

File No. 260315

Committee Item No. 5

Board Item No. 28

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: April 20, 2026

Board of Supervisors Meeting:

Date: April 28, 2026

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract / DRAFT Mills Act Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Presentation – April 20, 2026</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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Prepared by: John Carroll

Date: April 16, 2026

Prepared by: John Carroll

Date: April 24, 2026

Prepared by: _____

Date: _____

1 [Initiating Landmark Designation - George Perine House]

2

3 **Resolution initiating landmark designation under Article 10 of the Planning Code for**
4 **the George Perine House, located at 535 Powell Street, Assessor's Parcel Block**
5 **No. 0284, Lot No. 002.**

6

7 WHEREAS, Under Planning Code, Section 1004.1, the Board of Supervisors may by
8 Resolution initiate landmark designations; and

9 WHEREAS, Planning Code, Section 1004.2(b), requires the Historic Preservation
10 Commission to respond to historic district or individual landmark designations initiated by the
11 Board of Supervisors within 90 days, and authorizes the Board, by Resolution, to extend the
12 time within which the Historic Preservation Commission is to render its decision; and

13 WHEREAS, The George Perine House, located at 535 Powell Street, Assessor's
14 Parcel Block No. 0284, Lot No. 002, was constructed in 1907 in the Downtown/Civic Center
15 neighborhood; and

16 WHEREAS, The property is significant as a rare and very late example of a Second
17 Empire style house and as the only structure left downtown built as a single-family residence;
18 and

19 WHEREAS, The property exhibits extant Second Empire features, including masonry
20 cladding, Mansard roof, dormer windows in the steep lower slope of the roof, molded cornices
21 above and below the sloped roof, carved decoration at windows, doors, and cornice, hooded
22 windows with scrolls at the base of the window surround, stone quoins, and belt courses; and

23 WHEREAS, In 2022, the San Francisco Historic Preservation Commission adopted the
24 Victorian Era Styles (1870-1910) Historic Context Statement, which provides an evaluative

25

1 framework for consistent, informed evaluations of San Francisco’s Victorian era architecture,
2 including the Second Empire style; and

3 WHEREAS, Through its extant character defining features and applying the
4 documentation presented in the Victorian Era Styles (1870-1910) Historic Context Statement,
5 the property can be considered as an individually eligible historic resource based on its year
6 built, extant character-defining features, and sufficient integrity; now, therefore, be it

7 RESOLVED, The Board of Supervisors hereby initiates landmark designation of the
8 George Perine House under Planning Code, Section 1004.1; and, be it

9 FURTHER RESOLVED, The Board requests that the Planning Department prepare a
10 landmark designation report to submit to the Historic Preservation Commission for its
11 consideration of the full historical, architectural, aesthetic, and cultural interest and value of
12 the George Perine House; and, be it

13 FURTHER RESOLVED, The Board of Supervisors requests that the Historic
14 Preservation Commission consider whether the George Perine House warrants landmark
15 designation and submit its recommendation to the Board according to Article 10 of the
16 Planning Code.

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FAMILY ZONING PLAN LANDMARKING

