

File No. 260587

Committee Item No. 19

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: July 20, 2026

Board of Supervisors Meeting:

Date: _____

Cmte Board

- | | | |
|-------------------------------------|--------------------------|--|
| ☐ | ☐ | Motion |
| ☐ | ☐ | Resolution |
| ☒ | ☐ | Ordinance |
| ☒ | ☐ | Legislative Digest |
| ☐ | ☐ | Budget and Legislative Analyst Report |
| ☐ | ☐ | Youth Commission Report |
| ☐ | ☐ | Introduction Form |
| ☐ | ☐ | Department/Agency Cover Letter and/or Report |
| ☐ | ☐ | MOU |
| ☐ | ☐ | Grant Information Form |
| ☐ | ☐ | Grant Budget |
| ☐ | ☐ | Subcontract Budget |
| ☐ | ☐ | Contract / DRAFT Mills Act Agreement |
| ☐ | ☐ | Form 126 – Ethics Commission |
| ☐ | ☐ | Award Letter |
| ☐ | ☐ | Application |
| ☐ | ☐ | Public Correspondence |

OTHER

- | | | |
|-------------------------------------|--------------------------|---|
| ☒ | ☐ | <u>HPC Presentation – July 20, 2026</u> |
| ☒ | ☐ | <u>Planning Commission Transmittal – May 29, 2026</u> |
| ☒ | ☐ | <u>HPC Resolution No. 1574 – May 20, 2026</u> |
| ☒ | ☐ | <u>Hearing Notice – July 10, 2026</u> |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
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| ☐ | ☐ | _____ |

Prepared by: John Carroll

Date: July 16, 2026

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

[Planning Code - Landmark Designation - Richard Spreckels Mansion / Buena Vista Studios]

Ordinance amending the Planning Code to designate the Richard Spreckels Mansion / Buena Vista Studios, located at 737 Buena Vista Avenue West, Assessor's Parcel Block No. 1256, Lot No. 078, on the west side of Buena Vista Avenue West between Frederick Street and Central Avenue, 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.

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

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

Section 1. Findings.

(a) Environmental and Land Use Findings.

(1) The Planning Department has determined that the Planning Code amendment proposed in this ordinance is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations,

1 Title 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions
2 by regulatory agencies for protection of the environment (in this case, landmark designation).
3 Said determination is on file with the Clerk of the Board of Supervisors in File No. 260587 and
4 is incorporated herein by reference. The Board of Supervisors affirms this determination.

5 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
6 the proposed landmark designation of the Richard Spreckels Mansion / Buena Vista Studios
7 will serve the public necessity, convenience, and welfare for the reasons set forth in Historic
8 Preservation Commission Resolution No. 1574, recommending approval of the proposed
9 designation, which is incorporated herein by reference.

10 (3) The Board of Supervisors finds that the proposed landmark designation of
11 the Richard Spreckels Mansion / Buena Vista Studios is consistent with the General Plan and
12 with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation
13 Commission Resolution No. 1574, which is incorporated herein by reference.

14 (b) General Findings.

15 (1) On March 3, 2026, the Board of Supervisors adopted Resolution
16 No. 101-26, initiating landmark designation of the Richard Spreckels Mansion / Buena Vista
17 Studios as a San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. On
18 March 6, 2026, the Mayor approved the resolution. Said resolution is on file with the Clerk of
19 the Board of Supervisors in File No. 260054.

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

23 (3) The Landmark Designation Fact Sheet dated May 20, 2026 was prepared
24 by Planning Department Preservation staff. All preparers meet the Secretary of the Interior’s
25 Professional Qualification Standards for historic preservation program staff, as set forth in

1 Code of Federal Regulations Title 36, Part 61, Appendix A. The report was reviewed for
2 accuracy and conformance with the purposes and standards of Article 10 of the Planning
3 Code. A copy of the Landmark Designation Fact Sheet is on file with the Clerk of the Board of
4 Supervisors in File No. 260587 and is incorporated herein by reference.

5 (4) The Historic Preservation Commission, at its regular meeting of
6 May 20, 2026, reviewed Planning Department staff's analysis of the historical significance of
7 the Richard Spreckels Mansion / Buena Vista Studios set forth in the Landmark Designation
8 Fact Sheet.

9 (5) On May 20, 2026, after holding a public hearing on the proposed
10 designation and having considered the specialized analyses prepared by Planning
11 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
12 Commission recommended designation of the Richard Spreckels Mansion / Buena Vista
13 Studios as a landmark consistent with the standards set forth in Section 1004 of the Planning
14 Code, by Resolution No. 1574. Said resolution is on file with the Clerk of the Board of
15 Supervisors in File No. 260587.

16 (6) The Board of Supervisors hereby finds that the Richard Spreckels Mansion /
17 Buena Vista Studios has a special character and special historical, cultural, architectural, and
18 aesthetic interest and value, and that its designation as a landmark will further the purposes of
19 and conform to the standards set forth in Article 10 of the Planning Code. In doing so, the
20 Board of Supervisors hereby incorporates by reference the findings of the Landmark
21 Designation Fact Sheet.

22
23 Section 2. Designation.

24 Pursuant to Section 1004.3 of the Planning Code, the Richard Spreckels Mansion /
25 Buena Vista Studios, located at 737 Buena Vista Avenue West, Assessor's Parcel Block

1 No. 1256, Lot No. 078, is hereby designated as a San Francisco landmark consistent with the
2 standards set forth in Section 1004. Appendix A to Article 10 of the Planning Code is hereby
3 amended to include this property.
4

5 Section 3. Required Data.

6 (a) The description, location, and boundary of the landmark site consists of the
7 footprint of the Richard Spreckels Mansion / Buena Vista Studios, located on Assessor's
8 Parcel Block No. 1256, Lot No. 078, on the west side of Buena Vista Avenue West between
9 Frederick Street and Central Avenue in San Francisco's Haight Ashbury neighborhood, as
10 shown in the Landmark Designation Fact Sheet.

11 (b) The characteristics of the landmark that justify its designation are described and
12 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
13 Planning Department Record Docket No. 2026-001915DES. In brief, the Richard Spreckels
14 Mansion / Buena Vista Studios, located at 737 Buena Vista Avenue West, is eligible for local
15 designation as an intact example of a Classical Revival home with exemplary features, as the
16 residence of Blanche and Gertrude Partington, and for serving as an early recording studio
17 for 1960s counterculture bands who exemplified the "San Francisco Sound". The property
18 was constructed in 1897 in its present location in the Haight Ashbury neighborhood and
19 designed by Architect Edward J. Vogel. The property's original owner was Richard Spreckels,
20 manager of the Western Sugar Refinery in Potrero Hill, and member of the Spreckels family,
21 who accumulated great wealth from the sugar industry. Spreckels resided at the property until
22 circa 1922. From 1922-1955, sisters Blanche Partington and Gertrude Partington Albright
23 resided at the property. The sisters were San Francisco pop culture notables, with Gertrude
24 associated with the California Impressionism art movement due to her career as a teacher
25 and painter. Located in the Haight-Ashbury, a neighborhood which gained global attention as

1 the hub of hippie counterculture in the 1960s and early 1970s, the subject property is also
2 significant as the location of Buena Vista Studios, known as one of the first hippie-friendly
3 recording studios. While under the ownership of Gene and Sara Estribou, the top floor
4 ballroom was converted into a recording studio. Notably, the Grateful Dead made some of
5 their earliest recordings, known as the Scorpio Records sessions, out of the studio in 1966.
6 Other quintessential San Francisco Bands, including Quicksilver Messenger Service and the
7 Steve Miller Band, also recorded in the studio.

8 (c) The particular features that should be preserved, or replaced in kind as determined
9 necessary, are those generally shown in photographs and described in the Landmark
10 Designation Fact Sheet, which can be found in Planning Department Record Docket
11 No. 2026-001915DES, and which are incorporated in this designation by reference as though
12 fully set forth herein. This designation does not identify any interior character-defining
13 features. Specifically, the features that are character-defining and shall be preserved or
14 replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural
15 ornament, and materials of the property, identified as:

- 16 (1) Location of the house on the property with front setback;
- 17 (2) Four-story height;
- 18 (3) Projecting shingled roof with dormers, including central pedimented east and
19 north facing dormers and two smaller east facing dormers;
- 20 (4) Cornice line with brackets, dentils, and floriated chains;
- 21 (5) Horizontal wood siding;
- 22 (6) Prominent entryway accessed by front steps, with double wooden entrance
23 doors with transoms and sidelites with leaded glass, and four composite pillars
24 below curved entrance canopy with floriated chains, and denticulated cornice;
- 25

- 1 (7) Above story front balcony with decorative wood balustrades and decorative urns
2 accessed through double doors below palladian windows;
3 (8) Several sets of rectangular windows with floriated designs, flanked and divided
4 by decorative wood colonnettes, below arched transom wood windows with
5 spiderweb muntins, and crown moldings;
6 (9) Smaller round windows at north side with classical inspired moldings and
7 wooden double hung windows with colonnettes and crown molding;
8 10) Classically inspired full height corner facade columns; and
9 11) Rear side double height square bay with wood windows, crown moldings, and
10 classically inspired decorative features.
11

12 Section 4. Effective Date.

13 This ordinance shall become effective on the 31st day after enactment. Enactment
14 occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or
15 does not sign the ordinance within 10 days of receiving it, or the Board of Supervisors
16 overrides the Mayor's veto of the ordinance.
17

18 APPROVED AS TO FORM:
19 DAVID CHIU, City Attorney

20 By: /s/ Peter Miljanich

21 PETER MILJANICH
22 Deputy City Attorney
23
24
25

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Richard Spreckels Mansion / Buena Vista Studios]

Ordinance amending the Planning Code to designate the Richard Spreckels Mansion / Buena Vista Studios, located at 737 Buena Vista Avenue West, Assessor's Parcel Block No. 1256, Lot No. 078, on the west side of Buena Vista Avenue West between Frederick Street and Central Avenue, 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: the Richard Spreckels Mansion / Buena Vista Studios, located at 737 Buena Vista Avenue West, Assessor's Parcel Block No. 1256, Lot No. 078. The ordinance finds that the Richard Spreckels Mansion / Buena Vista Studios is eligible for local designation as an intact example of a Classical Revival home with exemplary features, as the residence of Blanche and Gertrude Partington, and for serving as an early recording studio for 1960s counterculture bands who exemplified the "San Francisco Sound". The property was constructed in 1897 in its present location in the Haight Ashbury neighborhood and designed by Architect Edward J. Vogel. The property's original owner was Richard Spreckels, manager of the Western Sugar Refinery in Potrero Hill, and member of the Spreckels family, who accumulated great wealth from the sugar industry. Spreckels resided at the property until circa 1922. From 1922-1955, sisters Blanche Partington and Gertrude Partington Albright resided at the property. The sisters were San Francisco pop culture notables, with Gertrude associated with the California Impressionism art movement due to her

career as a teacher and painter. Located in the Haight-Ashbury, a neighborhood which gained global attention as the hub of hippie counterculture in the 1960s and early 1970s, the subject property is also significant as the location of Buena Vista Studios, known as one of the first hippie-friendly recording studios. While under the ownership of Gene and Sara Etribou, the top floor ballroom was converted into a recording studio. Notably, the Grateful Dead made some of their earliest recordings, known as the Scorpio Records sessions, out of the studio in 1966. Other quintessential San Francisco Bands, including Quicksilver Messenger Service and the Steve Miller Band, also recorded in the studio.

As required by Section 1004, the ordinance lists the particular features that shall be preserved, or replaced in-kind, as determined necessary.

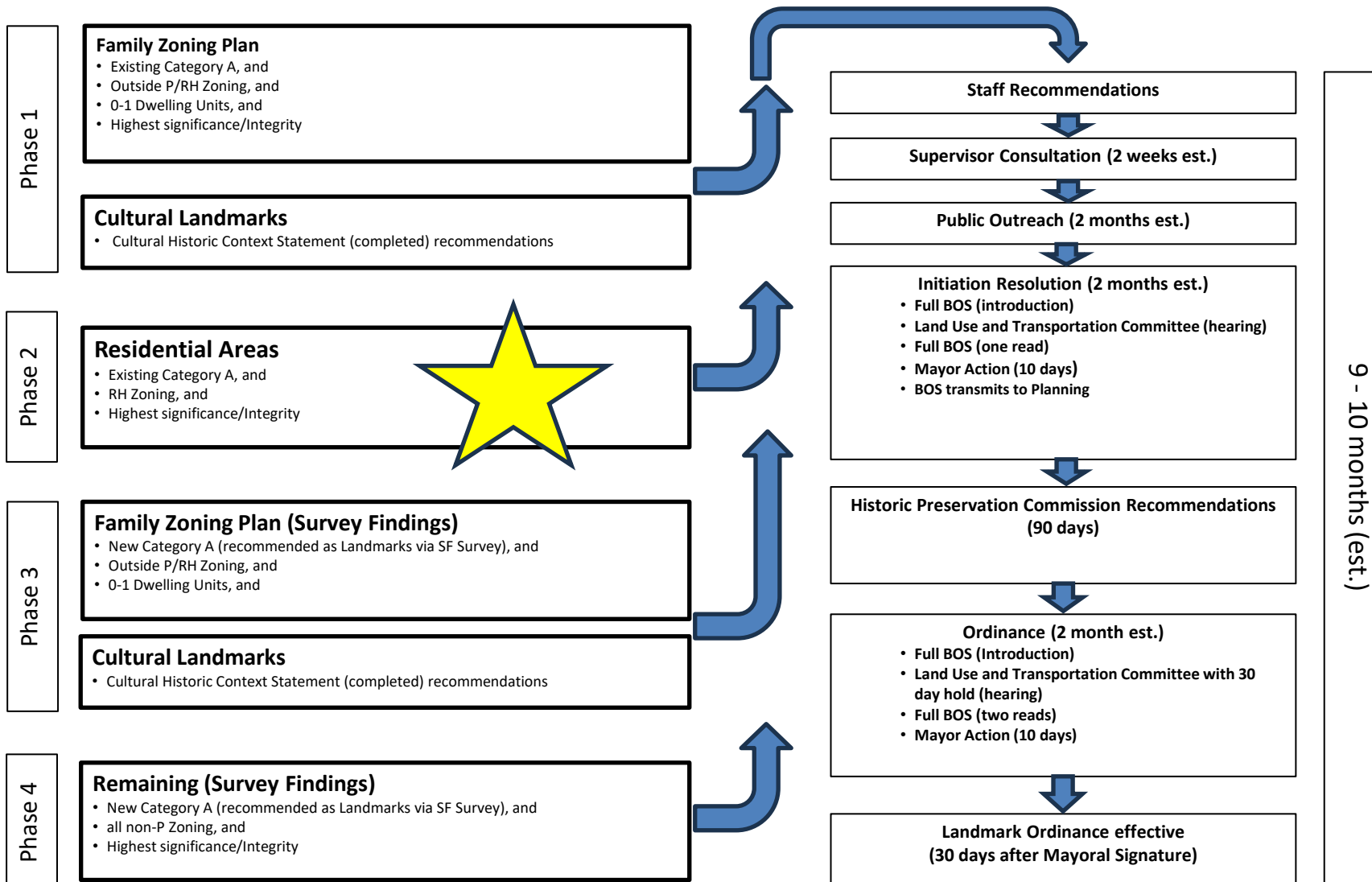
Background Information

On May 20, 2026, after holding a public hearing on the proposed designation and having considered the specialized analyses reviewed by Planning Department staff and the Landmark Designation Fact Sheet, the Historic Preservation Commission voted to recommend landmark designation of the Richard Spreckels Mansion / Buena Vista Studios to the Board of Supervisors.

