

1 [Planning Code - Landmark Designation - Engine Company No. 33]

2

3 **Ordinance amending the Planning Code to designate Engine Company No. 33, located**
 4 **at 117 Broad Street, Assessor's Parcel Block No. 7113, Lot No. 041, on the south side**
 5 **of Broad Street between Capitol Avenue and Plymouth Avenue, as a landmark**
 6 **consistent with the standards set forth in Article 10 of the Planning Code; affirming the**
 7 **Planning Department's determination under the California Environmental Quality Act;**
 8 **and 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.

15

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

17

18 Section 1. Findings.

19 (a) Environmental and Land Use Findings.

20 (1) The Planning Department has determined that the Planning Code
 21 amendment proposed in this ordinance is subject to a Categorical Exemption from the
 22 California Environmental Quality Act (California Public Resources Code Sections 21000 et
 23 seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title
 24 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by
 25 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 Engine Company No. 33 will serve the public necessity,
6 convenience, and welfare for the reasons set forth in Historic Preservation Commission
7 Resolution No. _____, recommending approval of the proposed designation, which is
8 incorporated herein by reference.

9 (3) The Board of Supervisors finds that the proposed landmark designation of
10 Engine Company No. 33 is consistent with the General Plan and with Planning Code Section
11 101.1(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 March 17, 2026, the Board of Supervisors adopted Resolution No. 147-
15 26, initiating landmark designation of Engine Company No. 33 as a San Francisco landmark
16 pursuant to Section 1004.1 of the Planning Code. On March 20, 2026, the Mayor approved
17 the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No.
18 260136.

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 June 17, 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. _____ and is incorporated herein by reference.

4 (4) The Historic Preservation Commission, at its regular meeting of June 17,
5 2026, reviewed Planning Department staff’s analysis of the historical significance of Engine
6 Company No. 33 set forth in the Landmark Designation Fact Sheet.

7 (5) On June 17, 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 Engine Company No. 33 as a landmark consistent
11 with the standards set forth in Section 1004 of the Planning Code, by Resolution No.
12 _____. Said resolution is on file with the Clerk of the Board in File No. _____.

13 (6) The Board of Supervisors hereby finds that Engine Company No. 33 has a
14 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 Engine Company No. 33, located
21 at 117 Broad Street, Assessor’s Parcel Block No. 7113, Lot No. 041, 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 Engine Company No. 33, located on Assessor's Parcel Block No. 7113, Lot
3 No. 041, on the south side of Broad Street between Plymouth and Capitol Avenues in San
4 Francisco's Ocean View 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. 2026-004121DES. In brief, Engine Company No.
8 33, located at 117 Broad Street, is eligible for local designation because it is significant as one
9 of San Francisco's earliest extant firehouses, for its association with Ocean View's early
10 history, as well as an intact example of a Classical Revival firehouse. The subject property
11 was constructed in 1896, as a firehouse to house Engine Company Number 33, and operated
12 as such until 1974, after which it was sold by the City and County of San Francisco. The
13 building is now residential and under private ownership. The building is located in the Ocean
14 View neighborhood, which was considered an outlying neighborhood at the time of
15 construction, as Ocean View did not develop as a residential neighborhood until after the
16 Great 1906 Earthquake and Fire. The firehouse was designed by architect Charles R. Wilson
17 in the Classical Revival style and retains high integrity. In 1896, Engine Company No. 33 was
18 dispatched to assist with a fire in nearby Colma, which was the first San Francisco act of
19 mutual aid to assist a neighboring fire department. Engine Company No. 33 was
20 the last horse drawn unit in the San Francisco Fire Department, not converting
21 to using motorized apparatus until 1921.

22 (c) The particular features that should be preserved, or replaced in kind as determined
23 necessary, are those generally shown in photographs and described in the Landmark
24 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
25 2026-004121DES, and which are incorporated in this designation by reference as though fully

1 set forth herein. This designation does not identify any interior character-defining features.
2 Specifically, the features that are character-defining and shall be preserved or replaced in kind
3 are the exterior elevations, form, massing, structure, rooflines, architectural ornament, and
4 materials of the property, identified as:

- 5 (1) Two-story height;
- 6 (2) Full lot width;
- 7 (3) Flat roof with bracketed cornice line;
- 8 (4) Wood construction and horizontal wood siding;
- 9 (5) Left square alarm tower with semi-circle openings and dentils;
- 10 (6) Wood-framed entryway with carriage doors below transom windows;
- 11 (7) First story frieze and dentil-lined cornice with decorative, Classical-inspired
12 moldings, and crown molding;
- 13 (8) Three second-story wood windows with ogee lugs; and
- 14 (9) Three portholes at roofline frieze.

15
16 Section 4. Effective Date.

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

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

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