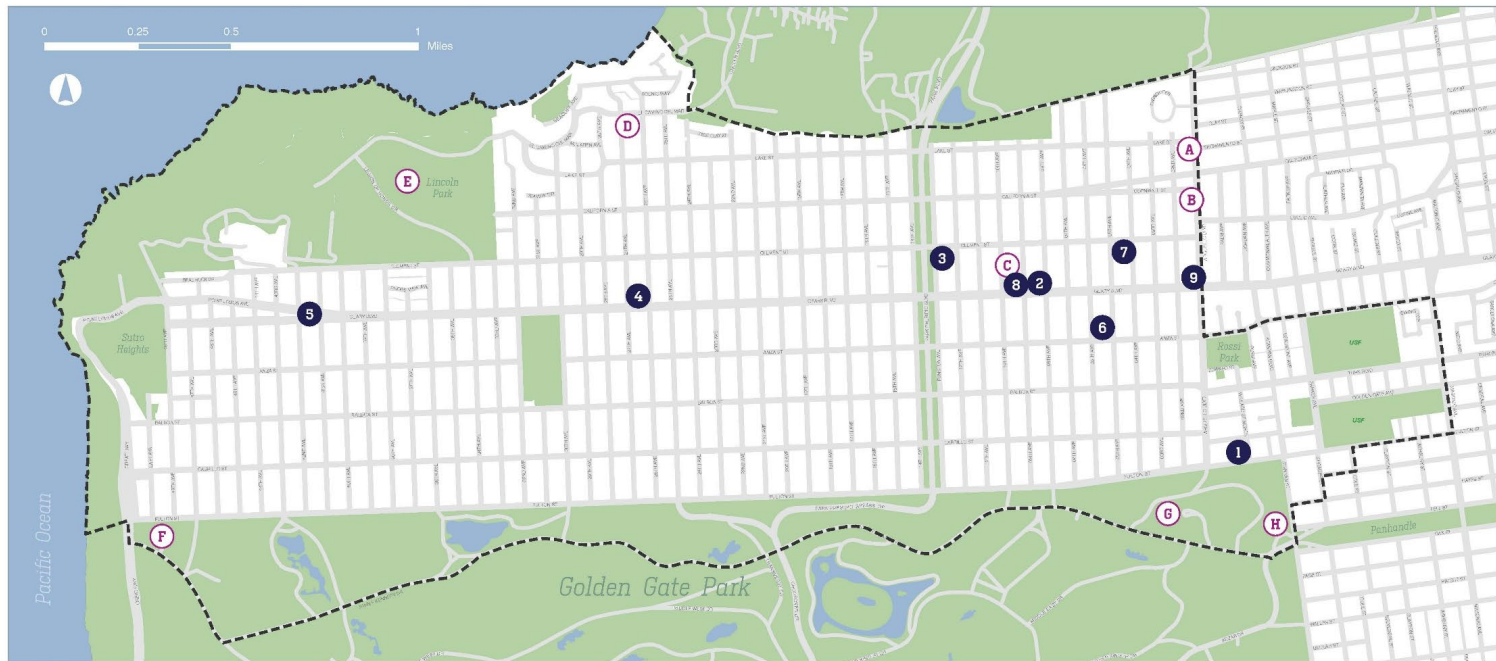
Benefits

- **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 up to a 50% 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 1 Proposed Landmarks



Existing Article 10 Individual City Landmarks

- (A) St. John's Presbyterian Church
- (B) Campfire Girls Building
- (C) Richmond Branch Carnegie Library
- (D) Alfred G. Hanson Residence
- (E) City Cemetery
- (F) Dutch Windmill
- (G) Golden Gate Conservatory
- (H) McLaren Lodge



Jefferson Airplane House

2400 Fulton Street

Period of Significance: 1904, 1968-1966

Significant as the Jefferson Airplane band house, one of the most prominent musical groups to exemplify the "San Francisco Sound" associated with 1960s counterculture



Star of the Sea Church

4410 Geary Boulevard

Period of Significance: 1917-1948

Significant as the location of the Star of the Sea Church, one of San Francisco's largest churches at the time of construction, and as an exemplary example of Classical Revival architecture



Fourth Church of Christ, Scientist

300 Funston Street

Period of Significance: 1922-1929

Significant for its association with the westward expansion of San Francisco, and as a large and expressive example of classical revival architecture



Holy Virgin Cathedral

6120-6222 Geary Boulevard

Period of Significance: 1964-1977

Significant for its association with the second wave of Russian immigration in San Francisco and with the Russian cultural heritage of California and the United States



Engine Company No. 24 Firehouse

499 41st Avenue

Period of Significance: 1928

Significant as an excellent example of an early twentieth-century brick fire station in San Francisco with high artistic value



French Hospital

4121 Geary Boulevard, 490 6th Avenue

Period of Significance: 1892-1930

Significant as one of the few surviving locations of early institutional development in the inner Richmond



Richmond Hall

301 Clement Street

Period of Significance: 1897-1929

Significant for its association with early Richmond neighborhood development



Pacific Telephone & Telegraph Company's Evergreen Exchange

389 9th Avenue

Period of Significance: 1924, 1969

Significant as an excellent example of non-residential, mid-scale Classical Revival architecture



Park & Ocean Railroad Company Geary Street Car barn

3700 Geary Boulevard

Period of Significance: 1919

Significant as one of the first private automobile-oriented buildings on the west side of the City

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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