FAMILY ZONING PLAN LANDMARKING PROGRAM

D8 - PHASE 2







Alexander Adams Home

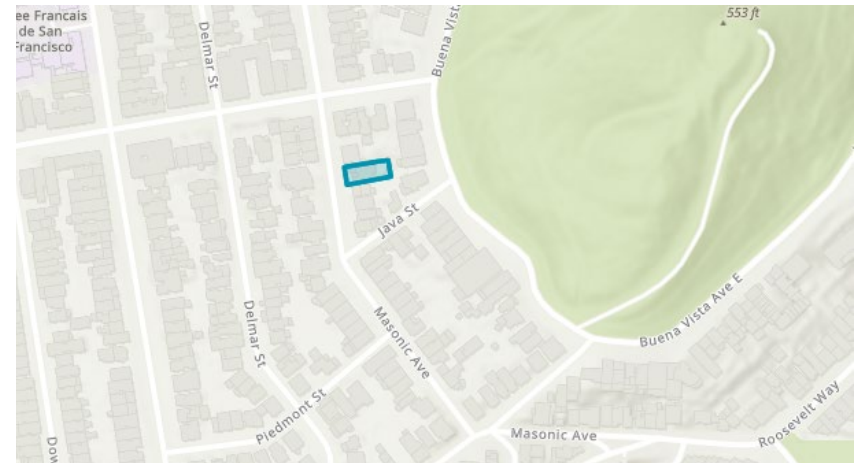
Significant for its association with pre-1906 Haight Ashbury neighborhood development, and as an exemplary example of Queen Anne architecture.

Period of Significance: 1891-1906

Significance Criteria: 1 (Events) & 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.



Address: 1450 Masonic Avenue

Block/Lot: 2603/009

Zoning: RH-2

Parcel Area: 3,981 sf

Year Built: 1891

Builder: Alexander Adams

Alexander Adams Home

Character-Defining Features

- Location of the house on the property with front and side setbacks
- Two-story height over basement
- Complex roof shapes
- Octagonal tower with corner blocks and onion shaped fish-scaled wood shingled dome with finial
- Asymmetrical facade
- First and second level front porches with wood railings; arches with floral and geometric detailing, and lower level front facing gable with sunburst
- Angled corner front bays with wood windows with grids and ogee lugs
- Stained glass windows and transoms at front
- Round and circular shingled cladding
- Roof balcony with balustrade





Born Home

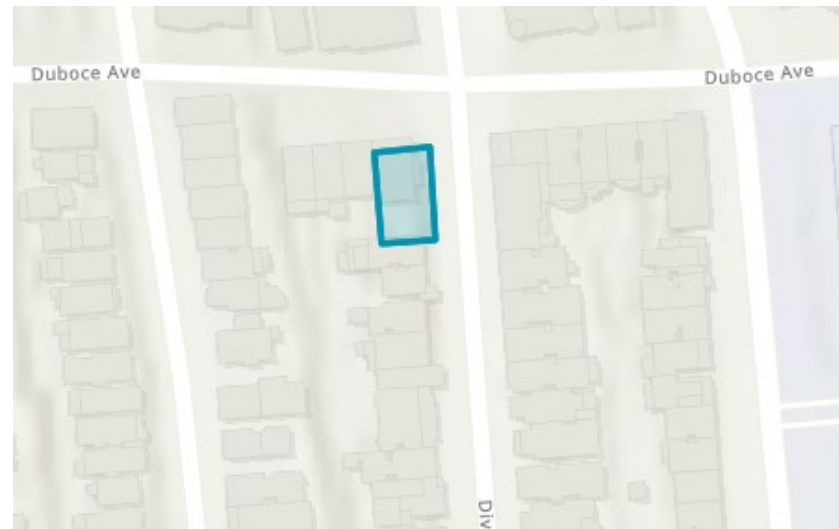
Significant as an exuberant example of Georgian Revival architecture.

Period of Significance: 1905-1910

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.



Address: 99 Divisadero Street

Block/Lot: 2610/001

Zoning: RH-3

Parcel Area: 3,680 sf

Year Built: 1905, 1910 (garage)

Architect: Frank W. Dankin

Source: Junior League of San Francisco "Here Today" building research files from San Francisco Public Library History Center, 1968

Born Home

Character-Defining Features

- Location of the house on the property with front, side, and rear setbacks
- Three-story height with upper story setback
- Rectangular form with two story rounded southern portion
- Hipped roof with rounded dormers on each side
- Brick construction
- Decorative brick façade features including quoins, keystones and second story colonnettes
- Wood windows including double hung wood windows with ogee lugs
- Denticulated cornice with modillions
- Façade symmetry
- Elaborate entrance portico with two story composite pillars, colonnettes, and brackets
- Second story front balcony with Palladian entrance, wood entry doors and windows with grids, and decorative metal railing
- Concrete retaining wall and detached concrete garage with brick veneer





Charles Katz Home

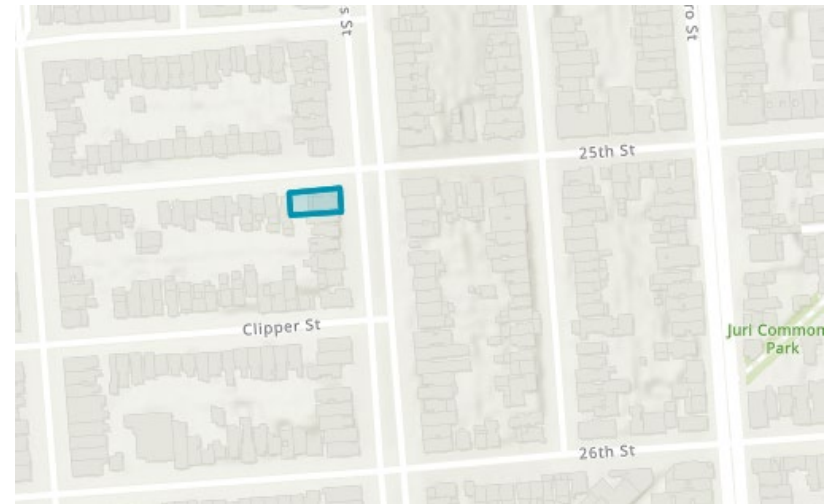
Significant as an exemplary example of a Queen Anne home.

Period of Significance: 1909-1911

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 1200 Dolores Street

Block/Lot: 6550/043

Zoning: RH-1(D)

Parcel Area: 4,578 square feet

Year Built: 1909

Architect: Unknown

March 1973

Source: OpenSFHistory / wnp25.10387

OpenSFHistory.org

Charles Katz Home

Character-Defining Features

- Location of the house on the property with front and side setbacks
- Two-story height over basement
- Complex roof shapes with shingles
- Polygonal corner tower with shingled witch's hat
- Asymmetrical facade
- First level front porch with composite columns and projecting hipped roof
- Angled corner front bay lopped off at second story
- North facing dormer with pitched roof
- Stained glass windows and transoms at front
- Wood windows, including double hung windows with ogee lugs and decorative grids
- Denticulated cornice, exterior crown molding, modillions, and fish scaled shingles
- Wood construction





Charles L. Hinkel Home

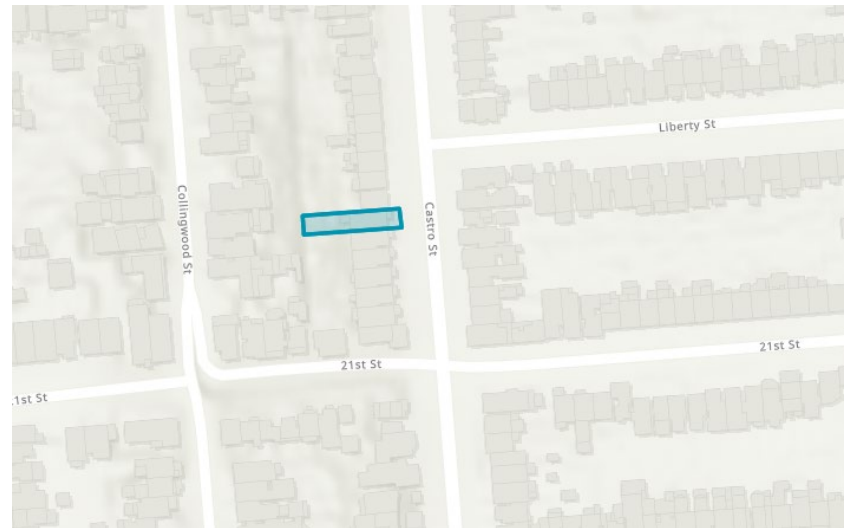
Significant as the personal residence of prolific builder of merit Charles L. Hinkel.

Period of Significance: 1892-1908

Significance Criteria: 1 (Events), 2 (People), 3 (Architecture)

Historic Context Statement: Eureka Valley Historic Context Statement (2017); San Francisco Planning Department, Architecture, Planning, and Preservation Professionals: A Collection of Biographies, 2023.

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 740 Castro Street

Block/Lot: 2752/014

Zoning: RH-2

Parcel Area: 3,123 sf

Year Built: 1892

Builder: Charles L. Hinkel

Charles L. Hinkel Home

Character-Defining Features

- Location of the house on the property with front setback and slight front side setback at south
- Two-story height over basement
- Pitched roof with front facing gable
- Wood construction
- Asymmetrical façade and angled front bays
- First and second story porches with wood balustrades, decorative spindlework, wood columns, wagon wheel spokes, and jigsaw corner hoods
- Angled front stairwell
- Denticulated moldings and elaborate wooden ornamentation
- Wood windows with ogee lugs and leaded glass at front and front wood carved door





De Urioste Home / James C. Hormel Mansion

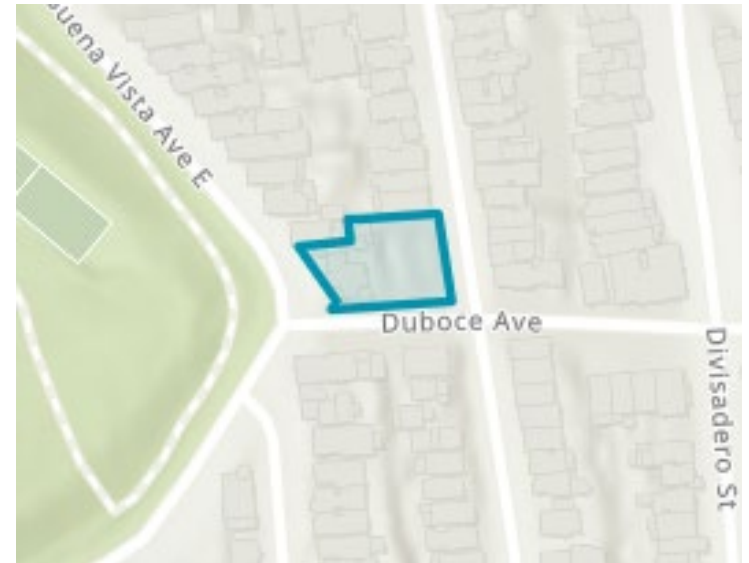
Significant as the former residence of the De Uriostes, a pioneering San Francisco family, and James C. Hormel, LGBTQ philanthropist, activist and diplomat; as well as an exemplary Queen Anne property.

Period of Significance: 1899-2012

Significance Criteria: 2 (People), 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Historic Resource Evaluation (2013)



Address: 181 Buena Vista Ave. E

Block/Lot: 1258/026

Zoning: RH-3

Parcel Area: 13,555 sf

Year Built: 1899

Architect: Nathaniel
Blaisdell

De Urioste Home / James C. Hormel Mansion

Character-Defining Features

- Location of the house on the property
- Asymmetrical three-story massing
- Wood-frame construction
- Full-height towers at the southeast and southwest corners, as well as witches cap roofs and finials
- Compound hipped and gable roof dormers
- Applied and structural Classical facade elements, including dentil moldings and Doric columns
- Turned wood balusters at the porches and balconies
- Fenestration pattern, including size and shape of openings, particularly where visible to the public at the west and south facades and upper south portion of the east façade
- All double-hung wood-sash windows with ogee lugs and distinctively shaped molded wood surrounds
- Flush wood and wood shingle cladding
- Primary entrance at the primary façade, as well as surrounding entry enclosure with multilite windows with curved mullions





Duboce Triangle Greek Revival Home

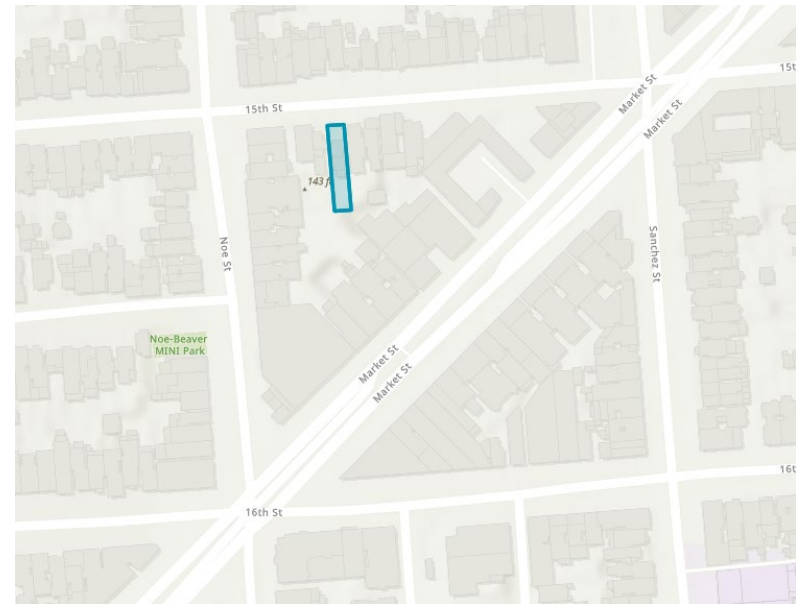
Significant as an intact expression of Greek Revival architecture, and as an early Duboce Triangle home.

Period of Significance: 1875-1887

Significance Criteria: 1 (Events) and 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Market and Octavia Plan Historic Resource Survey (2008)



Address: 2173 15th Street

Block/Lot: 3560/022

Zoning: RH-2

Parcel Area: 3,123 sf

Year Built: 1875 (c.)

Architect: N/A

Duboce Triangle Greek Revival Home

Character-Defining Features

- Location of the house on the property with front setbacks
- Two-story height over basement
- Forward facing gable roof with angled raking cornice
- Rectangular plan
- Continuous porch supported bay square posts with Tuscan capitals
- Left front entry door
- Double hung wood window, with Italianate style hood and casings around upper story front façade window
- Wood construction





Early Haight Ashbury Farmhouse

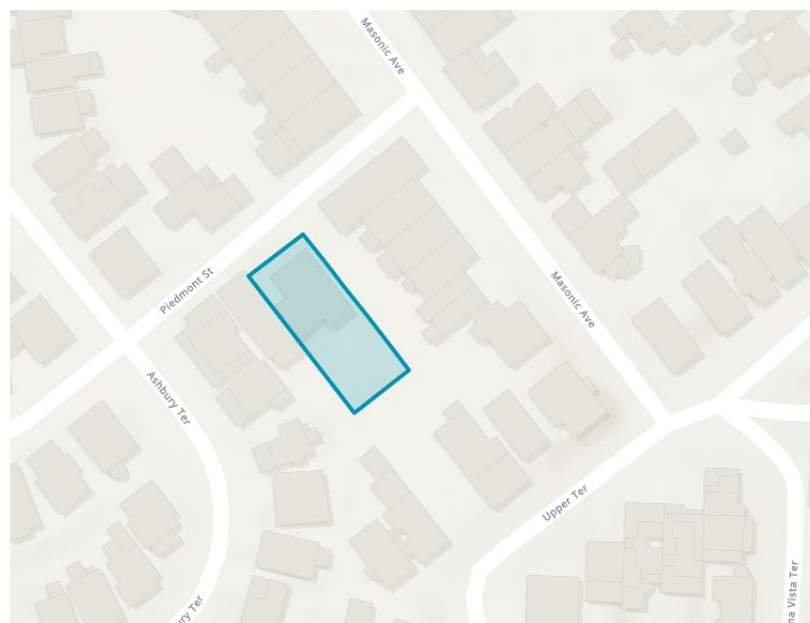
Significant for its association with early Haight Ashbury history, and as an intact expression of Italianate architecture.

Period of Significance: 1860-1890

Significance Criteria: 1 (Events) and 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 11 Piedmont Street

Block/Lot: 2617A/026

Zoning: RH-1(D)

Parcel Area: 6,246 sf

Year Built: 1860 (c.)

