

1 [Planning Code - Landmark Designation - Fernando Nelson Home]

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3 **Ordinance amending the Planning Code to designate the Fernando Nelson Home,**
 4 **located at 701 Castro Street, Assessor's Parcel Block No. 3603, Lot No. 075, on the east**
 5 **side of Castro Street between 20th Street and Liberty Street, 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,
 25 Title 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions

1 by regulatory agencies for protection of the environment (in this case, landmark designation).
2 Said determination is on file with the Clerk of the Board of Supervisors in File No. 260681 and
3 is incorporated herein by reference. The Board of Supervisors affirms this determination.

4 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
5 the proposed landmark designation of the Fernando Nelson Home will serve the public
6 necessity, convenience, and welfare for the reasons set forth in Historic Preservation
7 Commission Resolution No. 1596, recommending approval of the proposed designation,
8 which is incorporated herein by reference.

9 (3) The Board of Supervisors finds that the proposed landmark designation of
10 the Fernando Nelson 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
12 No. 1596, which is incorporated herein by reference.

13 (b) General Findings.

14 (1) On March 3, 2026, the Board of Supervisors adopted Resolution
15 No. 099-26, initiating landmark designation of the Fernando Nelson Home as a San Francisco
16 landmark pursuant to Section 1004.1 of the Planning Code. On March 6, 2026, the Mayor
17 approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in
18 File No. 260052.

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 dated May 20, 2026 was prepared
23 by Planning Department Preservation staff. All preparers meet the Secretary of the Interior’s
24 Professional Qualification Standards for historic preservation program staff, as set forth in
25 Code of Federal Regulations Title 36, Part 61, Appendix A. The report was reviewed for

1 accuracy and conformance with the purposes and standards of Article 10 of the Planning
2 Code. A copy of the Landmark Designation Fact Sheet is on file with the Clerk of the Board of
3 Supervisors in File No. 260681 and is incorporated herein by reference.

4 (4) The Historic Preservation Commission, at its regular meeting of
5 May 20, 2026, reviewed Planning Department staff's analysis of the historical significance of
6 the Fernando Nelson Home set forth in the Landmark Designation Fact Sheet.

7 (5) On May 20, 2026, after holding a public hearing on the proposed
8 designation and having considered the specialized analyses prepared by Planning
9 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
10 Commission recommended designation of the Fernando Nelson Home as a landmark
11 consistent with the standards set forth in Section 1004 of the Planning Code, by Resolution
12 No. 1596. Said resolution is on file with the Clerk of the Board in File No.260681.

13 (6) The Board of Supervisors hereby finds that the Fernando Nelson Home has
14 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 hereby
17 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 Fernando Nelson Home, located
21 at 701 Castro Street, Assessor's Parcel Block No. 3603, Lot No. 075, is hereby designated as
22 a San Francisco landmark consistent with the standards set forth in Section 1004. Appendix A
23 to Article 10 of the Planning Code is hereby amended to include this property.

24
25 Section 3. Required Data.

1 (a) The description, location, and boundary of the landmark site consists of the
2 footprint of the Fernando Nelson Home, located on Assessor's Parcel Block No. 3603, Lot
3 No. 075, on the southeast corner of Castro Street and 20th Street in San Francisco's
4 Castro/Upper Market neighborhood, as shown in the Landmark Designation Fact Sheet.

5 (b) The characteristics of the landmark that justify its designation are described and
6 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
7 Planning Department Record Docket No. 2026-001913DES. In brief, the Fernando Nelson
8 Home, located at 701 Castro Street, is eligible for local designation for having been built by,
9 and serving as the residence of, Fernando Nelson, who was one of San Francisco's most
10 prolific housing developers. The property was constructed in 1897 in the Eureka Valley
11 neighborhood, now commonly known as the Castro. Fernando Nelson constructed more
12 than 4,000 houses during his 70 plus years of homebuilding in San Francisco.

13 The property was Nelson's private residence, and he ran portions of his business from his
14 home, keeping a workshop, lumber, and other building material storage on the lot behind his
15 home, with work horses stabled in the basement. The home was originally constructed uphill
16 at the current site of 709 Castro Street, which was then part of the same lot. By 1950 the
17 owners moved the property to its current position.

18 (c) The particular features that should be preserved, or replaced in kind as determined
19 necessary, are those generally shown in photographs and described in the Landmark
20 Designation Fact Sheet, which can be found in Planning Department Record Docket
21 No. 2026-001913DES, and which are incorporated in this designation by reference as though
22 fully set forth herein. This designation does not identify any interior character-defining
23 features. Specifically, the features that are character-defining and shall be preserved or
24 replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural
25 ornament, and materials of the main portion of the property, identified as:

- 1 (1) One-and-a-half story height over basement;
- 2 (2) Front-facing gabled roof with side dormers;
- 3 (3) Rounded corner bay with witches hat and finial, and angled side bay with fish scale
- 4 shingles;
- 5 (4) Asymmetrical facade;
- 6 (5) Pedimented front entry portico with square porch supports and double wood doors;
- 7 (6) Denticulated cornice line;
- 8 (7) Double hung wood windows with ogee lugs on street facing facades and leaded glass
- 9 front window;
- 10 (8) Elongated brackets and decorative cartouches beneath the main roof cornice and
- 11 eaves of the primary street-facing (west and north) facades; and
- 12 (9) Wood siding on the primary street-facing (west and north) facades of the main one-
- 13 and-a half stories above the garage level.

14
15 Section 4. Effective Date.

16 This ordinance shall become effective on the 31st day after enactment. Enactment
17 occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or
18 does not sign the ordinance within ten days of receiving it, or the Board of Supervisors
19 overrides the Mayor’s veto of the ordinance.

20
21 APPROVED AS TO FORM:
22 DAVID CHIU, City Attorney

23 By: /s/ Peter Miljanich
24 PETER MILJANICH
25 Deputy City Attorney