

1 [Planning Code - Landmark Designation - Power House]

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3 **Ordinance amending the Planning Code to designate the Power House located at 1526**
 4 **Masonic Avenue, Assessor's Parcel Block No. 2616, Lot No. 039, on the east side of**
 5 **Masonic Avenue between Java Street and Upper Terrace, as a landmark consistent**
 6 **with the standards set forth in Article 10 of the Planning Code; affirming the Planning**
 7 **Department's determination under the California Environmental Quality Act; and**
 8 **making public necessity, convenience, and welfare findings under Planning Code,**
 9 **Section 302, and findings of consistency with the General Plan, and the eight priority**
 10 **policies of Planning Code, Section 101.1.**

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

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

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18 Section 1. Findings.

19 (a) Environmental and Land Use Findings.

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

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

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

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

13 (b) General Findings.

14 (1) On March 3, 2026, the Board of Supervisors adopted Resolution No. 113-
15 26, initiating landmark designation of the Power House as a San Francisco Landmark
16 pursuant to Section 1004.1 of the Planning Code. On March 6, 2026, the Mayor approved the
17 resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No.
18 260067.

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 by
23 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 Power
6 House set forth in the Landmark Designation Fact Sheet.

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

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

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19 Section 2. Designation.

20 Pursuant to Section 1004.3 of the Planning Code, the Power House, located at 1526
21 Masonic Avenue, Assessor’s Parcel Block No. 2616, Lot No. 039, is hereby designated as a
22 San Francisco landmark consistent with the standards set forth in Section 1004. Appendix A
23 to Article 10 of the Planning Code is hereby amended to include this property.

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25 Section 3. Required Data.

1 (a) The description, location, and boundary of the landmark site consists of the
2 footprint of the Power House, located on Assessor's Parcel Block No. 2616, Lot No. 039, on
3 the east side of Masonic Avenue between Java Street and Upper Terrace in San Francisco's
4 Haight Ashbury neighborhood, as shown in the Landmark Designation Fact Sheet.

5 (b) The characteristics of the landmark that justify its designation are described and
6 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
7 Planning Department Record Docket No. 2026-002406DES. In brief, the Power House,
8 located at 1526 Masonic Avenue, is eligible as one of San Francisco's few residential
9 properties designed by Architect of Merit Bernard Maybeck. The home was constructed in
10 1910 for U.S. Attorney Mr. E.B. Power and his family, who had camped on the site after the
11 1906 Great Earthquake and Fires and were impressed by the views. At the time Maybeck was
12 a relatively unknown architect, but only five years later designed the Palace of Fine
13 Arts, which he is well known for, and became recognized as one of California's most
14 prominent architects. The home is an early and exemplary example of Maybeck's work, and
15 retains sufficient integrity.

16 (c) The particular features that should be preserved, or replaced in kind as determined
17 necessary, are those generally shown in photographs and described in the Landmark
18 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
19 2026-002406DES, and which are incorporated in this designation by reference as though fully
20 set forth herein. This designation does not identify any interior character-defining features.
21 Specifically, the features that are character-defining and shall be preserved or replaced in kind
22 are the exterior elevations, form, massing, structure, rooflines, architectural ornament, and
23 materials of the property, identified as:

24 (1) Wood construction and shingle siding;

25 (2) Shingled gabled roof with exposed rafter tails and downward roof eave;

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- (3) Asymmetrical façade;
- (4) Front steps with brick base;
- (5) Front-facing dormer with arrowhead motif shutter;
- (6) Front second story porch with shed roof, rafters, and wood frame;
- (7) Front stairway with wood post with small gable cap; and
- (8) Wood windows and door.

Section 4. Effective Date.

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

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

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