Architect: N/A

Early Haight Ashbury Farmhouse

Character-Defining Features

- Front and side setbacks
- Two-story height
- Segmented, rectangular form
- Hipped roof with forward facing gable and overhanging eaves
- Rustic channel siding and corner boards
- Double-hung wood-sash windows with pedimented wood windows surrounds
- Decorative features including upper story molded panels and lower story horizontal band
- Second story side entrance with wood balustrade, stairs, and wood framed entrance porch





Elliott M. Wilson Home

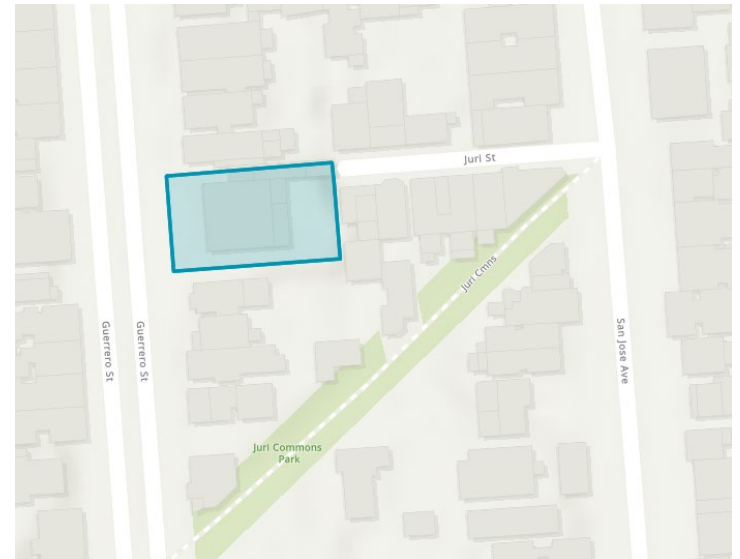
Significant as a rare example of a San Francisco home built in the Second Empire style.

Period of Significance: 1918

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968; South Mission Historic Resources Survey, 2010



Address: 1335 Guerrero Street

Block/Lot: 6532/026

Zoning: RH-3

Parcel Area: 10,500 sf

Year Built: 1918

Architect: Arthur S. Bugbee

Elliott M. Wilson Home

Character-Defining Features

- Location of the house on the property with front and side setbacks
- Concrete construction
- Three-story height
- Mansard roof with hooded dormers, rounded or pedimented, on each side; decorative at top with corner finials
- Symmetrical façade
- Recessed entryway in semicircular archway with bracketed hood mold
- Rounded bays at each side with heavy balustrades at roof, square panes below windows with carved decoration, and shallow hood molds, with brackets at lower story
- Decorative front façade features including cartouche, keystones, and floriated chains
- Rectangular chimneys near front on both sides
- Full height rounded bay windows, rectangular windows, casement and fixed windows
- South side ground floor projecting sunroom
- Glass paned wooden front door
- Denticulated thick roof cornice
- Wrought iron front fence with gate and cement retaining walls and pillars





Engine Company No. 44 / Adams-Van Hoesen House

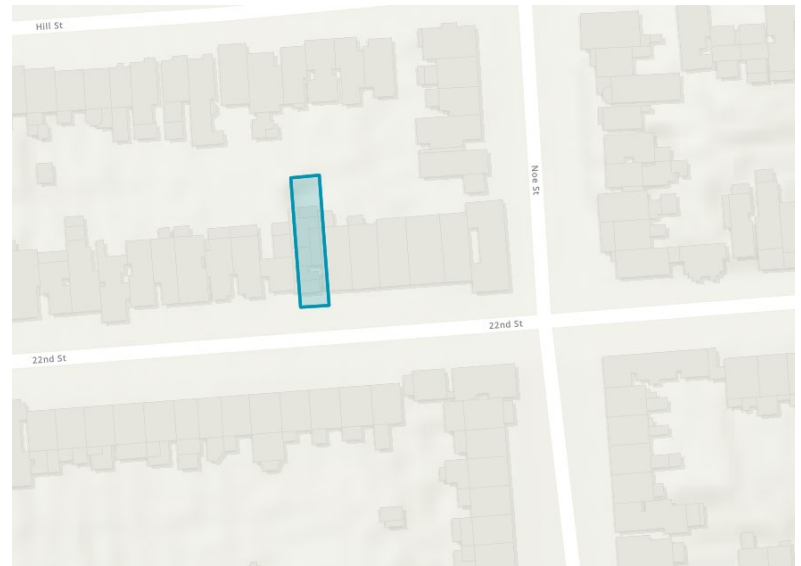
Significant as an early intact Mission Revival firehouse, and as the long-term home and studios of well-known artists Mark Adams and Beth Van Hoesen.

Period of Significance: 1909-1916, 1959-2006

Significance Criteria: 1 (Events), 2 (People), and 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 3816 22nd Street

Block/Lot: 2603/009

Zoning: RH-2

Parcel Area: 2,848 sf

Year Built: 1909

Architect: McSheehy Brothers

Engine Company No. 44 / Adams-Van Hoesen House

Character-Defining Features

- Location of the house on the property with front setback
- Existing height over basement
- Projecting roof covered in red clay tile with widely overhanging eaves above curved brackets
- Broad, unadorned stucco front facade surface
- Square tower at rear with clay tile roof
- Arched entranceway with curved metal clad transoms, double copper clad doors and decorative steel security grilles in window openings
- Additional front openings including left double hung steel window with steel security grille and right door and doorway
- Front façade upper floor wood windows and transoms
- Front façade decorative features including oval medallions with “SF” and “FD” motifs, and intact lettering (“Chemical”, “Engine No 44”)
- Semi-enclosed front setback with flag pole, enclosed with concrete wall, posts, and metal gate



Guerrero Street Double Stick Eastlake House

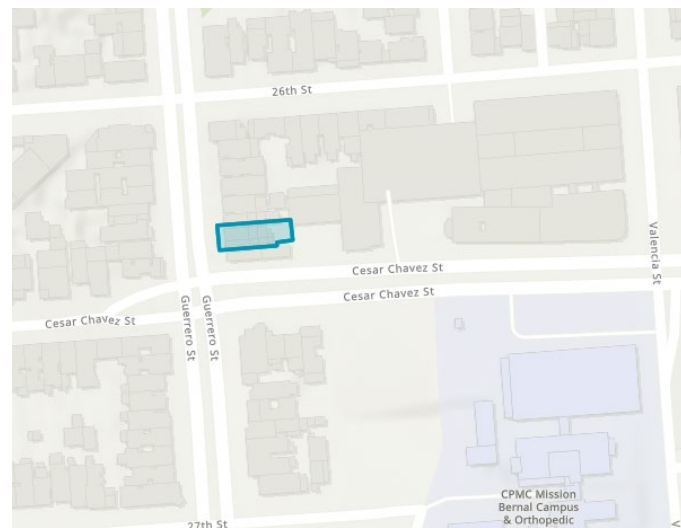
Significant as a unique example of a double house in the Stick Eastlake style with striking ornamentation.

Period of Significance: 1894

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968; South Mission Historic Resource Survey



Address:
1415-1417 Guerrero St.

Block/Lot:
6568/011B

Zoning: RH-3

Parcel Area:
3,981 sf

Year Built: 1894

Builder: Fernando Nelson

1974

Source: OpenSFHistory / wnp25.10653

OpenSFHistory.org

Guerrero Street Double Stick Eastlake House

Character-Defining Features

- Location of the building on the property with front setback
- Double home configuration
- Three story height
- Wood construction and horizontal wood siding
- Double hipped roof behind parapet
- Full height squared box bay windows with dentils, and elongated brackets capped by false-gabled roof
- Wooden ornamentation included bullseye and square detailing
- Fish-scale shingles
- Bracketed cornice line with square panels
- Front pedimented long entry portico with decorative wooden columns, and recessed separate entrance doors atop direct wooden stairs with simple balustrade





Henry Street Rowhouses

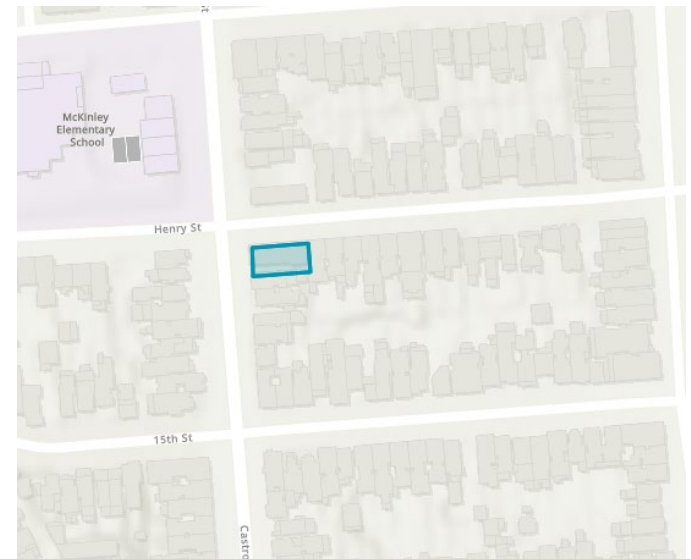
Significant as a unique example of a Stick Eastlake style rowhouse, constructed at a time when Duboce Triangle was developing from a rural outlying neighborhood into a Victorian streetcar suburb.

Period of Significance: 1892-1893

Significance Criteria: 1 (Events). 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 191-197 Henry St.

Block/Lot: 3540/092

Zoning: RH-3

Parcel Area: 3,200 sf

Year Built: 1892

Architect: N/A

Henry Street Rowhouses

Character-Defining Features

- Corner Location of the building on the property with no front setback
- Conjoined home configuration
- Two story height
- Wood construction and horizontal wood siding
- Hipped roof
- North facing pediments with grille work and sunburst
- Gabled entrance porticos with wooden ornamentation and wood columns on center entranceway atop wooden steps
- Denticulated cornice lines
- Pedimented box bays, and second story corner bay with conical tower and finial
- Double hung wood windows with ogee lugs, some with decorative grids, with flattened window surrounds, some decorative, and wood entry doors





1931. Photo source : SF Public Library History Center

Holy Innocents Church

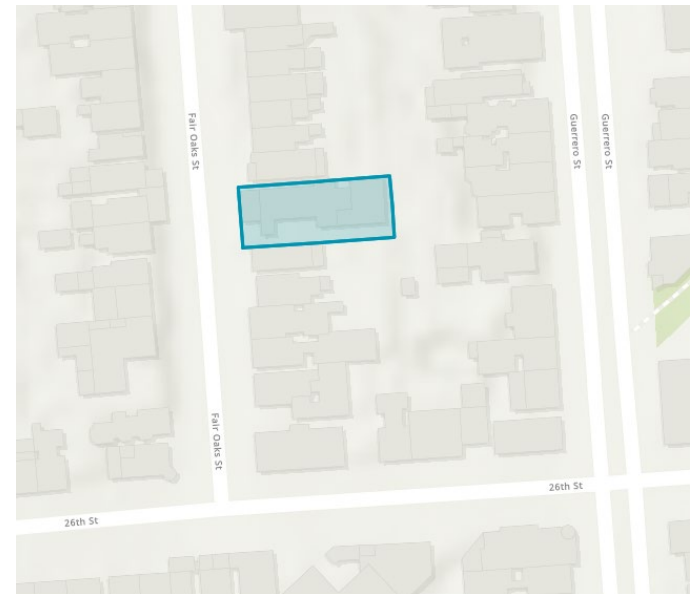
Significant as a Carpenter Gothic church with high artistic value, and as an exemplary example of the work of architect of merit Ernest Coxhead.

Period of Significance: 1890-1913

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 455 Fair Oaks St.

Block/Lot: 6533/027

Zoning: RH-3

Parcel Area: 6,246 sf

Year Built: 1890

Architect: Coxhead and Coxhead

Holy Innocents Church

Character-Defining Features

- Location of the house on the property with front and side setbacks
- Original 1890s portion of the building, as well as 1910s front addition
- One-story height
- Front facing gabled roofs with wide overhanging eaves
- Asymmetrical facade
- Rectangular form
- Wood construction and exterior brown shingle cladding
- Ogee arches and lancet openings with solid double entrance doors
- Decorative stained glass
- Location of bell tower
- Recessed side entryways including southern front facing entryway with curved shingle design below projecting façade element with rafters





John C. Clark House

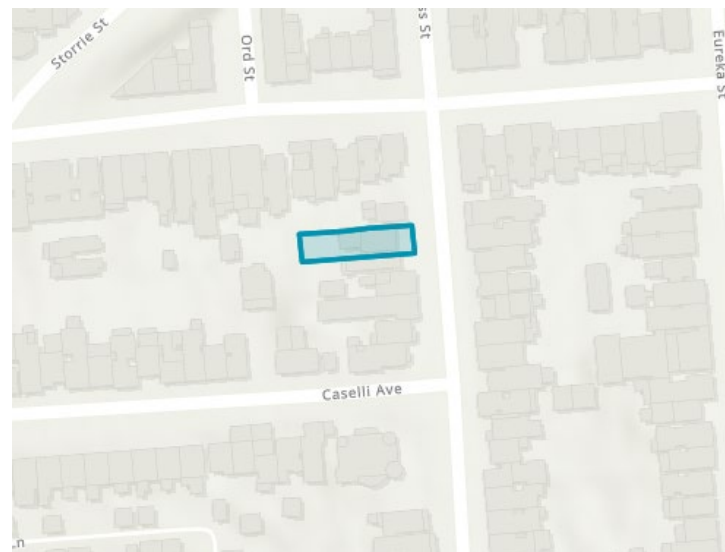
Significant for its association with early residential development of Corbett Heights and an example of Folk Victorian architecture.

Period of Significance: 1885

Significance Criteria: 1 (Events), 3 (Architecture)

Historic Context Statement: Corbett Heights

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 210 Douglass St.

Block/Lot: 2691/002

Zoning: RH-2

Parcel Area: 3,598 sf

Year Built: 1885 (c.)

Architect: John J. Clark

John C. Clark House

Character-Defining Features

- Location of the house on property with front setback
- Two-story height
- Tongue-in-groove home with vertical siding in pediment above row of scallops
- Frieze of squared medallions and eyelets under eaves
- Front facing gabled roof
- Double hung wood windows with ogee lugs, gabled hoods over lower windows
- Vertical siding under windows hoods to match pediment
- Entrance portico with gabled hood, with double entry doors and transom





1941. Photo source : SF Public Library History Center

Mission Congregational Church

Significant an intact example of a Gothic Revival Church, and for its association with post-1906 Great Earthquake and Fire reconstruction of the Inner Mission North neighborhood.

Period of Significance: 1910-1917

Significance Criteria: 1 (Events) and 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 3689 19th St. **Block/Lot:** 3598/060

Zoning: RH-3 **Parcel Area:** 3,981 sf

Year Built: 1910 **Architect:** Rev. Francis W. Reid

Mission Congregational Church

Character-Defining Features

- Corner location of the building on the property
- Two story height
- Varied roof form including intersecting hipped roof and flat roof
- North and west street facing gables
- Metal frame with brick walls, red pressed brick facing, and red sandstone trimmings, and exterior brick buttresses
- Lancet, arched and rectangular openings with deeply recessed windows including stained glass windows
- Tall square crenulated tower
- Two sets of wood paneled double doors on west facing façade



Phoenix Brewery

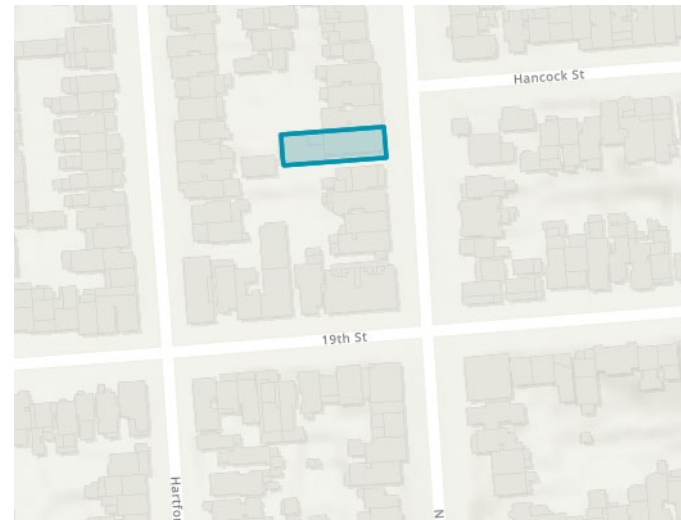
Significant for its association with the early history of brewing and industrial production in Eureka Valley and San Francisco.

