

## **LEGISLATIVE DIGEST**

[Planning Code - Landmark Designation - Trocadero Clubhouse]

**Ordinance amending the Planning Code to designate Trocadero Clubhouse, located within Sigmund Stern Recreation Grove, northwest of 19th Avenue and Sloat Boulevard, in Assessor's Parcel Block No. 2488, Lot No. 001, 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 292 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: Trocadero Clubhouse, located within Sigmund Stern Recreation Grove, northwest of 19th Avenue and Sloat Boulevard, in Assessor's Parcel Block No. 2488, Lot No. 001.

The ordinance finds that Trocadero Clubhouse is eligible for designation as it is associated with events that have made a culturally and historically significant contribution to the broad patterns of San Francisco history and it embodies the distinctive characteristics of a type, period, or method of construction. Specifically, designation of Trocadero Clubhouse is proper as it is one of the earliest buildings constructed in the Parkside District and one of the only extant nineteenth-century buildings in southwestern San Francisco. The building is also architecturally and historically significant as an excellent and well-preserved example of the Stick-Eastlake architectural style and as the city's last intact example of a nineteenth-century roadhouse with ground floor interior rooms – Social Hall/Meeting Room and Bar Room – associated with the former roadhouse history. Further, the building is historically significant as

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an early recreational facility, first as a roadhouse and then as part of Sigmund Stern Recreation Grove.

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

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