



May 20, 2026

Ms. Angela Calvillo, Clerk of the Board of Supervisors
Honorable Supervisor Walton
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

Re: **Transmittal of Planning Department Case Number 2026-002414DES**
Amend Landmark Designation of Landmark No. 61: Sylvester House
BOS File No. TBD

Dear Ms. Calvillo and Supervisor Walton,

On May 6, 2026, the San Francisco Historic Preservation Commission (hereinafter “HPC”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider a draft ordinance to amend landmark designation of Landmark No. 61, located at 1556 Revere Avenue, Assessor’s Parcel Block No. 5340, Lot No. 006, to rename the Landmark as the Blacketer-Sylvester House and to recognize the restoration and stewardship of the landmark property by former owner Linda Blacketer.

At the hearing, the HPC voted to approve a resolution to recommend landmark designation amendment pursuant to Article 10 of the Planning Code.

The proposed landmark designation is exempt from the California Environmental Quality Act (“CEQA”) as a Class 8 Categorical Exemption.

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

Sincerely,

Veronica Flores
Acting Manager of Legislative Affairs

Cc: Percy Burch, Legislative Aide
Peter Miljanich, City Attorney's Office
John Carroll, Office of the Clerk of the Board
Rich Sucre, Planning Department, Deputy Director of Current Planning
Pilar LaValley, Planning Department
board.of.supervisors@sfgov.org
bos.legislation@sfgov.org.

Attachments:

Draft Article 10 Landmark Designation Amendment Ordinance (PDF)
Planning Department Recommendation Executive Summary, dated May 6, 2026
Article 10 Landmark Designation Amendment Fact Sheet
CEQA Determination

Included with this electronic transmittal:

Historic Preservation Commission Resolution No. 1562 (Recommendation)
Draft Article 10 Landmark Designation Amendment Ordinance (Word)
Legislative Digest for Amendment of Landmark No. 61 (Word)

1 [Planning Code - Landmark Designation Amendment - Sylvester House]

2 **Ordinance amending the Landmark Designation for Landmark No. 61, Sylvester House**
 3 **located at 1556 Revere Avenue, Assessor's Parcel Block No. 5340, Lot No. 006, under**
 4 **Article 10 of the Planning Code, to rename the landmark and recognize the restoration**
 5 **and stewardship of former owner Linda Blacketer; affirming the Planning Department's**
 6 **determination under the California Environmental Quality Act; and making public**
 7 **necessity, convenience, and welfare findings under Planning Code, Section 302, and**
 8 **findings of consistency with the General Plan and the eight priority policies of Planning**
 9 **Code, Section 101.1.**

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

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

16 Section 1. Findings.

17 (a) Environmental and Land Use Findings.

18 (1) The Planning Department has determined that the Planning Code
 19 amendment proposed in this ordinance is subject to a Categorical Exemption from the
 20 California Environmental Quality Act (California Public Resources Code Sections 21000 et
 21 seq., "CEQA") pursuant to Section 15308 of the CEQA Guidelines (California Code of
 22 Regulations, Title 14, Sections 15000 et seq.), as an action taken by a regulatory agency for
 23 the protection of the environment (in this case, landmark designation). Said determination is
 24 on file with the Clerk of the Board of Supervisors in File No. _____ and is
 25 incorporated herein by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation amendment of Landmark No. 61, Sylvester House, to
3 rename the landmark the “Blacketer-Sylvester House” in recognition of the restoration and
4 stewardship of the building by former owner Linda Blacketer, Assessor’s Parcel Block No.
5 5340, Lot No. 006, will serve the public necessity, convenience, and welfare for the reasons
6 set forth in Historic Preservation Commission Resolution No. _____, recommending
7 approval of the proposed amended designation, which is incorporated herein by reference.

8 (3) The Board of Supervisors finds that the proposed amendment to the
9 landmark designation of Sylvester House is consistent with the General Plan and with
10 Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission
11 Resolution No. _____.

12 (b) General Findings.