Period of Significance: 1880-1904

Significance Criteria: 1 (Events)

Historic Context Statement: Eureka Valley

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 552 Noe St

Block/Lot: 3583/011

Zoning: RH-3

Parcels Area: 4,687 sf

Year Built: 1880 (c.)

Architect: N/A

Photo Source: Planning Department, 1976

Phoenix Brewery

Character-Defining Features

- Two-story height
- Front facing gabled roof behind false parapets
- Wooden ornamentation including applied wooden elements mimicking interior structural supports, wide bands of trim below the cornice, and elongated brackets
- Ground level entrances
- Rectangular bays with bracketed hoods
- Double hung wood windows with ogee lugs
- Upper-story wood construction, lower story brick cladding





Richard Spreckels Mansion / Buena Vista Studios

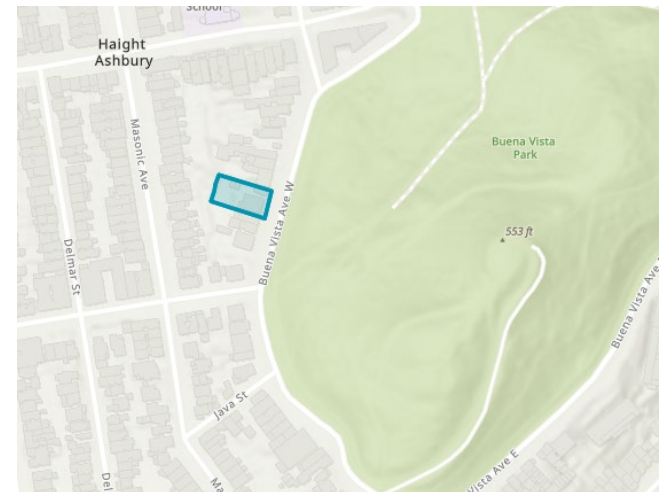
Significant as an intact Classical Revival home with exemplary features, as the past residence of the Partington sisters, and as an early recording studio for 1960s Counterculture bands.

Period of Significance: 1897, 1922-1955, 1965-1967

Significance Criteria: 1 (Events), 2 (People), 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 737 Buena
Vista Ave. West

Block/Lot:
1256/011A

Zoning: RH-3

Parcel Area:
11,250 sf

Year Built: 1897

Architect: Edward J. Vogel

Richard Spreckels Mansion / Buena Vista Studios

Character-Defining Features

- Location of the house on the property with front setback
- Four story height
- Projecting shingled roof with dormers, including central pedimented east and north facing dormers and two smaller east facing dormer
- Cornice line with brackets, dentils, and floriated chains
- Horizontal wood siding
- Prominent entryway accessed by front steps, with double wooden entrances doors with transoms and sidelites with leaded glass, and four composite pillars below curved entrance canopy with floriated chains; and denticulated cornice
- Above story front balcony with decorative wood balustrades and urns accessed through double doors below palladian window
- Several sets of rectangular windows with floriated designs, flanked and divided by decorative wood colonnettes, below arched transom wood windows with spiderweb muntins, and crown moldings
- Smaller round windows at north side with classical inspired moldings and wooden double hung windows with colonnettes and crown molding
- Classically inspired full height corner facade columns
- Rear side double height square bay with wood windows, crown moldings and classically inspired decorative features





Second Church of Christ Scientist

Significant an exemplary Beaux-Arts building designed by Architect of Merit William H. Crim.

Period of Significance: 1917

Significance Criteria: 3 (Architecture)

Historic Context Statement: Architecture, Planning, and Preservation Professionals: A Collection of Biographies

Past Survey/Evaluations: Inner Mission North (2011)



Address: 651 Dolores St. **Block/Lot:** 3598/172

Zoning: RH-3

Parcel Area: 14,820 sf

Year Built: 1917

Architect: William H. Crim

Second Christian Science Church

Character-Defining Features

- Corner location of the building on the property
- Rectangular form with side pop-outs
- One story height
- Concrete and brick facades with neoclassical ornamentation including columns
- Three decorative facades (west/primary, north/secondary and south/tertiary) organized in tripartite composition with a rusticated base, smooth vertical shaft, and a bold capital with denticulated cornice and raised attic frieze
- Flat roof capped by octagonal drum surmounted by a slate-clad, hemispherical dome
- Entranceway with monumental stone stairs, arched portico supported by four Tuscan columns and three sets of wooden doors
- Front vestibule with original marble floor, wood wainscoting, and barrel vaulted plaster ceiling and hanging bronze light fixtures
- Large arched, segmented windows symmetrically placed throughout the structure



1909. Photo Source: San Francisco Public Library



Tietz-Beneke House

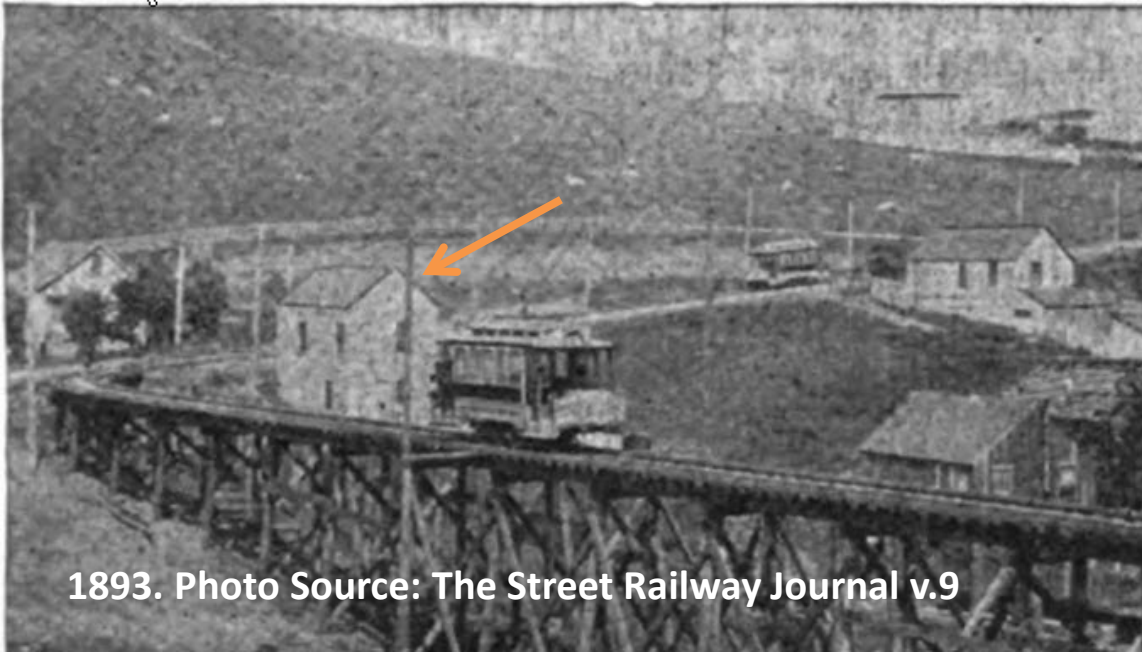
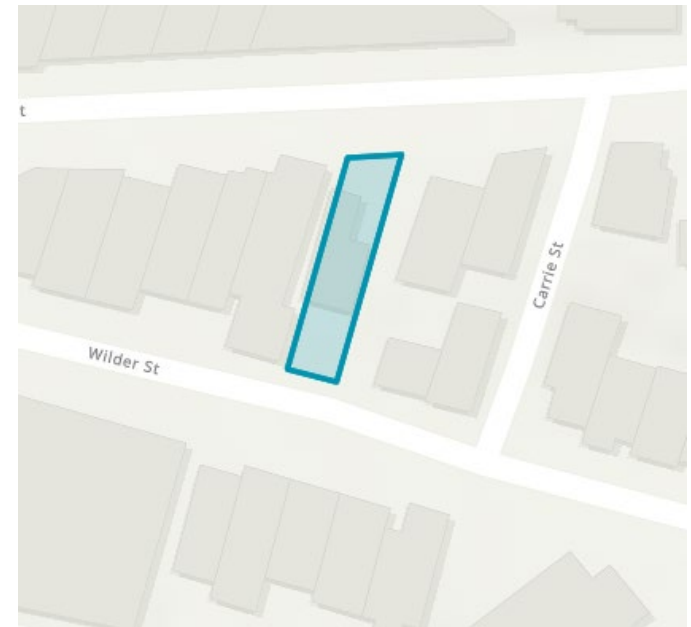
Significant as Glen Park's oldest property and a rare example of Folk Victorian architecture.

Period of Significance: 1886

Significance Criteria: 1 (Events), 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Glen Park Community Plan
Historic Resource Survey (2011)



1893. Photo Source: The Street Railway Journal v.9

Address: 657 Chenery St.	Block/Lot: 6742/030
Zoning: Glen Park NCT	Parcel Area: 2,748 sf
Year Built: 1886	Builder: Unknown

Tietz-Beneke House

Character-Defining Features

- Location of the property with front and side setbacks
- Rectangular plan
- Double-story height
- Simple gabled roof with shingles
- Side entry
- Modest detailing
- Wood windows
- Wood frame





1973. Source: OpenSFHistory / wnp25.10906

Willaim Shaughnessy Home

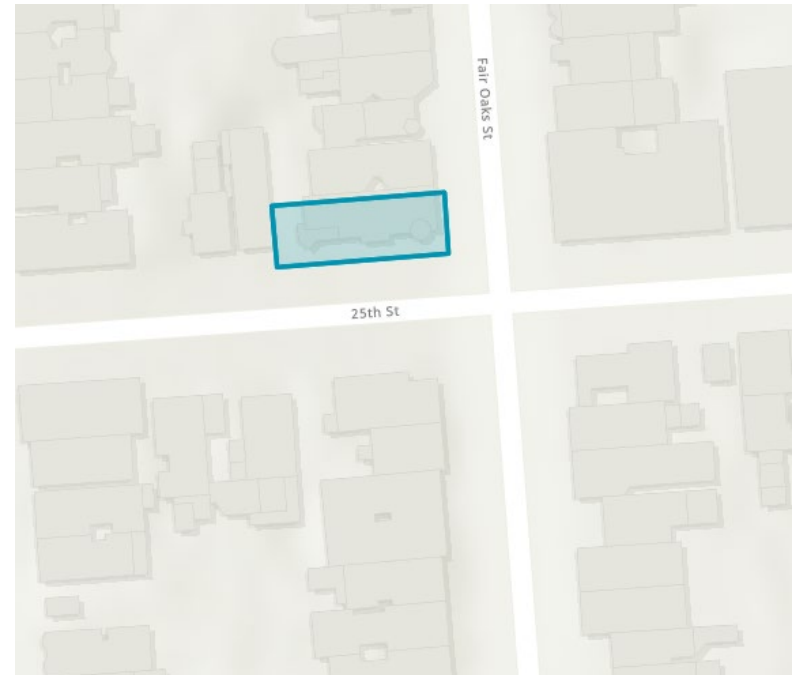
Significant as an exemplary Queen Anne home.

Period of Significance: 1890

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 394 Fair Oaks St.

Block/Lot: 6511/042

Zoning: RH-3

Parcel Area: 3,430 sf

Year Built: 1890(c.)

Builder: William Shaughnessy

William Shaughnessy Home

Character-Defining Features

- Corner location of the house on the property with front and side setbacks
- Front facing gable roof with shingles
- Polygonal corner tower capped by cupola with finial
- Asymmetrical facade
- Rectangular form with side and rear bay
- First level columned entry portico with composite columns and single entry wood door with transoms and sidelites
- Second story front curved balcony with decorative wood balustrades, portico with wood columns, bracketed hood, floriate ornamentation, and recessed double entry wood doors with grids and above transom
- South facing dormer with pitched roof
- Stained glass windows and at front and side, with decorative surrounds at top
- Wood windows, including double hung windows with ogee lugs and decorative grids, generally with hooded surrounds
- Applied wooden ornamentation including dentils, wood panels, floriate design and colonettes
- Horizontal wood siding at upper floors, brick and mortar at ground level





1899 (c.). Subject property previously on Lot 074.
Photographer Unknown

Fernando Nelson Home

*Significant as the residence of builder of merit
Fernando Nelson during a prolific time in his career.*

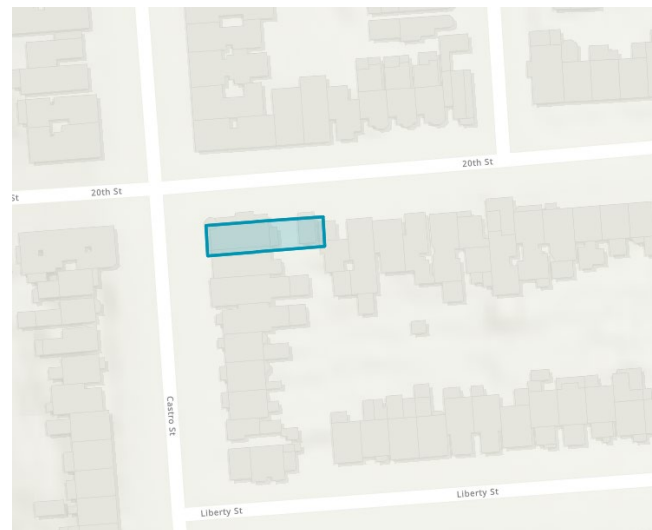
Period of Significance: 1897-1903

Significance Criteria:

1 (Events), 2 (People), and 3 (Architecture)

Historic Context Statement: Eureka Valley (2017)

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 701 Castro St. **Block/Lot:** 1272/003

Zoning: RH-3

Parcel Area: 2,779 sf

Year Built: 1897

Architect:
Fernando Nelson

Fernando Nelson Home

Character-Defining Features

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





The Lange Residence
1900 (c.)

Source: OpenSFHistory / wnp33.01250

OpenSFHistory.org

Lange Home

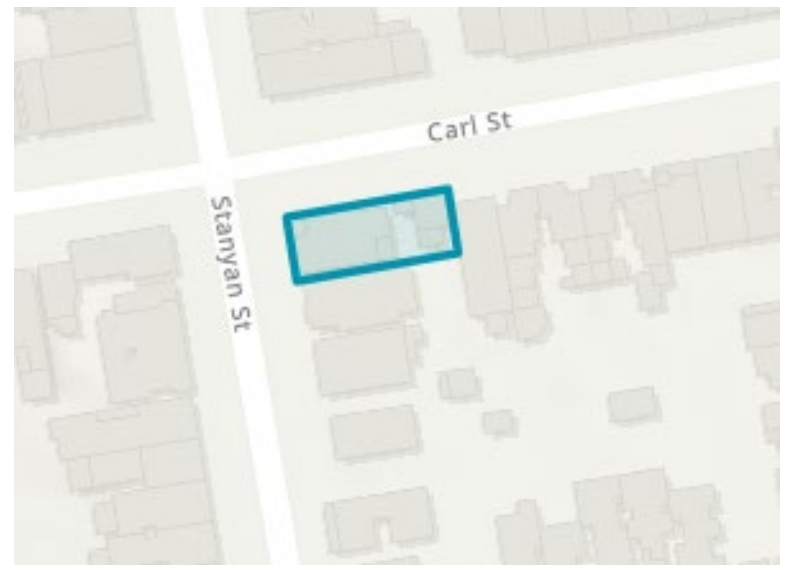
Significant for its association with early Cole Valley history and as an exemplary Queen Anne home designed by Architect of Merit August Nordin.

Period of Significance: 1900

Significance Criteria: 1 (Events), 3 (Architecture)

Historic Context Statement: Architecture, Planning, and Preservation Professionals: A Collection of Biographies

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 199 Carl St.

