

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Mission Folk Victorian Home]

Ordinance amending the Planning Code to designate the Mission Folk Victorian Home, located at 361 San Jose Avenue, Assessor's Parcel Block No. 6531, Lot No. 21A, on the east side of San Jose Avenue between 25th and 26th Streets, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Unless prohibited by state law, once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission. (Planning Code § 1006; Charter of the City and County of San Francisco, § 4.135.) Thus, landmark designation generally affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 300 individual landmarks in the City under Article 10, in addition to structures and districts in the downtown area that are protected under Article 11. (See App. A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: Mission Folk Victorian Home, located at 361 San Jose Avenue, Assessor's Parcel Block No. 6531, Lot No. 21A. The ordinance finds that the Mission Folk Victorian Home is eligible for local designation for its association with early settlement of San Francisco's Mission District, as well as being an early and intact example of Folk Victorian architecture. Constructed circa 1865, the property is a 1-1/2 story, wood framed single family residence. Along with other early settlement styles, Folk Victorian properties represent a very early time in the City's development history shortly after the California Gold Rush when San Francisco began expanding from a small hamlet to an ever-growing metropolitan region. As required by Section 1004, the ordinance lists the particular features that shall be preserved, or replaced in-kind, as determined necessary.