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

16 (2) Board of Supervisors Ordinance No. 124-74, enacted in March 1974,
17 designated the Sylvester House, located at 1556 Revere Avenue, Assessor’s Parcel Block
18 No. 0339, Lot No. 003, as Landmark No. 61. That ordinance, which incorporated by reference
19 the Planning Commission and Landmarks Preservation Advisory Board resolutions and case
20 report (approved by LPAB on October 17, 1973) required that the “...Landmark should be
21 preserved generally in all of its particular exterior features as existing on the date hereof and
22 as described and depicted in the photographs, case report, and other material on file in the
23 Department of City Planning Docket LM 73.6.”

24 (3) On February 24, 2026, the Board of Supervisors adopted Resolution No.
25 070-26, initiating landmark designation amendment of Landmark No. 61, Sylvester House,

1 pursuant to Section 1004.1 of the Planning Code. On February 27, 2026, the Mayor signed
2 the approved resolution. Said resolution is on file with the Clerk of the Board of Supervisors in
3 Board File No. 260150.

4 (4) Planning Department Preservation staff prepared a Landmark Designation
5 Fact Sheet for amended landmark designation of Sylvester House, to rename the landmark
6 the “Blacketer-Sylvester House” in recognition of the restoration effort and stewardship of the
7 building by former owner Linda Blacketer. All preparers meet the Secretary of the Interior’s
8 Professional Qualification Standards for historic preservation program staff, as set forth in
9 Code of Federal Regulations Title 36, Part 61, Appendix A. The report was reviewed for
10 accuracy and conformance with the purposes and standards of Article 10 of the Planning
11 Code.

12 (5) On May 6, 2026, after holding a public hearing and having considered the
13 specialized analyses prepared by Planning Department staff, including the Landmark
14 Designation Fact Sheet, the Historic Preservation Commission recommended amending the
15 landmark designation of Sylvester House under Article 10 of the Planning Code by Resolution
16 No. _____. Said resolution is on file with the Clerk of the Board in File No. _____.

17 (6) The Board of Supervisors hereby finds that Blacketer-Sylvester House,
18 located at 1556 Revere Avenue, has a special character and special historical, architectural,
19 and aesthetic interest and value, and that its amended designation as a Landmark will further
20 the purposes of and conform to the standards set forth in Article 10 of the Planning Code. In
21 doing so, the Board hereby incorporates by reference the findings of the Landmark
22 Designation Fact Sheet.

23
24 Section 2. Amendment of Landmark Designation.

25 (a) Pursuant to Section 1004.3 of the Planning Code, the Landmark Designation of

1 Sylvester House, located at 1556 Revere Avenue, Assessor's Parcel Block No. 5340, Lot No.
2 006, is hereby amended as specified in Sections 3 and 4 of this ordinance.

3 (b) Appendix A to Article 10 of the Planning Code is hereby amended with respect to
4 Landmark No. 61, to indicate that Landmark No. 61 has been amended by this ordinance.

5 (c) If there is a conflict between the landmark designation in this ordinance and the
6 landmark designation in Ordinance No. 124-74, the provisions of this ordinance shall prevail.

7

8 Section 3. Designation.

9 Pursuant to Section 1004 of the Planning Code, the Blacketer-Sylvester House, located
10 at 1556 Revere Avenue, Assessor's Parcel Block No. 5340, Lot No. 006, as set forth in
11 Section 4, is hereby designated as a San Francisco Landmark under Article 10 of the
12 Planning Code. Appendix A to Article 10 of the Planning Code is hereby amended to include
13 this property.

14

15 Section 4. Required Data.

16 (a) The description, location, and boundary of the Landmark site consists of the City
17 parcel located at 1556 Revere Avenue, Assessor's Parcel Block No. 5340, Lot No. 006, in
18 San Francisco's Bayview Hunters Point neighborhood.