Block/Lot: 1273/034

Zoning: RH-3

Parcels Area: 3,750 sf

Year Built: 1900

Architect: August Nordin

Lange Home

Character-Defining Features

- Corner location of the house on the property
- Three-story height over basement
- Complex roof shape
- Rounded corner tower with decorative under scaling and witches cap
- West facing bay
- Asymmetrical facade
- Enclosed entry portico with wooden balustrade, semi-circular windows with decorative glass above square windows, with decorative surrounds, above cement block base with indented rectangular ornamentation below sunburst motif, and capped cement brick stairwell
- Horizontal wood siding
- Second story balconies with balustrades and decorative wooden urns
- Decorative façade features including wooden brackets, dentils, cornice molding, colonnettes, and plaster moldings
- Double hung wood windows with ogee lugs



THANK YOU



**San Francisco
Planning**

San Francisco Planning
www.sfplanning.org

Landmark Designation Program
sfplanning.org/landmark-designation-program

SF Planning

49 South Van Ness Ave
Suite 1400
San Francisco, CA 94103

(628) 652-7372
cpc.landmark@sfgov.org



May 29, 2026

Ms. Angela Calvillo, Clerk of the Board of Supervisors
Honorable Supervisor Mandelman
Board of Supervisors
City and County of San Francisco
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Via email only: angela.calvillo@sfgov.org

Re: **Transmittal of Planning Department Case Numbers**

2026-001889DES, 1450 Masonic Avenue /Alexander Adams Home, BOS File No. 260065
2026-001897DES, 740 Castro Street/Charles L. Hinkel Home, BOS File No. 260046
2026-001899DES, 99 Divisadero Street/Born Home, BOS File No. 260047
2026-001901DES, 11 Piedmont Street/Early Haight Ashbury Farmhouse, BOS File No. 260048
2026-001903DES, 1200 Dolores Street/Charles Katz Home, BOS File No. 260049
2026-001905DES, 2173 15th Street/Duboce Triangle Greek Revival Home, BOS File No. 260050
2026-001909DES, 1335 Guerrero Street/Elliott M. Wilson Home, BOS File No. 260051
2026-001911DES, 3816 22nd Street/Engine Company No. 44-Adams Van Hoesen House, BOS File No. 260053
2026-001915DES, 737 Buena Vista Avenue West/Richard Spreckels Mansion-Buena Vista Studios, BOS File No. 260054
2026-001917DES, 3689 19th Street/Mission Congregational Church, BOS File No. 260055
2026-001919DES, 1415-1417 Guerrero Street/Guerrero Street Double Stick Eastlake House, BOS File No. 260056
2026-001921DES, 191-197 Henry Street/Henry Street Rowhouses, BOS File No. 260057
2026-002388DES, 455 Fair Oaks Street/Holy Innocents Church, BOS File No. 260058
2026-002392DES, 181 Buena Vista Avenue East/De Urioste Home-James C. Hormel Mansion, BOS File No. 260059
2026-002394DES, 210 Douglass Street/John J. Clark House, BOS File No. 260060
2026-002396DES, 552 Noe Street/Phoenix Brewery, BOS File No. 260061
2026-002404DES, 192 Laidley Street/Poole-Bell House, BOS File No. 260066
2026-002406DES, 1526 Masonic Avenue/Power House, BOS File No. 260067
2026-002408DES, 651 Dolores Street/Second Church Of Christ Scientist, BOS File No. 260068
2026-002410DES, 394 Fair Oaks Street/William Shaughnessy Home, BOS File No. 260069
2026-002412DES, 657 Chenery Street/Tietz-Beneke House, BOS File No. 260071

Dear Ms. Calvillo and Supervisor Mandelman,

On May 20, 2026, the San Francisco Historic Preservation Commission (hereinafter “HPC”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider Supervisor Mandelman’s ordinances (Board File Nos. 260065, 260046, 260047, 260048, 260049, 260050, 260051, 260053, 260054, 260055, 260056, 260057, 260058, 260059, 260060, 260061, 260066, 260067, 260068, 260069, 260071) to landmark: 1450 Masonic Avenue /Alexander Adams Home, 740 Castro Street/Charles L. Hinkel Home, 99 Divisadero Street/Born Home, 11 Piedmont Street/Early Haight Ashbury Farmhouse, 1200 Dolores Street/Charles Katz Home, 2173 15th Street/Duboce Triangle Greek Revival Home, 1335 Guerrero Street/ Elliott M. Wilson Home, 3816 22nd Street /Engine Company No. 44-Adams Van Hoesen House, 737 Buena Vista Avenue West/Richard Spreckels Mansion-Buena Vista Studios, 3689 19th Street/Mission Congregational Church, 1415-1417 Guerrero Street/Guerrero Street Double Stick Eastlake House, 191-197 Henry Street/Henry Street Rowhouses, 455 Fair Oaks Street/Holy Innocents Church, 181 Buena Vista Avenue East/De Urioste Home-James C. Hormel Mansion, 210 Douglass Street/John J. Clark House, 552 Noe Street/Phoenix Brewery, 192 Laidley Street/Poole-Bell House, 1526 Masonic Avenue/Power House, 651 Dolores Street/Second Church Of Christ Scientist, 394 Fair Oaks Street/William Shaughnessy Home, 657 Chenery Street/ Tietz-Beneke House (respectively).

At the hearing, the HPC voted to **approve** the resolutions to recommend landmark designation pursuant to Article 10 of the Planning Code. Modifications were made to the draft ordinances for 737 Buena Vista Avenue West/Richard Spreckels Mansion-Buena Vista Studios, 192 Laidley Street/Poole-Bell House, and 1526 Masonic Avenue/Power House.

The proposed landmark designations are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight – Categorical).

Please find attached documents related to the HPC’s action. Also attached is an electronic copy of the proposed ordinances, drafted by Deputy City Attorney Peter Milijanich. If you have any questions or require more information, please do not hesitate to contact me.

Sincerely,



Veronica Flores, Acting Manager of Legislative Affairs

Cc: Vicki Wong, City Attorney’s Office
Jen Low, Legislative Aide
Erica Major, Office of the Clerk of the Board
Renil Bejoy, Legislative Aide (Supervisor Mandelman)
Rich Sucre, Planning Department, P-IV Landmarks
Alex Westhoff, Planning Department
Bos.legislation@sfgov.org
Board.of.Supervisors@sfgov.org

Attachments:

Attachment 1 – Planning Department Executive Summary dated May 20, 2026

Attachment 2 - 1450 Masonic Avenue /Alexander Adams Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1566 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 3 - 740 Castro Street/Charles L. Hinkel Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1567 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 4 - 99 Divisadero Street/Born Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1568 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 5 - 11 Piedmont Street/Early Haight Ashbury Farmhouse

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1569 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 6 - 1200 Dolores Street/Charles Katz Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1570 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 7 - 2173 15th Street/Duboce Triangle Greek Revival Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1571 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 8 - 1335 Guerrero Street/Elliott M. Wilson Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1572 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

- Attachment 9 - 3816 22nd Street/Engine Company No. 44-Adams Van Hoesen House
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1573 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 10 - 737 Buena Vista Avenue West/Richard Spreckels Mansion-Buena Vista Studios
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1574 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 11 - 3689 19th Street/Mission Congregational Church
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1575 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 12 - 1415-1417 Guerrero Street/Guerrero Street Double Stick Eastlake House
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1576 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 13 - 191-197 Henry Street/Henry Street Rowhouses
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1577 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 14 - 455 Fair Oaks Street/Holy Innocents Church
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1578 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 15 - 181 Buena Vista Avenue East/De Urioste Home-James C. Hormel Mansion
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1579 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 16 - 210 Douglass Street/John J. Clark House
(A) Draft Article 10 Landmark Designation Ordinance

- (B) Historic Preservation Commission Resolution No. 1580 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 17 - 552 Noe Street/Phoenix Brewery

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1581 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 18 - 192 Laidley Street/Poole-Bell House

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1582 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 19 - 1526 Masonic Avenue/Power House

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1583 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 20 - 651 Dolores Street/Second Church Of Christ Scientist

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1584 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 21 - 394 Fair Oaks Street/William Shaughnessy Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1585 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 22 - 657 Chenery Street/Tietz-Beneke House

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1586 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachments:

Attachment 1 – Planning Department Executive Summary dated May 20, 2026

Attachment 2 - 1450 Masonic Avenue /Alexander Adams Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1566 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 3 - 740 Castro Street/Charles L. Hinkel Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1567 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 4 - 99 Divisadero Street/Born Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1568 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 5 - 11 Piedmont Street/Early Haight Ashbury Farmhouse

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1569 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 6 - 1200 Dolores Street/Charles Katz Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1570 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 7 - 2173 15th Street/Duboce Triangle Greek Revival Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1571 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 8 - 1335 Guerrero Street/Elliott M. Wilson Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1572 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

- Attachment 9 - 3816 22nd Street/Engine Company No. 44-Adams Van Hoesen House
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1573 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 10 - 737 Buena Vista Avenue West/Richard Spreckels Mansion-Buena Vista Studios
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1574 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 11 - 3689 19th Street/Mission Congregational Church
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1575 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 12 - 1415-1417 Guerrero Street/Guerrero Street Double Stick Eastlake House
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1576 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 13 - 191-197 Henry Street/Henry Street Rowhouses
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1577 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 14 - 455 Fair Oaks Street/Holy Innocents Church
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1578 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 15 - 181 Buena Vista Avenue East/De Urioste Home-James C. Hormel Mansion
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1579 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 16 - 210 Douglass Street/John J. Clark House
(A) Draft Article 10 Landmark Designation Ordinance

- (B) Historic Preservation Commission Resolution No. 1580 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 17 - 552 Noe Street/Phoenix Brewery

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1581 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 18 - 192 Laidley Street/Poole-Bell House

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1582 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 19 - 1526 Masonic Avenue/Power House

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1583 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 20 - 651 Dolores Street/Second Church Of Christ Scientist

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1584 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 21 - 394 Fair Oaks Street/William Shaughnessy Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1585 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 22 - 657 Chenery Street/Tietz-Beneke House

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1586 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 1

Planning Department Executive Summary



LANDMARK DESIGNATIONS RECOMMENDATION EXECUTIVE SUMMARY

HEARING DATE: May 20, 2026

Record Nos. / Names /
Addresses / APNs:

2026-001889DES - Alexander Adams Home (1450 Masonic Avenue, 2603/009)
2026-001897DES - Charles L. Hinkel Home (740 Castro Street, 2752/014)
2026-001899DES - Born Home (99 Divisadero Street, 2610/001)
2026-001901DES - Early Haight Ashbury Farmhouse (11 Piedmont Street, 2617A/026)
2026-001903DES - Charles Katz Home (1200 Dolores Street, 6550/043)
2026-001905DES - Duboce Triangle Greek Revival Home (2173 15th Street, 3560/022)
2026-001909DES - Elliott M. Wilson Home (1335 Guerrero Street, 6532/026)
2026-001911DES - Engine Company No. 44 / Adams Van Hoesen House
(3816 22nd Street, 3622/018)
2026-001913DES - Fernando Nelson Home (701 Castro Street, 3603/075)
2026-001915DES - Richard Spreckels Mansion / Buena Vista Studios
(737 Buena Vista Avenue West, 1256/078)
2026-001917DES - Mission Congregational Church (3689 19th Street, 3598/060)
2026-001919DES - Guerrero Street Double Stick Eastlake House
(1415-1417 Guerrero Street, 6568/011B)
2026-001921DES - Henry Street Rowhouses (191-197 Henry Street, 3540/092)
2026-002388DES - Holy Innocents Church (455 Fair Oaks Street, 6533/027)
2026-002392DES - De Urioste Home - James C. Hormel Mansion
(181 Buena Vista Avenue East, 1258/026)
2026-002394DES - John J. Clark House (210 Douglass Street, 2691/002)
2026-002396DES - Phoenix Brewery (552 Noe Street, 3583/011)
2026-002398DES - Lange House (199 Carl Street, 1273/034)
2026-002404DES - Poole-Bell House
(192-196 Laidley Street/97 Miguel Street, 6665/107-110)
2026-002406DES - Power House (1526 Masonic Avenue, 2616/039)
2026-002408DES - Second Church of Christ Scientist
(651-655 Dolores Street/93 Cumberland Street, 3598/172-175)
2026-002410DES - William Shaughnessy Home (394 Fair Oaks Street, 6511/042-044)
2026-002412DES - Tietz-Beneke House (657 Chenery Street, 6742/030)

Zoning Districts: RH-1 (Residential-House, One Family) Zoning District / 40//40-R-4 Height and Bulk District
RH-2 (Residential-House, Two Family) Zoning District / 40//40-R-4 Height and Bulk District
RH-3 (Residential-House, Three Family) Zoning District / 40//40-R-4 Height and Bulk District
RH-1 (D) (Residential-House, One-Family-Detached) / 40//40-R-4 Height and Bulk District
RTO-C (Residential Transit Oriented District) / 40//65-R-4 Height and Bulk District
NCT (Glen Park Neighborhood Commercial Transit) / 50//85-R-4 Height and Bulk District

Cultural District: Castro LGBTQ Cultural District (various properties)

Project Sponsor: San Francisco Planning Department
49 South Van Ness, Suite 1400
San Francisco, CA 94103

Staff Contact: Alex Westhoff, (628-652-7314), alex.westhoff@sfgov.org

Environmental
Review: Categorical Exemption

RECOMMENDATION: Recommend Landmark Designations to Board of Supervisors

Background

The Family Zoning Plan (FZP) Landmark Designation Program (Program) is being undertaken in conjunction with the implementation of FZP, with the objective of allowing for more housing, while still preserving San Francisco's most cherished architectural, cultural, and/or historical resources. This Program is being overseen by the Planning Department alongside District Supervisors and project partners. The Program includes designating properties which are currently identified as Category A-rated historical resources through past Surveys and Historic Resource Evaluations, as Planning Code Article 10 Landmarks. Phase 1 of this effort in District 8 focused on properties outside of Public (P) and Residential, House (RH) Zoning Districts, with 0-1 dwelling units, as well as properties with strong underrepresented community associations as identified in Cultural Historic Context Statements. This phase resulted in the designation of fourteen(14) individual Article 10 Landmarks, whose ordinances were passed by the Board of Supervisors on April 21, 2026 and signed by Mayor Daniel Lurie on April 30, 2026.

Phase 2 of this effort in District 8 focuses on properties within RH Zoning District, as outlined in this case report that were identified by Planning Department Preservation Staff as having exemplary architectural, historical and/or cultural significance. This includes twenty-three (23) properties initiated by District 8 Supervisor Rafael Mandelman on January 13, 2026. Subsequent to initiation, the landmark designation initiation resolutions were recommended by the Land Use and Transportation Committee on February 23, 2026, adopted by the Board of Supervisors on March 3, 2026, and signed by Mayor Daniel Lurie on March 6, 2026. Planning Department staff have concurrently been working with other San Francisco District Supervisors on identifying potential Article 10 Landmarks in their respective districts as part of the Program.

Later Program phases will recommend additional Article 10 Landmarks that are identified through the San Francisco Citywide Cultural Resources Survey, and/or are identified through future Cultural Historic Context Statements.

Property Descriptions

The following twenty-three properties are recommended as the Program's District 8 Phase 2 Article 10 Landmarks:

1450 Masonic Avenue (Alexander Adams Home) is a three-story-over-garage single-family residence in the Ashbury Heights neighborhood near Buena Vista Park, constructed in 1891. The property includes shingle cladding, wood windows, a complex roof shape, and an octagonal tower with wood shingled dome. Alterations have included the garage door and 1983 rear cupola. The builder was the original owner, Alexander P. Adams, of coffee roasting company, A.P. Adams & Company.

740 Castro Street (Charles L. Hinkel Home) is a three-story-over-garage single-family residence in the Castro neighborhood. The home is the northernmost in a row of Stick-Eastlake properties constructed by prolific home builder Charles L. Hinkel circa 1892. The home uniquely served as Hinkel's residence from 1892 until his death in 1908. The wood-framed property includes a gabled roof, wood windows and decorative wood balustrades, spindlework, wood columns, wagon wheel spokes, and jigsaw corner hoods.

99 Divisadero Street (Born Home) is a three-story property in the Castro/Upper Market Neighborhood. Constructed in 1905, the home was designed by architect Frank W. Dankin. Brick contractors George and Stephen Born were the original residents who built the detached garage in 1910. The brick home is an exuberant example of Georgian Revival architecture, which is rare for the neighborhood it lies in. Features include quoins, keystones, second story colonnettes, a denticulated cornice with modillions, and an elaborate entrance portico with two story composite pillars.