D3



Landmark Initiation
Land Use & Transportation Committee
April 20, 2026



Office of District 3 Supervisor
Danny Sauter

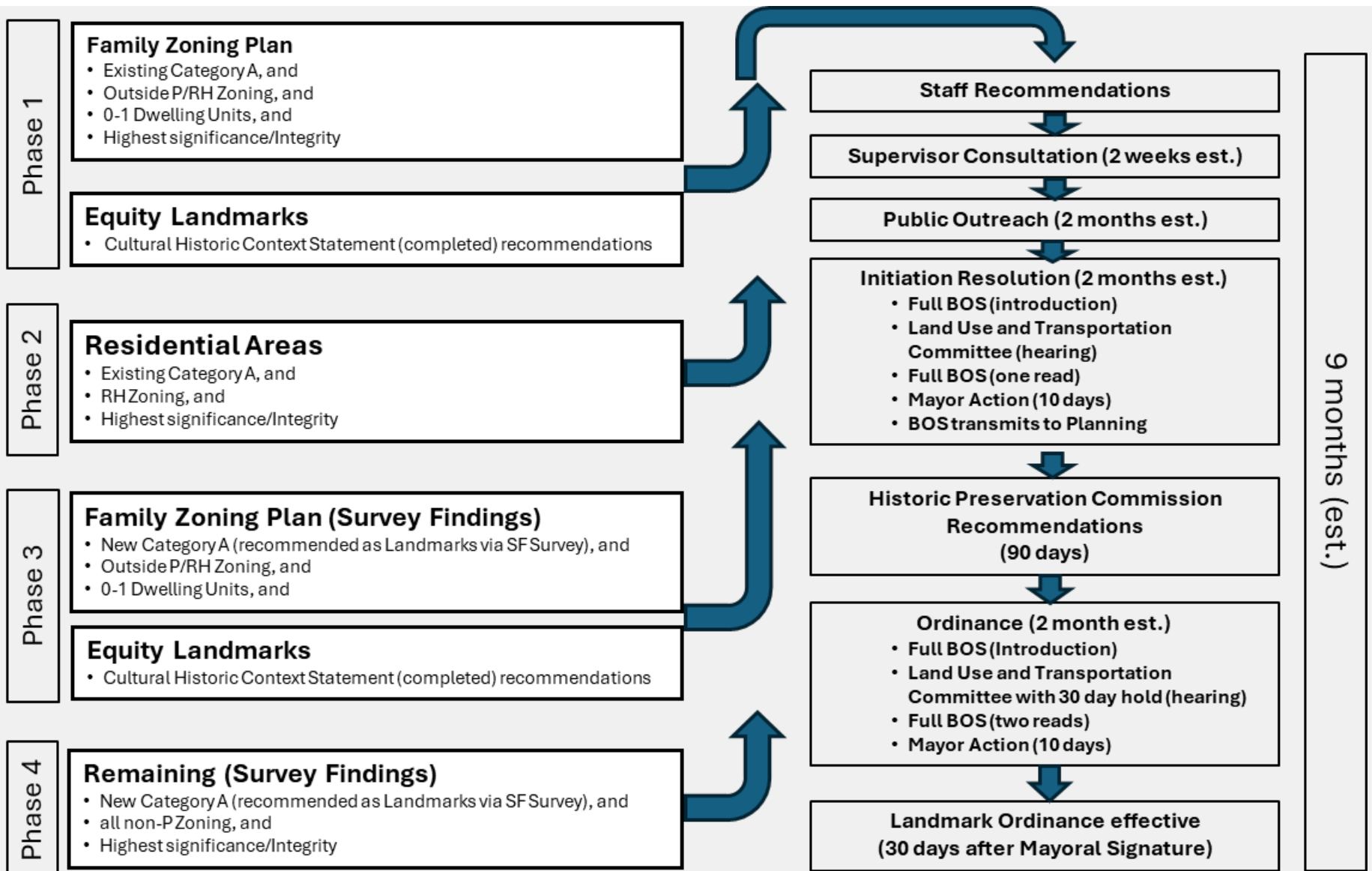


San Francisco
Planning

Existing D3 Article 10 Landmarks



Family Zoning Plan Landmarks Process



Phase 1: District 3 Proposed Landmarks



1 University Club
800 Powell Street
Year Built: 1908
Significant for its Roman Renaissance Revival architecture designed by San Francisco architects of merit Bliss & Faville originally for Stanford University



8 Central Chinese High School
827-829 Stockton Street
Year Built: 1914
Significant for its association with Chinese cultural heritage as a school that promoted Chinese culture and study



15 Mone's Candlelight Lounge
468-478 Broadway
Year Built: 1907
Significant for its association with LGBTQ history in San Francisco as a queer nightclub



2 Saints Peter & Paul Church
600-660 Filbert Street
Year Built: 1922-1924
Significant for its association with Italian American cultural heritage and for its Gothic Romanesque architecture