19 (b) The characteristics of the Landmark that justify its amended designation are described and
20 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
21 Planning Department Record Case No. 2026-002414DES. In brief, the Blacketer-Sylvester
22 House is eligible for landmark designation because it is associated with events that have made
23 a significant contribution to the broad patterns of San Francisco history (National Register of
24 Historic Places Criterion A) and as an example that embodies the distinctive characteristics of
25 a type, period, region, or method of construction (Criterion C). Specifically, the Blacketer-

1 Sylvester House is significant as a rare surviving example of a grand “farmhouse,” representing
2 the agricultural and ranching history of southeastern San Francisco. Furthermore, 1556 Revere
3 Avenue, constructed between 1865 and 1870 by prominent carpenter and home builder
4 Stephen L. Piper, is an exceptionally fine and unique variation of a Victorian-era Italianate villa
5 with Gothic Revival detailing. The building, which had reached an advanced state of
6 deterioration by the early 1970s, is also an impressive example of dedicated and faithful multi-
7 decade restoration guided by former owner Linda Blacketer (joined later by her husband), a
8 public health nurse that purchased the building in 1978. This award-winning preservation project
9 focused on preserving and restoring distinctive original exterior and interior features, through
10 the efforts of artists and artisans dedicated to traditional craftsmanship in the building arts, to
11 ensure long-term preservation of this unique architectural and historical gem, one of only a
12 handful of rare, early and continually inhabited single-family Victorian-era dwellings in San
13 Francisco.

14 (c) The particular features that shall be preserved, or where the City determines it is
15 necessary due to deterioration of the feature, repaired or replaced in kind, are those generally
16 shown in photographs and described in the Landmark Designation Fact Sheet, which can be
17 found in Planning Department Record Case No. 2026-002414DES, and which are
18 incorporated in this designation by reference as though fully set forth. Specifically, the
19 following features are character-defining and shall be preserved, repaired in-kind, or replaced
20 in kind:

21 (1) The character-defining exterior features of Blacketer-Sylvester House (1556
22 Revere Avenue), including:

- 23 (A) Deep front setback enclosed by a low wrought iron fence atop a cast-
24 stone curb;
- 25 (B) Two-story over high basement and four-square massing;

- 1 (C) Horizontal drop-lap redwood cladding;
- 2 (D) Low-pitched hipped roof sloping to a central ridge capped with a metal
3 and wire-glass skylight;
- 4 (E) Three red brick chimneys that protrude through roof; two along
5 western edge of roof and one at northern edge of roof;
- 6 (F) Front façade arranged in five symmetrical bays with recessed center
7 entry accessed from front porch, including those features protected by
8 easement held by San Francisco Heritage, a non-profit organization:
- 9 i. Extending the width of front façade, the covered front porch
10 with flat roof has a moderately projecting cornice with fine
11 dentils and modillions, supported by six wooden fluted
12 columns, capped by cast-iron Corinthian capitals, resting upon
13 a low wooden balustrade with turned balusters that encloses
14 the porch;
- 15 ii. Wide staircase with wood treads and risers and wood handrail
16 on turned balusters anchored by blocky wood newel posts with
17 finials rises to the porch on axis with the center entrance;
- 18 iii. Tall arched central entrance, highlighted by Gothic-style
19 framing of radiating arched wood moldings, with recessed
20 wood paneled double doors below a fanlight;
- 21 iv. Fenestration on the first floor consisting of four round arched
22 window openings, highlighted by Gothic-style framing of
23 radiating arched wood moldings, more subdued in dimension
24 and detail than around entry, with double-hung, round arched,
25 wood windows with ogee lugs;

- 1 v. Fenestration on the second floor, consisting of five round
2 arched window openings with projecting center keystone,
3 flanked by flat fluted pilasters, and surmounted by heavy and
4 projecting curvilinear pediments supported by prominent
5 consoles or brackets, with round arched double-hung wood
6 windows with ogee lugs;
- 7 vi. Roofline cornice that projects prominently and is supported by
8 many closely spaced consoles, or brackets, and extends along
9 the side elevations;
- 10 vii. On east (side) elevation, fenestration consisting of three round
11 arched window openings (two at first floor and one at second
12 floor) with round arched double-hung wood windows with ogee
13 lugs;
- 14 viii. On west (side) elevation, fenestration consisting of five round
15 arched window openings (three at first floor and two at second
16 floor) with round arched double-hung wood windows with ogee
17 lugs;