11 Piedmont Street (Early Haight Ashbury Farmhouse) is a two-story single-family dwelling in the Ashbury Heights neighborhood near Buena Vista Park, constructed circa 1860. It was originally part of a prosperous dairy farm, and was moved to its current location, though accounts vary on where it was originally located. The property is one of the neighborhood's oldest residences, and an intact example of early Italianate architecture with rustic channel siding, and double hung wood windows with pedimented surrounds.

1200 Dolores Street (Charles Katz Home) is a two-story-over-basement home in Noe Valley near the western boundary of the Mission. The property was constructed in 1909 for real estate developer Charles Katz, whose family continued to reside at the property through the 1980s. Originally a smaller residence existed on the parcel which was incorporated into the design of the home. The property is an exemplary corner Queen Anne home with features including a polygonal corner tower with shingled witch's hat, stained glass windows, denticulated cornice, crown molding, modillions, and fish scaled shingles.

2173 15th Street (Duboce Triangle Greek Revival Home) is a two-story single-family residence in the Duboce Triangle neighborhood. 1875 is estimated as the construction date based on architectural style and

neighborhood context. The home is one of the earliest extant properties in the neighborhood and Carpenter Norman Churchill was the earliest known residence. The Greek Revival home is a rare example of a pre-Victorian style property in San Francisco and retains a sufficient integrity with characteristic features including its forward-facing gabled roof and full-length front porch with square posts.

1335 Guerrero Street (Elliott M. Wilson Home) is a two-story property original constructed as a residence for Elliott M. Wilson, president of the Pacific Coast Steel company. The home was built in 1918, in the Mission neighborhood, with steel support and reinforced concrete walls. The home was designed by architect Arthur S. Bugbee, who was the last in the line of four Bugbee architects, well-known designers of institutional buildings and fine residences, including four of the Nob Hill mansions. The property is a rare example of a Second Empire home in San Francisco.

3816 22nd Street (Engine Company No. 44 / Adams-Van Hoesen House) is now a four-story residential property, originally constructed as a firehouse, in the Noe Valley neighborhood. Built in 1909 in the days of horse-drawn fire engines, the building served as a firehouse for nearly fifty years. In 1959 the property was purchased by renowned San Francisco based artists Mark Adams and Beth Van Hoesen, who used the space as their home and studios for nearly fifty years. The building remains an intact example of a Mission Revival firehouse with features including a rear square tower, arched entranceway with curved metal clad transoms, double copper clad doors, oval medallions with “SF” and “FD” motifs, and intact lettering (“Chemical”, “Engine No 44”).

701 Castro Street (Fernando Nelson Home) is a two-story-over-garage single family home in the Castro/Upper Market neighborhood. The home was constructed in 1897 by builder of merit Fernando Nelson was responsible for more than 4,000 San Francisco homes over his seventy-year career. Nelson resided at the property from 1897-1903, during a prolific time in his career. The home was relocated from a site just uphill, and has been subject to some ground level alterations, though retains exemplary Queen Anne features.

737 Buena Vista Avenue West (Richard Spreckels Mansion / Buena Vista Studios) is a four-story property, originally constructed as a single-family home in the Ashbury Heights neighborhood near Buena Vista Park. Built in 1897, the original owner was Richard Spreckels, manager of the Western Sugar Refinery, and member of the Spreckels family who accumulated great wealth from the sugar industry. In the late 1960s the upstairs ballroom was converted to a recording studio for bands which exemplified the San Francisco sound, including the Grateful Dead who recorded some of their first studio demos out of the property. The property remains an intact Classical Revival home.

3689 19th Street (Mission Congregational Church) was constructed in 1910 as part of the Inner Mission North reconstruction period following the Great 1906 Earthquake and Fire. Originally constructed as the Mission Congregational Church, though has since underwent name and ownership changes. The property was designed by architect Reverend Francis W. Reid in the Gothic Revival style, with exemplary features including its brick walls, red pressed brick facing, and red sandstone trimmings, exterior brick buttresses, tall square crenulated tower, lancet and arched openings, and stained glass windows.

1415-1417 Guerrero Street (Guerrero Street Double Stick Eastlake House) is a double house in the Southern Mission neighborhood, constructed in the Stick Eastlake style, with each of the two houses built as multi-family three story flats. The property was constructed by builder of merit Fernando Nelson and represents an early example of a Nelson home when he worked as a carpenter, prior to transitioning to real estate development. The

property includes exemplary features including the full height squared box bay windows with dentils, and elongated brackets capped by false-gabled roof and front pedimented long entry portico with decorative wooden columns.

191-197 Henry Street (Henry Street Rowhouses) is a multi-family residential property in the Casto/Upper Market neighborhood. The rowhouses were constructed in 1892 at a time when Duboce Triangle was transitioning from an exurban neighborhood of large-lot Victorian Villas to a moderately populated, middle-class neighborhood. The property is a unique example of a Stick Eastlake style rowhouse with features including gabled entry porticos with wooden ornamentation, and pediments with grille work and a sunburst.

455 Fair Oaks Street (Holy Innocents Church) is a church in the Mission neighborhood. Constructed in 1890 as the Holy Innocents, which it remains to-date, the church is San Francisco's oldest Episcopal congregation and a unique example of a Gothic Revival church. The church is the first extant commission in San Francisco of the firm Coxhead and Coxhead, formed by brothers Earnest and Almeric Coxhead. Earnest Coxhead is considered an architect of merit, known for pioneering the Bay Area Shingle Style.

181 Buena Vista Avenue East (De Urioste Home - James C. Hormel Mansion) is a three-story single-family home in the Haight Ashbury neighborhood across the street from Buena Vista Park. Constructed in 1899 the property is an exuberant example of a Queen Anne Home. Original residents were a Guatemalan family, the De Uriostes, including George de Urioste who served as the Consul of the Argentine Republic from 1901 to circa 1913. Additionally, from 1986-2012 the home was owned by LGBTQ philanthropist, activist, and diplomat James C. Hormel who served as the ambassador to Luxembourg in 1999 during the Clinton administration, becoming the first openly gay American ambassador to a foreign country.

210 Douglass Street (John J. Clark House) is a two-story single-family home in the Corbett Heights neighborhood. Constructed in 1885, the home is one of the neighborhood's earliest extant properties, built prior to early transportation and infrastructure improvements. The home was designed by architect John J. Clark who also designed the All Hallows Catholic Church in Bayview. The home is an example of a Folk Victorian property with Gothic and/or Italianate features.

552 Noe Street (Phoenix Brewery) is a two-story mixed-use building with a ground floor art studio, and residential units above. The property was originally a one-story building, which served as the Phoenix Brewery, a small-scale commercial brewing operation, established by Irish immigrant Thomas Kirby. The property was later improved with the second story residential unit where Kirby resided with his family. The property remains a vestige of Eureka Valley's early history, reflecting a time period when industrial facilities were common in the neighborhood prior to streetcar suburbanization.

199 Carl Street (Lange House) is a two-story residential home in the Cole Valley neighborhood. Constructed in 1900, the home was designed by architect of merit August Nordin. The original owner was German immigrant F.W.M. Lange, and the home was sited on the northwest corner of nine acres of land which he purchased as a ranch and dairy. The home is an exemplary example of a Queen Anne home with features including the rounded corner tower with witches cap, decorative wooden brackets, dentils, cornice molding, colonnettes and plaster moldings.

192 Laidley Street (Poole-Bell House) is a residential property in the Glen Park neighborhood, constructed in 1887 in what was then known as the Fairmount District. Built by attorney John Pascoe Poole, the home was sold to Teresa Bell in 1906. Bell was widow to wealthy financier Thomas Bell, and their family was known for their close relationship with abolitionist Mary Ellen Pleasant whom they lived with. While Pleasant passed away before Bell purchased the property the home has long been mired in urban legends surrounding her relationship with the Bell family. The home was constructed in the Italianate style, though Bell added the additional story, giving it a Second Empire appearance.

1526 Masonic Avenue (Power House) was constructed as a two-story single-family home in the Ashbury Heights neighborhood near Buena Vista Park. The design was commissioned in 1910 by original owner U.S. Attorney Mr. Erastus Barnum Powers, and designed by architect of merit Bernard Maybeck. At the time Maybeck was relatively unknown, but only a few years later designed the Palace of Fine Arts which is his best known work. The home has been subject to few exterior alterations, and is one of the few Maybeck properties in San Francisco, given more of his work was in the East Bay.

651 Dolores Street (Second Church of Christ Scientist) was built in 1917 as the Second Church of Christ Scientist in the Mission neighborhood across the street from Dolores Park. Constructing the church was part of the neighborhood's post-1906 Great Earthquake and Fires reconstruction efforts, given the disaster devastated much of the neighborhood's building stock. In the Beaux-Arts style, the church was designed by architect of merit William Crim. The building served as a church for nearly 90 years until it was converted to a residential property which it remains today.

394 Fair Oaks Street (William Shaughnessy Home) was built circa 1893 in the Mission neighborhood. William Shaughnessy served as the builder, as well as the original resident. Shaughnessy was a prolific contractor, and by 1904 was the president of the California Mill Co. The property is an intact example of a Queen Anne home with exemplary features including a polygonal corner tower capped by a cupola with finial, stained glass windows and applied wooden ornamentation.

657 Chenery Street (Tietz-Beneke House) is a residential property constructed in 1872 in Glen Park, at a time when the neighborhood was dominated by ranching and agriculture. In 1900 the property was sold to dairyman Curt (Cord) Heinrich Beneke, great-grandfather of the current Tietz family owner. The modest house was originally served by its own well water, and predated the neighborhood's current street grids. Considered Glen Park's oldest extant property, the home is a rare example of Folk Victorian architecture in San Francisco.

Compliance With Planning Code

Article 10 of the Planning Code

The executive summary and analysis under review was prepared by Department preservation staff, who meet the Secretary of the Interior's professional qualifications. The Department has determined that the subject properties meet the requirements for eligibility as individual landmarks pursuant to Article 10 of the Planning Code. The justification for its inclusion is explained in detail in the attached Landmark Designation Fact Sheets, and briefly in this Executive Summary.

Significance:

Underrepresented Landmark Types: Several of the proposed landmark designations address priorities established by the Historic Preservation Commission (HPC) for new landmarks, as follows:

- **Underrepresented Communities** – One of the properties has an association with social and ethnic groups underrepresented in Article 10 landmark designations. Specifically, 181 Buena Vista Avenue East, the De Urioste Home – James C. Hormel Mansion has both a Pan Latino and LGBTQ association due to past owners. The original owners of the 1899 property were a Guatemalan American family, the De Uriostes, who were heralded as a “pioneering San Francisco family actively involved in local politics, business, the development of the Park Hill Tract and philanthropic endeavors.” George de Urioste was appointed Consul of the Argentine Republic in November 1901, a post he retained through at least 1913. He was approached routinely by the city’s newspapers as an authority on political matters in Central and South America, quoted regularly for analysis in response to revolutions and developments in Guatemala and Argentina. In 1986 they sold the property to LGBTQ philanthropist, activist, and diplomat James C. Hormel, who resided there until 2012. President Clinton nominated Hormel to be the Ambassador to Luxembourg in 1999 amidst a great deal of controversy, becoming the first openly gay American ambassador to a foreign country. Over the course of his lifetime, Hormel donated more than \$15 Million to LGBTQ causes, including funding the San Francisco Public Library’s James C. Hormel Gay and Lesbian Center.
- **Underrepresented Property Types** – One of the proposed landmarks is a property type not well represented in existing Article 10 landmark designations, as a small-scale modest residence. Specifically, the Tietz-Beneke House at 657 Chenery Street is a single-family dwelling unit with a building area of only 808 square feet, pursuant to the Assessor’s Report. The home is significant as Glen Park’s earliest extant building, having been constructed in 1872 at a time when the neighborhood was dominated by agriculture and ranching.
- **Underrepresented Geographies** – Some of District 8’s neighborhoods have fewer Article 10 designated landmarks than others. These include Noe Valley which only has four existing Article 10 landmarks, and Glen Park which has zero existing Article 10 landmarks. However, through this phase of the Program, one Noe Valley, and two Glen Park properties are proposed as Article 10 landmarks. Specifically the Engine Company No. 44 /Adams-Van Hoesen House (3816 22nd Street) which falls in in Noe Valley, and the Tietz-Beneke House (657 Chenery Street) and Poole-Bell House (192 Laidley Street), which fall in Glen Park.
- **Underrepresented Architectural Styles** – A few of the proposed landmarks are significant for their associations with early neighborhood history, and predate Victorian era San Francisco, with associated styles not well represented amongst existing Article 10 Landmark designations. This includes the Duboce Triangle Greek Revival Home (2173 15th Street), constructed circa 1870, which is a Greek Revival property. Additionally, the Tietz-Beneke (657 Chenery Street), constructed in 1872, and the John J. Clark, constructed in 1885, are Folk Victorian properties. Furthermore, the Buena Vista Farmhouse (11 Piedmont Way) constructed circa 1860 is a very early example of an Italianate property.

Public/Neighborhood Input

Planning Department staff conducted outreach and engagement for property owners, occupants and other interested community members, as follows:

- **Community Forums** – In conjunction with District 8 Supervisor Rafael Mandelman’s office, the Planning Department hosted an in-person and virtual community forum (10/22/2025 and 10/27/2025, respectively) on the proposed FZP District 8 Phase 2 Landmarks. Property owners, occupants, and registered neighborhood groups were invited to attend. The forums provided an opportunity for attendees to learn more about the Program, as well as benefits and requirements associated with landmarked properties.
- **Property Owner Conversations** - Since the October 2025 Community Forums, Planning Department staff have offered subsequent meetings and/or phone conversations with property owners on a case-by-case basis, including the property owner of 181 Buena Vista East. Additionally, Department received an email in support of landmark designation from the property owners of 11 Piedmont Way which is attached to this case report.
- **Property Owner Notification** – Consistent with Article 10 of the Planning Code, property owners of all proposed landmarks were provided with a written 20 day notice of this HPC hearing.
- **Media** - Additionally, the Program has been featured by the press including articles in the Bay Area Reporter (1/13/2026), and the SF Examiner (3/27/2026).

Issues & Other Considerations

- **Past/Ongoing Historic Resource Surveys** – To identify the Program’s proposed landmarks, properties which were already identified as Category A historic resources, through past historic resource surveys, were reviewed. Relevant past historic resource surveys include:
 - Here Today, San Francisco’s Architectural Heritage. Text by Roger Olmstead and T.H. Watkins, San Francisco, CA, Chronicle Books, 1968 – This 300+ book includes the Junior League of San Francisco Inc.’s survey information of over 2,500 buildings. The findings of this survey were adopted by the Board of Supervisors on May 11, 1970; Resolution No. 268-70. Additionally, the Junior League of San Francisco "Here Today" building research files, 1964-1978, are archived at the San Francisco Public Library History Center and were reviewed for additional background on relevant properties.
 - Inner Mission North Historic Resource Survey – Completed in 2011, this multi-phased survey built upon a 2004 Historic Context Statement, and evaluated buildings for historical significance and integrity. The Survey area was roughly bound by Duboce Avenue to the north, Shotwell Street to the east, 20th Street to the South, and Dolores Street to the west.
 - Market and Octavia Plan Historic Resource Survey – Adopted in 2009, the Market and Octavia Plan Historic Resource Survey was completed by the community in partnership with the Planning Department, with consultants Page & Turnbull, following the adoption of the Market &

Octavia Plan.