9 Telegraph Hill Neighborhood Association
1786 Stockton Street
Year Built: 1907
Significant for its First Bay Tradition architecture designed by architect of merit Bernard Mayboeck



16 Finocchio's
500-508 Broadway
Year Built: 1916
Significant for its association with LGBTQ history in San Francisco as a nightclub featuring cross-gender entertainment popular with both the queer community and tourists



3 California Masonic Church
1111-1171 California Street
Year Built: 1908
Significant for its Midcentury Modern architecture designed by architect of merit Albert F. Roller



10 Chinese Consolidated Benevolent Association
848 Stockton Street
Year Built: 1908
Significant for its association with Chinese cultural heritage as the former HQ of the six hui-tuan, an alliance of rival Chinese factions, which represented the interests of all Chinese in O.F. and the West



17 A. Cavalli Bookstore / Vesuvio Cafe
203 Columbus Avenue
Year Built: 1913
Significant for its association with the Counterculture movement in San Francisco



4 Great China Theater
626 Jackson Street
Year Built: 1924
Significant for its association with Chinese cultural heritage originally occupied by the Ying Wei Lun Hoop Theatrical Co., a Chinese Opera company, and later as The Great Star Theater showing Chinese-language movies



11 Bimbo's 365 Club
1001-1025 Columbus Avenue
Year Built: 1981
Significant for its association with Italian American cultural heritage, its Midcentury Modern architecture designed by architect of merit Timothy Pflueger, and as a popular nightclub



18 Fugazi Building
678 Green Street
Year Built: 1912
Significant for its association with the Italian American cultural heritage, LGBTQ history in San Francisco, and architect of merit Italo Zanolini



5 Sing Chong Building
615 Grant Avenue
Year Built: 1907-1908
Significant for its association with Chinese cultural heritage as originally built as Chinese Bazaar with tenants Look Tin Eli, a successful Chinese American businessman



12 George Perine House
555 Powell Street
Year Built: 1910
Significant as a rare and very late example of a second empire style house and as the only structure left downtown built as a single-family residence



19 Italian Athletic Club
1690 Stockton Street
Year Built: 1936
Significant for its association with Italian American cultural heritage and for its Art Deco style architecture



6 Transamerica Pyramid
600 Montgomery Street
Year Built: 1976
Significant for its Brutalist architecture designed by architect of merit William Pereira & Associates



13 Nam Kue School
755 Sacramento Street
Year Built: 1925
Significant for its association with Chinese cultural heritage as the original headquarters of the Rock Yam Benevolent Society and later as the earliest and longest surviving school preserving Chinese culture and language in America



7 Chinese Telephone Exchange
748 Washington Street
Year Built: 1909
Significant for its association with Chinese cultural heritage as the only Chinese telephone exchange in the United States



14 Old First Presbyterian Church
1751 Sacramento Street
Year Built: 1911
Significant for Romanesque Revival architecture by U.C. Berkeley architecture professor William Charles Hays



San Francisco Supervisoral Districts



THANK YOU



San Francisco
Planning

San Francisco Planning
www.sfplanning.org

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

District 3 Supervisor Danny Sauter

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San Francisco, CA 94102

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SauterStaff@sfgov.org

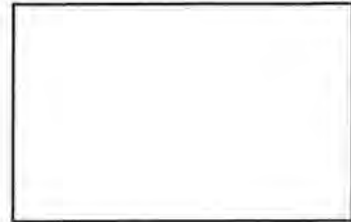
SF Planning

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San Francisco, CA 94103

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shannon.ferguson@sfgov.org

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor _____ inquires..."
- 5. City Attorney Request
- 6. Call File No. _____ from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No. _____
- 9. Reactivate File No. _____
- 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Sauter

Subject:

Initiating Landmark Designation - George Perine House

Long Title or text listed:

Resolution initiating landmark designation under Article 10 of the Planning Code for the George Perine House, located at 535 Powell Street, Assessor's Parcel Block No. 0284, Lot No. 002.

Signature of Sponsoring Supervisor: _____