18 (2) Character-defining interior features of the Blacketer-Sylvester House (1556
19 Revere Avenue), including;

- 20 (A) Marble fireplace surrounds and mantelpieces;
- 21 (B) Stair in main hallway with wood treads and risers, trapezoidal wood
22 paneled newel post, and continuous curved wood handrail on turned
23 wood balusters that runs length of stair and second floor hallway;
- 24
25

- 1 (C) Faux wood-grained paneled wood doors and original moldings,
2 including radiating, stacked wood trim around door openings,
3 cornices, and wainscots;
4 (D) Stenciled frieze and wood cornice with convex curvilinear moldings
5 extending around upper edge of walls in former "ballroom," now large
6 rectangular room that spans the southeast side of first floor; and,
7 (E) Wide pine flooring.

8
9 Section 5. Effective Date.

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

14
15 APPROVED AS TO FORM:
16 DAVID CHIU, City Attorney

17 By:

18 PETER MILJANICH
Deputy City Attorney

19 4927-9041-0150, v. 1
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LANDMARK DESIGNATION RECOMMENDATION EXECUTIVE SUMMARY

HEARING DATE: MAY 6, 2026

Record No.: 2026-002414DES
Project Address: 1556 Revere Avenue (Landmark No. 61: Sylvester House)
Zoning: RH-2 (Residential-House, Two Family)
 40-X Height and Bulk District
Block/Lot: 5340/006
Cultural District: African American Arts & Cultural
Project Sponsor: SF Planning Department
 49 South Van Ness Avenue, Suite 1400
 San Francisco, CA 94124
Property Owner: Blacketer-Dodt Fmly Revocable Tr
 1556 Revere Avenue
 San Francisco, CA 94103
Environmental Review: Categorical Exemption
Staff Contact: Pilar LaValley (628-652-7372) pilar.lavalley@sfgov.org

RECOMMENDATION: Recommend Landmark Designation Amendment to the Board of Supervisors

Property Description

1556 Revere Avenue (Sylvester House) is located mid-block on north side of Revere Avenue, between Lane and Keith streets, in the Bayview Hunters Point neighborhood (Assessor’s Block 5340, Lot 006). The subject property is located a block and a half east of the 3rd Street corridor. The surrounding block is characterized by one- to two-story, residential buildings interspersed with institutional buildings, such as Bayview Hunter’s Point YMCA, and mixed-use buildings at intersections.

1556 Revere Avenue is setback from the street and has a front yard enclosed by a wrought iron fence on a cast-stone curb. The tall two-story-over-high-basement wood frame structure has a prominent four-square massing, towering over adjacent residences. The building, including the tall basement, is clad in horizontal redwood siding and has a low-pitched hipped roof sloping to a central ridge. At the rear is a diminutive two-story, hipped roof addition clad with horizontal wood siding.

The front façade features an expansive first floor porch, prominent upper story fenestration, and a projecting roof cornice featuring numerous closely spaced consoles. The front porch spans the entire facade, its roof covering the first-floor windows and central front entrance. A row of six fluted wooden columns with cast iron Corinthian capitals supports the ‘dentillated and modillioned’ porch cornice. A low balustrade encloses the porch and extends down the wide wood staircase that is aligned with the centered entrance. A large archway with Gothic detailing frames the paneled double door entry and overhead fanlight. The fenestration is regular, with double-hung arched wood windows, framed in Gothic-style detailing. Each of the five upper story windows is flanked by fluted pilasters and surmounted by a projecting curvilinear pediment. Consoles and ornamental keystones form the base of each window pediment.

The floor plan of 1556 Revere Avenue consists of four bedrooms of equal size, a bathroom (converted from original ‘fainting room’), a ballroom, a library, and a dining room with a kitchen and ‘garden’ room extending from rear of first floor. The top attic floor is one large room with beamed ceiling echoing shape of the hipped roof and sloping out from a large opening capped by a metal and wire glass skylight. Former servant’s quarters, above the kitchen on second floor of rear extension, have been made into a three-room apartment.