- South Mission Historic Resource Survey – Adopted in 2010, the South Mission Historic Resource Survey documented and assessed approximately 3,800 individual buildings, including nearly 1,000 individual properties and contributors to 13 historic districts.
- San Francisco Citywide Cultural Resources Survey – The San Francisco Citywide Cultural Resources Survey (SF Survey) is a multi-year effort to identify and document places of historical, architectural and/or cultural significant. One of the properties recommended as a landmark through SF Survey was the Tietz-Beneke House at 657 Chenery Street. This recommendation was made to the HPC through findings which were adopted on December 17, 2025. This property had also previously been identified as a Category A historic resource through the 2011 Glen Park Community Plan Historic Resource Survey.
- **Eureka Valley Historic Context Statement** - In 2017, the HPC adopted the Eureka Valley Historic Statement, authored by Elaine B. Stiles. The document overviews the neighborhood's history from Native California settlement and presence through the 1970s. The document identifies three properties as potential Article 10 Landmarks, all of which are being recommended as landmarks through this Program, including the Fernando Nelson House (701 Castro Street), the Phoenix Brewery (552 Noe Street), and the Charles Hinkel House (740 Castro Street). It is worth noting that the Phoenix Brewery was recommended as a landmark alongside its southerly neighboring property at 560 Noe Street, referred to as the Kirby House. However, Planning Department staff research did not confirm that Thomas Kirby resided at 560 Noe Street as stated in the Historic Context Statement, but rather at 552 Noe Street. Thus Staff do not recommend landmark designation of 560 Noe Street, unless a case can be made for historical significance through future efforts.
- **Corbett Heights Historic Context Statement** - In 2017 the HPC adopted the Corbett Heights Historic Context Statement, authored by Michael R. Corbett. The documents overviews the neighborhood's history from 1860s early development through 1970s infill and gentrification. Recommendations on potentially significant resources include the John J. Clark House (210 Douglass Street), which is recommended as an Article 10 Landmark through Phase 2 of this effort.
- **Historic Resource Evaluations** - One of the properties was identified as Category A historic resource through a Historic Resource Evaluations (HRE) required under the California Environmental Quality Act (CEQA) due to a proposed project. Specifically, the De Urioste Home- James C. Hormel Mansion (181 Buena Vista Avenue) with an HRE completed in 2013.

Basis for Recommendation

The Department recommends that the HPC recommend to the Board of Supervisors landmark designation of the twenty-three Family Zoning Plan District 8 Phase 2 Landmark Designations as outlined in this case report as they meet the provisions of Article 10 of the Planning Code regarding Landmark Designation.

Attachments

Exhibit 1 – Alexander Adams Home (1450 Masonic Avenue)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 2 - Charles L. Hinkel Home (740 Castro Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 3 - Born Home (99 Divisadero Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 4 - Early Haight Ashbury Farmhouse (11 Piedmont Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 5 - Charles Katz Home (1200 Dolores Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 6 – Duboce Triangle Greek Revival Home (2173 15th Street)

- A) HPC Resolution
- B) Fact Sheet

- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 7 – Elliott M. Wilson Home (1335 Guerrero Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 8 - Engine Company No. 44 / Adams Van Hoesen House (3816 22nd Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 9 - Fernando Nelson Home (701 Castro Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 10 - Richard Spreckels Mansion / Buena Vista Studios (737 Buena Vista Avenue West)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 11 - Mission Congregational Church (3689 19th Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 12 - Guerrero Street Double Stick Eastlake House (1415-1417 Guerrero Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 13 - Henry Street Rowhouses (191-197 Henry Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 14 – Holy Innocents Church (455 Fair Oaks Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 15 - De Urioste Home - James C. Hormel Mansion (181 Buena Vista Avenue East)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 16 - John J. Clark House (210 Douglass Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 17 – Phoenix Brewery (552 Noe Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation

- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 18 – Lange House (199 Carl Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 19 – Poole-Bell House (192 Laidley Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 20 – Power House (1526 Masonic Avenue)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 21 – Second Church of Christ Scientist (651 Dolores Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 22 – William Shaughnessy Home (394 Fair Oaks Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

- Exhibit 23 – Tietz-Beneke House (657 Chenery Street)
- A) HPC Resolution
 - B) Fact Sheet
 - C) Background Report/Documentation
 - D) Map and Context Images
 - E) Draft Ordinance
 - F) Board of Supervisor Initiation Resolution

Attachment 10
737 Buena Vista Avenue West /
Richard Spreckels Mansion /
Buena Vista Studios

[Planning Code - Landmark Designation - Richard Spreckels Mansion / Buena Vista Studios]

Ordinance amending the Planning Code to designate the Richard Spreckels Mansion / Buena Vista Studios, located at 737 Buena Vista Avenue West, Assessor's Parcel Block No. 1256, Lot No. 078, on the west side of Buena Vista Avenue West between Frederick Street and Central Avenue, 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.

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

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

Section 1. Findings.

(a) Environmental and Land Use Findings.

(1) The Planning Department has determined that the Planning Code amendment proposed in this ordinance is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 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 Richard Spreckels Mansion / Buena Vista Studios
6 will serve the public necessity, convenience, and welfare for the reasons set forth in Historic
7 Preservation Commission Resolution No. _____, recommending approval of the
8 proposed designation, which is incorporated herein by reference.

9 (3) The Board of Supervisors finds that the proposed landmark designation of
10 the Richard Spreckels Mansion / Buena Vista Studios is consistent with the General Plan and
11 with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation
12 Commission Resolution No. _____, which is incorporated herein by reference.

13 (b) General Findings.

14 (1) On March 3, 2026, the Board of Supervisors adopted Resolution No. 101-
15 26, initiating landmark designation of the Richard Spreckels Mansion / Buena Vista Studios as
16 a San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. On March 6,
17 2026, the Mayor approved the resolution. Said resolution is on file with the Clerk of the Board
18 of Supervisors in File No. 260054.

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. _____ and is incorporated herein by reference.

4 (4) The Historic Preservation Commission, at its regular meeting of May 20,
5 2026, reviewed Planning Department staff's analysis of the historical significance of the
6 Richard Spreckels Mansion / Buena Vista Studios set forth in the Landmark Designation Fact
7 Sheet.

8 (5) On May 20, 2026, after holding a public hearing on the proposed
9 designation and having considered the specialized analyses prepared by Planning
10 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
11 Commission recommended designation of the Richard Spreckels Mansion / Buena Vista
12 Studios as a landmark consistent with the standards set forth in Section 1004 of the Planning
13 Code, by Resolution No. _____. Said resolution is on file with the Clerk of the Board of
14 Supervisors in File No. _____.

15 (6) The Board of Supervisors hereby finds that the Richard Spreckels Mansion /
16 Buena Vista Studios has a special character and special historical, cultural, architectural, and
17 aesthetic interest and value, and that its designation as a landmark will further the purposes of
18 and conform to the standards set forth in Article 10 of the Planning Code. In doing so, the
19 Board of Supervisors hereby incorporates by reference the findings of the Landmark
20 Designation Fact Sheet.

21
22 Section 2. Designation.

23 Pursuant to Section 1004.3 of the Planning Code, the Richard Spreckels Mansion /
24 Buena Vista Studios, located at 737 Buena Vista Avenue West, Assessor's Parcel Block No.
25 1256, Lot No. 078, is hereby designated as a San Francisco landmark consistent with the

standards set forth in Section 1004. Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

Section 3. Required Data.

(a) The description, location, and boundary of the landmark site consists of the footprint of the Richard Spreckels Mansion / Buena Vista Studios, located on Assessor's Parcel Block No. 1256, Lot No. 078, on the west side of Buena Vista Avenue West between Frederick Street and Central Avenue in San Francisco's Haight Ashbury neighborhood, as shown in the Landmark Designation Fact Sheet.

(b) The characteristics of the landmark that justify its designation are described and shown in the Landmark Designation Fact Sheet and other supporting materials contained in Planning Department Record Docket No. 2026-001915DES. In brief, the Richard Spreckels Mansion / Buena Vista Studios, located at 737 Buena Vista Avenue West, is eligible for local designation as an intact example of a Classical Revival home with exemplary features, and for serving as an early recording studio for 1960s counterculture bands who exemplified the "San Francisco Sound". The property was constructed in 1897 in its present location in the Haight Ashbury neighborhood and designed by Architect Edward J. Vogel. The property's original owner was Richard Spreckels, manager of the Western Sugar Refinery in Potrero Hill, and member of the Spreckels family, who accumulated great wealth from the sugar industry. Spreckels resided at the property until circa 1907. Located in the Haight-Ashbury, a neighborhood which gained global attention as the hub of hippie counterculture in the 1960s and early 1970s, the subject property is also significant as the location of Buena Vista Studios, known as one of the first hippie-friendly recording studios. While under the ownership of Gene and Sara Etribou, the top floor ballroom was converted into a recording studio. Notably, the Grateful Dead made some of their earliest recordings, known as the Scorpio

1 Records sessions, out of the studio in 1966. Other quintessential San Francisco Bands,
2 including Quicksilver Messenger Service and the Steve Miller Band, also recorded in the
3 studio.

4 (c) The particular features that should be preserved, or replaced in kind as determined
5 necessary, are those generally shown in photographs and described in the Landmark
6 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
7 2026-001915DES, and which are incorporated in this designation by reference as though fully
8 set forth herein. This designation does not identify any interior character-defining features.
9 Specifically, the features that are character-defining and shall be preserved or replaced in kind
10 are the exterior elevations, form, massing, structure, rooflines, architectural ornament, and
11 materials of the property, identified as:

- 12 (1) Location of the house on the property with front setback;
- 13 (2) Four-story height;
- 14 (3) Projecting shingled roof with dormers, including central pedimented east and
15 north facing dormers and two smaller east facing dormers;
- 16 (4) Cornice line with brackets, dentils, and floriated chains;
- 17 (5) Horizontal wood siding;
- 18 (6) Prominent entryway accessed by front steps, with double wooden entrance
19 doors with transoms and sidelites with leaded glass, and four composite pillars
20 below curved entrance canopy with floriated chains, and denticulated cornice;
- 21 (7) Above story front balcony with decorative wood balustrades and decorative urns
22 accessed through double doors below palladian windows;
- 23 (8) Several sets of rectangular windows with floriated designs, flanked and divided
24 by decorative wood colonnettes, below arched transom wood windows with
25 spiderweb muntins, and crown moldings;

- 1 (9) Smaller round windows at north side with classical inspired moldings and
2 wooden double hung windows with colonnettes and crown molding;
3 10) Classically inspired full height corner facade columns; and
4 11) Rear side double height square bay with wood windows, crown moldings, and
5 classically inspired decorative features.
6

7 Section 4. Effective Date.

8 This ordinance shall become effective on the 31st day after enactment. Enactment
9 occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or
10 does not sign the ordinance within 10 days of receiving it, or the Board of Supervisors
11 overrides the Mayor's veto of the ordinance.
12

13 APPROVED AS TO FORM:
14 DAVID CHIU, City Attorney

15 By: /s/ Peter Miljanich

16 PETER MILJANICH
17 Deputy City Attorney
18
19
20
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25



LANDMARK RESOLUTION RECOMMENDATION RESOLUTION NO. 1574

HEARING DATE: May 20, 2026

Record No.: 2026-001915DES
Project Address: 737 Buena Vista Avenue West (Richard Spreckels Mansion / Buena Vista Studios)
Zoning: RH-3 (RESIDENTIAL- HOUSE, THREE FAMILY) Zoning District
40//40-R-4 Height and Bulk District
Block/Lot: 1256/078
Project Sponsor: Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Property Owner: 737 Buena Vista LLC
1 Letterman Dr Ste C4-420 c/o Perkovich Joseph
San Francisco, CA 94129
Staff Contact: Alex Westhoff 628-652-7314
Alex.Westhoff@sfgov.org

RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF THE RICHARD SPRECKELS MANSION / BUENA VISTA STUDIOS (737 BUENA VISTA AVENUE WEST), ASSESSOR'S PARCEL BLOCK NO. 1256, LOT NO. 078, AS LANDMARK NO. XXX CONSISTENT WITH THE PURPOSES AND STANDARDS OF ARTICLE 10.

Preamble

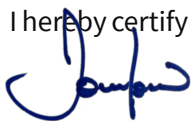
1. WHEREAS, at a public hearing on March 3, 2026, the Board of Supervisors voted to adopt Resolution No. 101-26 to initiate Landmark Designation of the Richard Spreckels Mansion / Buena Vista Studios (737 Buena Vista Avenue West), Assessor's Parcel Block No. 1256, Lot No. 078; and
2. WHEREAS, Mayor Lurie signed the Resolution on March 6, 2026 and the Clerk of the Board transmitted it to the Planning Department on March 16, 2026; and
3. WHEREAS, Department staff, who meet the Secretary of Interior's Professional Qualification Standards prepared the Landmark Designation Fact Sheet for the Richard Spreckels Mansion / Buena Vista Studios which was reviewed for accuracy and conformance with the purposes and standards of Article 10; and
4. WHEREAS, the Historic Preservation Commission, at its regular meeting of May 20, 2026 reviewed

Department staff's analysis of the Richard Spreckels Mansion / Buena Vista Studios' historical significance pursuant to Article 10 and recommended Landmark designation through this Resolution; and

5. WHEREAS, the Historic Preservation Commission finds that the Landmark designation for the Richard Spreckels Mansion / Buena Vista Studios is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
6. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 737 Buena Vista Avenue West is proper as an intact example of a Classical Revival home with exemplary features; and
7. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 737 Buena Vista Avenue West is proper as the original owner was Richard Spreckels, manager of the Western Sugar Refinery, and member of the Spreckels family who accumulated great wealth from the sugar industry; and
8. WHEREAS, from 1922-1955 sisters Blanche Partington and Gertrude Partington Albright resided at the property, who were San Francisco pop culture notables, with Gertrude associated with the California Impressionism art movement due to her career as a teacher and painter, and Blanche known for her famous affairs; and
9. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 737 Buena Vista Avenue West is proper as the top floor ballroom also served as one of the first hippie-friendly recording studios, for 1960s counterculture bands including the Grateful Dead, who recorded some of their first studio demos at the property; and
10. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 737 Buena Vista Avenue West is proper as it retains sufficient integrity; and
11. WHEREAS, the Historic Preservation Commission finds 737 Buena Vista Avenue West meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
12. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features, as identified in the Landmark Designation Fact Sheet, should be considered for preservation under the proposed landmark designation as they relate to 737 Buena Vista Avenue West's historical significance and retain historical integrity; and
13. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that landmarks and historic buildings be preserved, and will serve the public necessity, convenience and welfare pursuant to Planning Code, Section 302; and
14. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and now therefore, be it

RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 737 Buena Vista Avenue West (aka Richard Spreckels Mansion / Buena Vista Studios), Assessor's Parcel Block No. 1253, Lot No. 011A, as a Landmark pursuant to Article 10 of the Planning Code.

I hereby certify that the Historic Preservation Commission **ADOPTED** the foregoing Resolution on May 20, 2026.



Jonas P. Ionin
Commission Secretary

AYES: Cox, Baroni, Foley, Matsuda

NAYS: Baldauf, Vergara

ABSENT: Tsern-Strang

ADOPTED: May 20, 2026

Richard Spreckels Mansion / Buena Vista Studios

Period of Significance: 1897, 1922-1959, 1965-1967

Significance Criteria: 1 (Events), 2 (People), 3 (Architecture)

Statement of Significance: The subject property is significant as an intact Classical Revival home with exemplary features, as the residence of Blanche and Gertrude Partington, and for serving as a recording studio near the onset of 1960s Haight Ashbury hippie counterculture. Constructed in 1897, the original owner was Richard Spreckels, manager of the Western Sugar Refinery, and member of the Spreckels family who accumulated great wealth from the sugar industry. From 1922-1955 sisters Blanche Partington and Gertrude Partington Albright resided at the property, who were San Francisco pop culture notables, with Gertrude associated with the California Impressionism art movement due to her career as a teacher and painter. Located in the Haight-Ashbury, a neighborhood which gained global attention as the hub of 1960s counterculture, the top floor ballroom also served as one of the first hippie-friendly recording studios, while under the ownership of Gene and Sara Estribou. Notably the Grateful Dead, recorded some of their first studio demos, under the name Scorpio Records, there in 1966. Other quintessential San Francisco Sound acts including Quicksilver Messenger Service, the Steve Miller Band, and Big Brother and the Holding Company also utilized the space.¹

Integrity: The subject property retains full integrity.

