

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

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

11 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
12 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
13 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
14 **Board amendment additions** are in double-underlined Arial font.  
15 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
16 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
17 subsections or parts of tables.

18 Be it ordained by the People of the City and County of San Francisco:

19 Section 1. Findings.

20 (a) Environmental and Land Use Findings.

21 (1) The Planning Department has determined that the Planning Code  
22 amendment proposed in this ordinance is subject to a Categorical Exemption from the  
23 California Environmental Quality Act (California Public Resources Code Sections 21000 et  
24 seq., hereinafter “CEQA”) pursuant to Section 15308 of California Code of Regulations, Title  
25 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by  
regulatory agencies for protection of the environment (in this case, landmark designation).

1 Said determination is on file with the Clerk of the Board of Supervisors in File No.  
2 \_\_\_\_\_ and is incorporated herein by reference. The Board of Supervisors affirms  
3 this determination.

4 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that  
5 the proposed landmark designation of the Mission Folk Victorian Home will serve the public  
6 necessity, convenience, and welfare for the reasons set forth in Historic Preservation  
7 Commission Resolution No. \_\_\_\_\_, recommending approval of the proposed  
8 designation, which is incorporated herein by reference.

9 (3) The Board of Supervisors finds that the proposed landmark designation of  
10 the Mission Folk Victorian Home is consistent with the General Plan and with Planning Code  
11 Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.  
12 \_\_\_\_\_, which is incorporated herein by reference.

13 (b) General Findings.

14 (1) On October 21, 2025, the Board of Supervisors adopted Resolution No.  
15 497-25, initiating landmark designation of the Mission Folk Victorian Home as a San  
16 Francisco landmark pursuant to Section 1004.1 of the Planning Code. On October 25, 2025,  
17 the Mayor approved the resolution. Said resolution is on file with the Clerk of the Board of  
18 Supervisors in File No. 250848.

19 (2) Pursuant to Charter Section 4.135, the Historic Preservation Commission  
20 has authority “to recommend approval, disapproval, or modification of landmark designations  
21 and historic district designations under the Planning Code to the Board of Supervisors.”

22 (3) The Landmark Designation Fact Sheet was prepared by Planning  
23 Department Preservation staff. All preparers meet the Secretary of the Interior’s Professional  
24 Qualification Standards for historic preservation program staff, as set forth in Code of Federal  
25

1 Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and  
2 conformance with the purposes and standards of Article 10 of the Planning Code.

3 (4) The Historic Preservation Commission, at its regular meeting of January 21,  
4 2026, reviewed Planning Department staff’s analysis of the Mission Folk Victorian Home set  
5 forth in the Landmark Designation Fact Sheet dated January 21, 2026.

6 (5) On January 21, 2025, after holding a public hearing on the proposed  
7 designation and having considered the specialized analyses prepared by Planning  
8 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation  
9 Commission recommended designation of the Mission Folk Victorian Home as a landmark  
10 consistent with the standards set forth in Section 1004 of the Planning Code, by Resolution  
11 No. \_\_\_\_\_. Said resolution is on file with the Clerk of the Board of Supervisors in File No.  
12 \_\_\_\_\_.

13 (6) The Board of Supervisors hereby finds that the Mission Folk Victorian Home  
14 has a special character and special historical, cultural, architectural, and aesthetic interest and  
15 value, and that its designation as a landmark will further the purposes of and conform to the  
16 standards set forth in Article 10 of the Planning Code. In doing so, the Board of Supervisors  
17 hereby incorporates by reference the findings of the Landmark Designation Fact Sheet.

18  
19 Section 2. Designation.

20 Pursuant to Section 1004.3 of the Planning Code, the Mission Folk Victorian Home,  
21 located at 361 San Jose Avenue, Assessor’s Parcel Block No. 6531, Lot No. 21A, is hereby  
22 designated as a San Francisco landmark consistent with the standards set forth in Section  
23 1004. Appendix A to Article 10 of the Planning Code is hereby amended to include this  
24 property.

1 Section 3. Required Data.

2 (a) The description, location, and boundary of the landmark site consists of the  
3 footprint of the Mission Volk Victorian Home, being on Assessor's Parcel Block No. 6531, Lot  
4 No. 021A, on the east side of San Jose Avenue between 25th and 26th Streets in San  
5 Francisco's Mission neighborhood, as shown in the Landmark Designation Fact Sheet.

6 (b) The characteristics of the landmark that justify its designation are described and  
7 shown in the Landmark Designation Fact Sheet and other supporting materials contained in  
8 Planning Department Record Docket No. 2025-010430DES. In brief, the Mission Folk  
9 Victorian Home, located at 361 San Jose Avenue, is eligible for local designation because it is  
10 significant for its association with early settlement of San Francisco's Mission District, as well  
11 as being an early and intact example of Folk Victorian architecture. Constructed circa 1865,  
12 361 San Jose Avenue is a 1-1/2 story, wood framed single family residence. Along with other  
13 early settlement styles, Folk Victorian properties represent a very early time in the City's  
14 development history shortly after the California Gold Rush when San Francisco began  
15 expanding from a small hamlet to an ever-growing metropolitan region.

16 (c) The particular features that should be preserved, or replaced in kind as determined  
17 necessary, are those generally shown in photographs and described in the Landmark  
18 Designation Fact Sheet, which can be found in Planning Department Record Docket No.  
19 2025-010430DES, and which are incorporated in this designation by reference as though fully  
20 set forth herein. Specifically, the features that are character-defining and shall be preserved or  
21 replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural  
22 ornament, and materials of the original portion of the property, identified as:

- 23 (1) Location of the house on the property with front and side setbacks;  
24 (2) Physical and visual connection between front façade of the house and street;  
25 (3) One-and-a-half story massing;

- 1 (4) Horizontal wood siding;
- 2 (5) Rectangular plan;
- 3 (6) Side-gable shingled roof;
- 4 (7) West facing primary façade;
- 5 (8) Primary front entry with wood paneled door;
- 6 (9) Full-length front porch with wood railing and pent roof supported by square
- 7 capitals with sawn ornamental wood brackets; and
- 8 (10) Multi-lite wood sash windows with flattened window surrounds.

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10 Section 4. Effective Date.

11 This ordinance shall become effective at 12:00 a.m. on the 31st day after enactment.  
12 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance  
13 unsigned or does not sign the ordinance within ten days of receiving it, or the Board of  
14 Supervisors overrides the Mayor's veto of the ordinance.

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16 APPROVED AS TO FORM:  
17 DAVID CHIU, City Attorney

18 By: /s/ Peter Miljanich  
19 PETER MILJANICH  
20 Deputy City Attorney