Outstanding historic design features of the interior are the deep moldings around the interior doors, faux wood-grain finish of interior doors and moldings, casework at the windows, , wood stairs with newel post and curving, continuous railing with turned balusters and handrail, and the six Italian marble fireplaces, identical except for their keystones. The ballroom features ornate stenciling and rococo gold relief work,¹ as well as a circa 1915 original art nouveau mural by the son of the second owner, Silvio Faggione.²

A grand Victorian-era villa in the Italianate style with Gothic Revival decoration, 1556 Revere Avenue was constructed between 1865 and 1870 by prominent post-Gold Rush carpenter and house builder Stephen L. Piper for Daniel and Maria Sylvester and their eight children. Piper lived at 18th Avenue South, near Bayview Park, during the 1860s and 1870s, and is known to have built a number of houses in South San Francisco (now Bayview Hunters Point). Piper also constructed the ‘South San Francisco Opera House’ ca. 1880, (Henry Geilfuss, architect), now known as The Ruth Williams Opera House, formerly known as the Bayview Opera House. The Opera House is San Francisco’s Landmark No. 8, and it was listed on the National Register of Historic Places in 2011.

The building served as the ‘farmhouse’ for a cattle ranch that included the mansion and several stables and out-buildings, and served as the primary residence of Sylvester family from 1870s to 1910s. The house was originally located on the south side of Sumatra Street (now Quesada Street) before it was relocated to present location in 1913 by new owner, GianBautista Faggione, a boat builder, and his family. The basement was added at the time of the move, being constructed from the stables that stood on the Quesada Street lot. As noted on “The History” page of The Sylvester House website,

Silvio Faggione, third son, an artist, maintained a studio in the attic of the house and completed the ‘Rosebud’ painting and the decorative stencil and frieze work seen in the ‘ballroom’. Along with brother Augusto ‘Gus’, an architectural and decorative painter, he completed the interiors of numerous

¹ Alexandra Edwards, “The Sylvester Mansion: A Grand Victorian,” *San Francisco Gentry* (Volume 3, Number 12), 1986, 14.

² Julie Zigoris, “Peek inside a Bayview landmark home...”, *The San Francisco Standard* (October 19, 2025).

bank and civic buildings of the era, including the Avenue and Castro theaters, the Bayview Opera House and the original Bank of Italy building (Montgomery/Clay) in San Francisco.³

It is likely, given their professions, that some of the more decorative elements of the interior, including the art nouveau mural and decorative stenciling in ballroom, were installed during the Faggione's relocation and renovation of the building. The Faggione family occupied the residence until the early 1930s, then operated it as a boarding house until the mid-1960s.

The house was sold to its third owner, William Marshall, in 1966 in dilapidated condition. During Marshall's ownership the property continued to deteriorate, falling into significant disrepair due to overall neglect.

In 1978, the Sylvester House was sold to former owner Linda Blacketer, who embarked upon a four-decades-long, dedicated and faithful restoration including building systems upgrades, significant decorative enhancements, with added furnishing and art collections.

Blacketer collaborated with numerous artisans and artists during the restoration process, including crafts persons from Artistic License, a nonprofit guild dedicated to preserving and advancing traditional craftsmanship in the building arts, based in San Francisco,⁴ famed cycling artist Larry Boyce,⁵ and many others. At 1556 Revere Avenue, artisans and guild members, committed to the preservation, restoration, and celebration of historic tradecraft and techniques, assisted in restoring the faux wood-grain interior paneled doors and moldings, restored carved moldings, built custom cabinetry, and repaired damaged woodwork, moldings, and turned spindle work stair balusters.

After restoring the exterior of the building, including in-kind reconstruction of the severely deteriorated front porch and reinstallation of repaired balusters and railings, Blacketer (and her husband) deeded a façade easement to the Foundation for San Francisco's Architectural Heritage. Blacketer and her husband also opened the house to the public, hosting monthly open houses as well as political, community, and cultural events, tours, and concerts.