Character Defining Features: All those exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of the property identified as:

- Location of the house on the property with front setback
- Four story height
- Projecting shingled roof with dormers, including central pedimented east and north facing dormers and two smaller east facing dormer
- Cornice line with brackets, dentils, and floriated chains
- Horizontal wood siding
- Prominent entryway accessed by front steps, with double wooden entrances doors with transoms and sidelites with leaded glass, and four composite pillars below curved entrance canopy with floriated chains; and denticulated cornice
- Above story front balcony with decorative wood balustrades and urns accessed through double doors below palladian window
- Several sets of rectangular windows with floriated designs, flanked and divided by decorative wood colonnettes, below arched transom wood windows with spiderweb muntins, and crown moldings
- Smaller round windows at north side with classical inspired moldings and wooden double hung windows with colonnettes and crown molding
- Classically inspired full height corner facade columns
- Rear side double height square bay with wood windows, crown moldings and classically inspired decorative features

Past Survey(s)/Historic Context Statement(s): Here Today, San Francisco Architectural Heritage. Text by Roger Olmstead and T.H. Watkins, San Francisco, CA, Chronicle Books, 1968

Address: 737 Buena Vista Ave. West

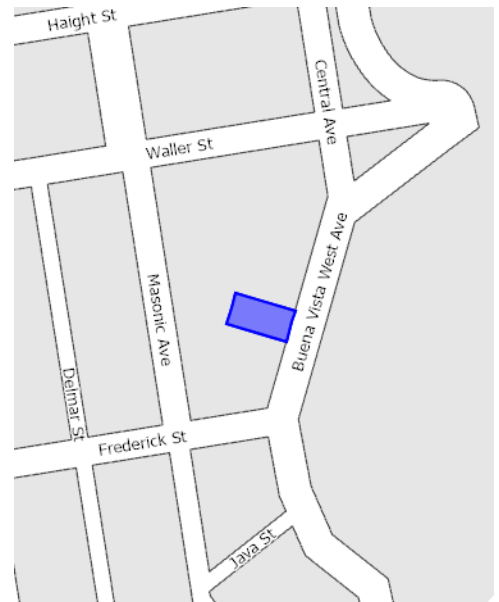
Block/Lot(s): 1256/011A

Parcel Area: 11,250 square feet

Zoning: RH-3

Year Built: 1897

Architect: Edward J. Vogel



¹ Jerry's Brokedown Palaces, Buena Vista Studio, 737 Buena Vista West, San Francisco, CA, Accessed March 30, 2026 via <https://jerrygarciabrokedownpalaces.blogspot.com/2012/08/buena-vista-studio-737-buena-vista-west.html>
Case No.: 2026-001915DES

1909). The Queen Anne tower has a lofty polygonal accent while Palladian windows and a triple-arched porch entrance suggest the approach of Period sources; the overall effect is one of late Victorian variety. The second building, now apartments, was constructed in 1890 in the "flatiron" pattern common at that time in commercial architecture but unusual for the area.

An imaginative use of the basic Eastlake-Stick Style can be seen at 130 *Delmar Street*, near the edge of Buena Vista Park. This two-story redwood structure with scalloped shingles, slanted bays, deep overhanging eaves, and carved fan-shaped embellishments, was built in 1890 by E. N. Fritz.

Easily the most ornate structure in the Buena Vista Park area—markedly similar to 1901 *Page Street*—is the mansion at 737 *Buena Vista West*, built in 1897 or 1898 for Floyd Spreckels. The top floor for a time provided studios for authors Ambrose Bierce and Jack London. The house, of wood on a stone foundation, is laced all around with a garland just beneath the roof; an imposing rounded entranceway, with four composite columns, is crowned with a balustrade. The style is exuberant, freely-interpreted (fan-lighted windows, round windows with garlands below) Colonial Revival.

The house at 11 *Pine Street* is all that remains of a once-prosperous dairy farm. Originally built nearer the bottom of the hill about 1860, the house was moved to the far corner of the property in 1888. Its pristine whiteness suggests New England, and its renovation by the present owner retains its character of practical Italianate elegance.

Hidden behind a massive hedge is the two-story home at 49 *Park Hill Avenue*, built between 1880 and 1885 for a doctor who also had his office here. Originally situated on a much larger parcel of land, the house is still surrounded by woods. Its most distinctive architectural feature is the polygonal corner tower surmounted by a multi-angled roof. Also of interest is the charming "Victorian" garden complete with an inviting gazebo, added by the present owner.

Long before Market Street's upper reaches were crowded with apartment buildings, the house at 3224 *Market Street* was built in 1875 for Adam Miller. Mr. Miller purchased the land later known as the Mountain Springs Tract around 1868. The house has probably been enlarged (as the vintage photograph indicates) and a large window was installed in the central portion of the facade forty years ago to improve the view. Miller's daughter married Behrend Joost, president of the Mountain Springs Water Company, and for several years the house served as company headquarters.

Bernard Maybeck's rapport with nature was such that it is hardly surprising that most of his San Francisco homes

are centered about the Twin Peaks and Forest Hill districts. These areas bordering Sutro Forest lent themselves well to his talent for blending living space with the charms of the outdoors.

One of the finer Maybeck residences in this city is situated in the Haight-Ashbury District. This rustic home, at 1526 *Masonic Avenue*, sits in striking contrast to its neighbors. Built in 1910 for E. B. Power, then Assistant Attorney General of California, its exterior is simple in form and detail. The only exterior motif is the arrowhead design, symbolizing Mr. Power's great interest in the American Indian, used in the shutter of a gable window.

This simplicity leaves one unprepared for Maybeck's interior: massive beams, natural redwood paneling, infinitely-detailed joinings, a mammoth fireplace and the inspiring two-story, cathedral-ceilinged living room. Other interior details normally supplied by Maybeck were designed to the Powers' specifications: copper hardware and fixtures replace the usual brass and a series of three triangular shapes for decoration appears instead of Maybeck's diamond pattern.

A small rustic cottage which incorporates living space with outdoors charm is 196 *Twin Peaks Boulevard*, one of the earliest homes on the steeper slopes of Twin Peaks. Maybeck was commissioned to design the cottage for Miss Alice Gay in 1917—with the express stipulation that it could cost no more than four thousand dollars. Maybeck managed to keep well within his budget; but, in so doing was forced to subdue the superb motifs and wood carvings usually so essential a part of his buildings. Redwood was used throughout, however, and the large living room has a beamed ceiling.

South and west of Twin Peaks lie three additional Maybeck structures, all built in the wild area of Forest Hill between 1913 and 1919. Maybeck designed a number of buildings for friends and for organizations of particular interest to him. A case in point is his residence for Edwin C. Young, whom Maybeck knew through the Bohemian Club. Begun late in 1913, the home at 51 *Sotelo Avenue* was completed in 1914 and is considered the first Maybeck building in the Forest Hill Tract.

Because the house is built into the side of a hill, its dimensions, particularly in depth, are especially impressive. Some Maybeck students feel the exterior of this house represents the beginning of his movement toward fanciful rather than essential forms and patterns, as the ornamentation here seems applied rather than integral to the structure. If this is true (and the projecting beams which form a lattice across the front seem to suggest it) his style had certainly lost none of its strength. Nor are his hallmarks missing: the balconies, a necessity in Europe where he studied, are perhaps more notable here than in any of the

FORMIC BUILDING DATA SHEET

1 2 3 4 5 6 7 8 9 10 11 12

AREA # 8
Section: 6.1

1. Street and Number 737 Buena Vista Block 1256 Lot 12 Zoning Year Built 1897 WD

2. Present Owner and/or Occupant Rbt. D. Turner MA 14083 4803 Present Use Home

3. Interim Owner (s) 3-4 yrs ago HHS Bros Estate? Interim Use (s) studio for JACK LONDON

4. Original Owner Floyd Spradley Original Use Home

5. Architect Builder

6. Architecture: stone base F. Notable Features (Continue, Second Sheet) page 2

A. Construction Material wood G. Architectural Significance as example of its style

B. Number Stories 3 Exceptional ☒ Fair

C. Style of Architecture Colonial revival Excellent Poor

D. Physical Condition Excellent ☒ Fair Good Poor

E. Exterior Desecration of Original Design None ☒ or Little Moderate Amount Considerable

H. Future Secure ☒ Desperate Holding Unknown Threatened

7. Neighborhood Information: A. Compatibility With Neighborhood Structure Yes ☒ No Use Yes ☒ No

B. Importance to Neighborhood Great ☒ Moderate Minor

C. Architecturally Strong Neighborhood Entire Block ☒ (1 side of street)

Both Sides of Street Row of Houses Number in Row

Comments: treasure

8. Historical Information: A. Significance National or State Community

B. Facts (Continue, Attach Second Sheet) page 2

9. Open to Public/Hours

10. Special Research Sources Name/Item Where

11. Screening (Date) Community Consultants: Accept ☒ Reject Comments

12. Cross Street Reference Tava Buena V. West

13. Number of Photos Attached 2

14. Surveyor Signature L. Durne





CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
737 Buena Vista Avenue West		1256012, 1256078
Case No.		Permit No.
2026-001915PRJ		
☐ Addition/ Alteration	☐ Demolition (requires HRE for Category B Building)	☐ New Construction
Project description for Planning Department approval. Historic Landmark Designation (DES)		

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
☐	Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction. (CEQA Guidelines section 15303) Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 32 - In-Fill Development. (CEQA Guidelines section 15332) New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
☒	Other _____ Class 8 - Actions by Regulatory Agencies for Protection of the Environment (CEQA Guidelines section 15308)
☐	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:

Planner Signature: Don Lewis

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:

☒	Category A: Known Historical Resource.
☐	Category B: Potential Historical Resource (over 45 years of age).
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age).

PROPOSED WORK CHECKLIST

Check all that apply to the project.

☐	Change of use and new construction. Tenant improvements not included.
☐	Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	Addition(s) not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
☐	Façade or storefront alterations that do not remove, alter, or obscure character -defining features.
☐	Restoration based upon documented evidence of a building's historic condition , such as historic photographs, plans, physical evidence, or similar buildings.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed.
☐	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

☐	Reclassification of property status. (<i>Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval</i>) ☐ Reclassify to Category A ☐ Reclassify to Category C ☐ Lacks Historic Integrity ☐ Lacks Historic Significance
☐	Project involves a known historical resource (CEQA Category A)
☐	Project does not substantially impact character-defining features of a historic resource (see Comments)
☐	Project is compatible, yet differentiated, with a historic resource.
☐	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
Note: If ANY box above is checked, a Preservation Planner MUST sign below.	
☒	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
Comments by Preservation Planner: Landmark designation, no physical changes	
Preservation Planner Signature: Alex Westhoff	

EXEMPTION DETERMINATION

☒	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Board of Supervisors approval of landmark designation	Signature: Alex Westhoff 05/01/2026
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/ . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.	

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
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NOTICE OF PUBLIC HEARING
LAND USE AND TRANSPORTATION COMMITTEE
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearings will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, July 20, 2026

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subject: **File No. 260570.** Ordinance amending the Planning Code to designate the Alexander Adams Home, located at 1450 Masonic Avenue, Assessor's Parcel Block No. 2603, Lot No. 009, on the east side of Masonic Avenue between Frederick and Java 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.

Subject: **File No. 260571.** Ordinance amending the Planning Code to designate the Born Home, located at 99 Divisadero Street, Assessor's Parcel Block No. 2610, Lot No. 001, on the west side of Divisadero Street between Duboce Street and 14th Street, 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.

Subject: **File No. 260572.** Ordinance amending the Planning Code to designate the Charles Katz Home, located at 1200 Dolores Street, Assessor's Parcel Block No. 6550, Lot No. 043, on the west side of Dolores Street between 25th Street and Clipper Street, 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.

- Subject:** **File No. 260573.** Ordinance amending the Planning Code to designate the Charles L. Hinkel Home, located at 740 Castro Street, Assessor's Parcel Block No. 2752, Lot No. 014, on the west side of Castro Street between 21st Street and 20th Street, 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.
- Subject:** **File No. 260574.** Ordinance amending the Planning Code to designate the De Urioste Home - James C. Hormel Mansion, located at 181 Buena Vista Avenue East, Assessor's Parcel Block No. 1258, Lot No. 026, on the east side of Buena Vista Avenue East between Waller Street and Duboce Avenue, 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.
- Subject:** **File No. 260575.** Ordinance amending the Planning Code to designate the Duboce Triangle Greek Revival Home, located at 2173 15th Street, Assessor's Parcel Block No. 3560, Lot No. 022, on the south side of 15th Street between Noe Street and Sanchez Street, 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.
- Subject:** **File No. 260576.** Ordinance amending the Planning Code to designate the Early Haight Ashbury Farmhouse, located at 11 Piedmont Street, Assessor's Parcel Block No. 2617A, Lot No. 026, on the south side of Piedmont Street between Masonic Street and Delmar Street, 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.
- Subject:** **File No. 260577.** Ordinance amending the Planning Code to designate the Elliott M. Wilson Home, located at 1335 Guerrero Street, Assessor's Parcel Block No. 6532, Lot No. 026, on the east side of Guerrero Street between 25th Street and 26th Street, 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.

- Subject:** **File No. 260578.** Ordinance amending the Planning Code to designate the Engine Company No. 44 / Adams-Van Hoesen House, located at 3816 22nd Street, Assessor's Parcel Block No. 3622, Lot No. 018, on the north side of 22nd Street between Noe Street and Castro Street, 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.
- Subject:** **File No. 260579.** Ordinance amending the Planning Code to designate the Guerrero Street Double Stick Eastlake Home located at 1415-1417 Guerrero Street, Assessor's Parcel Block No. 6568, Lot No. 011B, on the east side of Guerrero Street between Cesar Chavez Street and 26th Street, 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.
- Subject:** **File No. 260580.** Ordinance amending the Planning Code to designate the Henry Street Rowhouses located at 191-197 Henry Street, Assessor's Parcel Block No. 3540, Lot No. 092, on the south side of Henry Street between Castro Street and Noe Street, 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.
- Subject:** **File No. 260581.** Ordinance amending the Planning Code to designate the Holy Innocents Church, located at 455 Fair Oaks Street, Assessor's Parcel Block No. 6533, Lot No. 027, on the east side of Fair Oaks Street 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.
- Subject:** **File No. 260582.** Ordinance amending the Planning Code to designate the John J. Clark House, located at 210 Douglass Street, Assessor's Parcel Block No. 2691, Lot No. 002, on the west side of Douglass Street between Caselli Avenue and 18th Street, 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.

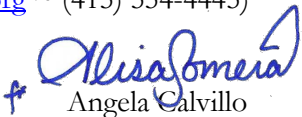
- Subject:** **File No. 260583.** Ordinance amending the Planning Code to designate the Mission Congregational Church, located at 3689 19th Street, Assessor's Parcel Block No. 3598, Lot No. 060, on the south side of 19th Street between Dolores Street and Guerrero Street, as a landmark consistent with 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.
- Subject:** **File No. 260584.** Ordinance amending the Planning Code to designate the Phoenix Brewery, located at 552 Noe Street, Assessor's Parcel Block No. 3583, Lot No. 011, on the west side of Noe Street between 18th Street and 19th Street, 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.
- Subject:** **File No. 260587.** Ordinance amending the Planning Code to designate the Richard Spreckels Mansion / Buena Vista Studios, located at 737 Buena Vista Avenue West, Assessor's Parcel Block No. 1256, Lot No. 078, on the west side of Buena Vista Avenue West between Frederick Street and Central Avenue, 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.
- Subject:** **File No. 260588.** Ordinance amending the Planning Code to designate the Second Church of Christ Scientist, located at 651 Dolores Street, Assessor's Parcel Block No. 3598, Lot Nos. 172-175, on the east side of Dolores Street between Cumberland Street and 20th Street, 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.
- Subject:** **File No. 260589.** Ordinance amending the Planning Code to designate the Tietz-Beneke House, located at 657 Chenery Street, Assessor's Parcel Block No. 6742, Lot No. 030, on the south side of Chenery Street between Diamond Street and Carrie Street, 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.

- Subject:** **File No. 260590.** Ordinance amending the Planning Code to designate the William Shaughnessy Home, located at 394 Fair Oaks Street, Assessor's Parcel Block No. 6511, Lot Nos. 042-044, on the west side of Fair Oaks Street between 25th Street and 24th Street, 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.
- Subject:** **File No. 260681.** Ordinance amending the Planning Code to designate the Fernando Nelson Home, located at 701 Castro Street, Assessor's Parcel Block No. 3603, Lot No. 075, on the east side of Castro Street between 20th Street and Liberty Street, 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.
- Subject:** **File No. 260682.** Ordinance amending the Planning Code to designate the Lange House, located at 199 Carl Street, Assessor's Parcel Block No. 1273, Lot No. 034, on the south side of Carl Street between Stanyan and Shrader 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, July 17, 2026.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org) ~ (415) 554-4445


Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec: vy:as