Linda Blacketer's restoration and preservation of 1556 Revere Avenue was recognized by San Francisco Beautiful with the Robert C. Friese Preservation Award in 2005. Linda Blacketer passed away in 2021. The restored architectural gem is a testament to the vision and creative spirit of Linda Blacketer, who ensured the long-term preservation of Landmark No. 61, one of a handful of rare, early and continually inhabited single-family Victorian dwellings in San Francisco

Project Background

The proposal to designate the Sylvester House at 1556 Revere Avenue was initiated by the Landmarks Preservation Advisory Board on October 17, 1973, and said Advisory Board, after due consideration, recommended approval of this proposal and referred the proposal to the Planning Commission. The Planning Commission, on November 29, 1973, reviewed the Advisory Board's recommendation and approved the

³ <https://www.sylvesterhouse1865.com/history-1>, accessed April 15, 2026.

⁴ <https://artisticlicense.org/about-artistic-license/>, accessed April 28, 2026.

⁵ Terence McCarthy, "[Itinerant Painter Rides the West By Bike](#)," *The New York Times* (April 29, 1982). Accessed April 28, 2026.

proposal to designate the Sylvester House. The Board of Supervisors approved landmark designation of the Sylvester House on March 24, 1974, with Landmark No. 61 effective on April 5, 1974.

In the 1974 landmark designation documents, the particular features of the exterior of the building to be preserved were described as:

The two-story wooden frame structure represents a variation of the Italianate style. The facade of the house stands high and foursquare; its main features include [an] expansive first floor porch, prominent upper story fenestration, and a projecting roof cornice. The front porch spans the entire facade, its roof covering the first-floor windows and central front entrance. A row of six wooden Corinthian columns support the dentillated porch cornice. A low balustrade encloses the porch to the entrance way, which is approached by a wide center staircase. A large archway frames the paneled double door entry and overhead fanlight. The framing is finished in Gothic detailing.

The roof cornice is supported by a row of closely spaced consoles. The roof is low, pitched and sloping to the central ridge.

The fenestration is regular, with double hung arched windows. The framing of the windows is also Gothic. Each of the five upper story windows is flanked by fluted pilasters and surmounted by a projecting curvilinear pediment. Consoles and ornamental keystones form the base of the pediment.

In late 2024, the property owner of 1556 Revere Avenue inquired with SF Heritage, the Planning Department, and Supervisor Walton about the process to officially add the name of his deceased partner Linda Blacketer to the landmark designation of Landmark No. 61: Sylvester House, to honor Blacketer's decades-long preservation efforts. Following receipt of guidance that officially renaming the landmark would require amendment of Landmark No. 61, the property owner coordinated with Supervisor Walton's office on this effort.

On February 11, 2026, Supervisor Walton introduced a proposed Resolution under Board of Supervisors (hereinafter "Board") File No. 260150 to initiate amendment of Landmark No. 61. On February 24, 2026, the Board voted unanimously to approve the Resolution, and on February 27, 2026, with the Mayor's signature, Resolution No. 070-26 initiating amendment of landmark designation of the Sylvester House became effective.

Project Description

The Historic Preservation Commission (HPC) shall consider recommendation of amendment of landmark designation of Landmark No. 61 (Sylvester House) under Article 10 of the Planning Code, Section 1004.2.

If the HPC decides to recommend designation of the subject property as an amended Article 10 landmark it will be forwarded to the Board of Supervisors. The proposed amendment would then be considered at a future Board of Supervisors hearing for formal Article 10 landmark designation.

Compliance With Planning Code

The proposed project is in compliance with all other provisions of the 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 property meets the requirements for eligibility as an individual landmark pursuant to Article 10 of the Planning Code. The justification for its inclusion is explained further in the attached Landmark Designation Fact Sheet, and briefly in this Executive Summary.

Significance: Blacketer-Sylvester House (1556 Revere Avenue), constructed between 1865 and 1870, is significant as a rare surviving example of a grand “farmhouse” and a continually inhabited, single family dwelling in San Francisco. The house is representative of the agricultural and ranching history of southeastern San Francisco, serving as the Sylvester family’s residence where they operated as wholesale butchers and cattle dealers in the nearby “Butchertown” neighborhood. Furthermore, 1556 Revere Avenue, constructed by prominent carpenter and home builder Stephen L. Piper, is an exceptionally fine and unique variation of a Victorian-era Italianate villa with Gothic Revival detailing. The building, which had reached an advanced state of deterioration by the mid-1970s, is also an impressive example of a dedicated and faithful multi-decade preservation project, led by former owner Linda Blacketer, a public health nurse who purchased the severely deteriorated building in 1978. Blacketer focused on preserving and restoring the building’s traditional craftsmanship and historic materials will also making building system upgrades to ensure longevity of the landmark building.

Underrepresented Landmark Types: The proposed landmark designation addresses one of the four previously identified underrepresented landmark types prioritized by the Commission: landmark properties in underrepresented geographies of the city.

Integrity: There have been several significant alterations to the subject building, including reconstruction of front porch, in-kind replacement of windows, restoration and rehabilitation of interior finishes and features, seismic upgrade, and two-story horizontal addition at rear. While the alterations have diminished aspects of the materials and workmanship of the building, the building retains high integrity to convey its architectural and historical significance.

Boundaries of the Landmark: The proposed Landmark amendment encompasses the Blacketer-Sylvester House (1556 Revere Avenue), Assessor’s Parcel Block No. 5340, Lot No. 006.

Other Considerations:

- **Property Owner Notice:**

- On April 16, 2026, the Department sent mailed notice to the property owner regarding the landmark designation recommendation hearing scheduled for May 6, 2026.
- On April 6, 2026, the Department conducted a site visit to tour the building with the property owner.

- **Property owner input:** The current property owner supports and is the proponent of the proposed Landmark amendment to add the name of his deceased partner Linda Blacketer, who restored the building, to the designation.

- **Public / Neighborhood Input:** Planning has not received any public comment to date.
- **Interior Character-Defining Features:** Inclusion of interior features as character-defining is warranted as they are representative of the building's original Victorian-era craftsmanship and style of its decorative finishes as well as restoration and preservation completed by artists and artisans, including guild members with Artistic License, guided by former owner Linda Blacketer. Blacketer showcased the restored house and its Victorian-era details during monthly open houses, where the building's architectural details were highlighted along with Blacketer's Victoriana collection. Collaborations with firms like Bradbury & Bradbury led to building interiors being featured in magazine articles and promotional brochures, and the house was also opened for tours and other fundraising events with local preservation groups, like Victorian Alliance and SF Heritage, as well as community and political events and concerts.
- **African American Arts & Cultural District:** The project site is located within the African American Arts & Cultural Heritage District, established in 2018, to advance, cultivate, enrich, and advocate for African-American equity, cultural stability, vibrancy, and economic vitality. The Cultural District encompasses all of the Bayview Hunters Point neighborhood with the objective to preserve, strengthen and promote cultural assets and diverse communities. At this time, the Cultural District does not possess any specific land use controls that are specific to this project.

Racial and Social Equity Analysis

On July 15, 2020, the San Francisco Historic Preservation Commission adopted Resolution No. 1127 centering Preservation Planning on racial and social equity. Understanding the benefits, burdens, and opportunities to advance racial and social equity that proposed Preservation Planning documents provide is part of the Department's Racial and Social Equity Initiative. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability and with the Office of Racial Equity, which required all Departments to conduct this analysis.

The proposed landmark designation amendment of Landmark No. 61 makes no substantive policy changes to the Planning Code or the Planning Department's procedures. Staff does not foresee any direct or unintended negative consequences from the proposed landmark designation amendment.

Environmental Review Status

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight-Categorical).

Basis for Recommendation

The Department recommends that the Historic Preservation Commission recommend to the Board of Supervisors landmark designation amendment of Landmark No. 61, Sylvester House, to recognize the award-

winning restoration and preservation stewardship of former owner Linda Blacketer and rename the landmark the Blacketer-Sylvester House, as it meets the provisions of Article 10 of the Planning Code regarding Landmark Designation. The Blacketer-Sylvester House, constructed between 1865 and 1870, is significant as one of the earliest and last surviving grand “farmhouses” in San Francisco. Built by prominent home builder Stephen L. Piper, the Blacketer-Sylvester House is also a unique variation of a Victorian-era Italianate villa with Gothic Revival-style details, all carefully restored and preserved through the multi-decade restoration project of former owner Linda Blacketer.

Attachments

Draft Resolution Recommending Landmark Designation Amendment

Exhibit A – Draft Landmark Designation Ordinance

Exhibit B – Landmark Designation Fact Sheet

Exhibit C – Maps and Context Images

Exhibit D – Board of Supervisors Resolution 070-26

Exhibit E – Landmarks Preservation Advisory Board Case Report for 1556 Revere Avenue



ARTICLE 10 LANDMARK DESIGNATION FACT SHEET

Table 1. Property Information

<i>Historic Name:</i>	Sylvester House
<i>Address:</i>	1556 Revere Avenue
<i>Block/ Lot(s):</i>	5340/006
<i>Parcel Area:</i>	5,623 square feet
<i>Zoning:</i>	RH-2 (Residential-House, Two Family) 40-X Height and Bulk District African American Arts & Cultural District
<i>Year Built:</i>	c. 1865
<i>Carpenter and House Builder:</i>	Stephen L. Piper
<i>Prior Historic Studies/Other Designations:</i>	Landmark No. 61: Sylvester House (1556 Revere Avenue)
<i>Prior HPC Actions:</i>	On October 17, 1973, by Resolution No. 95, the Landmarks Preservation Advisory Board (LPAB) formally initiated proceedings for the designation of Sylvester House and recommended that the City Planning Commission approve this designation. At their hearing on November 29, 1973, the Planning Commission adopted Resolution No. 7105 to approve landmark designation. The designation was subsequently approved by the Board of Supervisors that upheld the Planning Commission decision by approving Ordinance No. 124-74 on March 4, 1974.

Table 2. Property Significance

<i>Significance Criteria:</i>	<i>Events:</i> Associated with events that have made a significant contribution to the broad patterns of our history. (National Register Criterion A) <i>Architecture/Design:</i> Embodies the distinctive characteristics of a type, period, or method of construction, and/or represents the work of a master. (National Register Criterion C)
<i>Period of Significance:</i>	c. 1865; c. 1980. The two periods of significance are building’s original date of construction and beginning of ownership period by Linda Blacketer.

<p><i>Statement of Significance:</i></p>	<p>Representing the agricultural and ranching history of southeastern San Francisco, the Blacketer-Sylvester House is significant as a rare surviving example of a grand “farmhouse,” serving as the Sylvester family’s primary residence and base for their business as wholesale butchers and cattle dealers in the nearby “Butchertown” neighborhood. Furthermore, 1556 Revere Avenue, constructed between 1865 and 1870 by prominent carpenter and home builder Stephen L. Piper, is an exceptionally fine and unique variation of a Victorian-era Italianate villa with Gothic Revival detailing. The building, which had reached an advanced state of deterioration by the early 1970s, is also an impressive example of traditional artisan craftsmanship applied to the restoration and preservation of the landmark’s distinctive original exterior and interior features, all part of a dedicated and faithful multi-decade restoration guided by former owner Linda Blacketer (joined later by her husband), a public health nurse that purchased the severely deteriorated building in 1978.</p>
<p><i>Assessment of Integrity:</i></p>	<p>There have been several significant alterations to the subject building, including reconstruction of front porch, in-kind replacement of windows, restoration and rehabilitation of interior finishes and features, seismic upgrade, and two-story horizontal addition at rear. While the alterations have diminished aspects of the materials and workmanship of the building, the building retains architectural and historical integrity to convey its significance as a grand “farmhouse,” as an example of a Victorian-era Italianate villa with Gothic Revival detailing, and impressive example of traditional artisan craftsmanship applied to the restoration and preservation of the landmark’s distinctive features, all part of a dedicated and faithful multi-decade restoration guided by former owner Linda Blacketer. Further, the building retains integrity of location, design, materials, workmanship, feeling, association, and setting.</p>

Character-Defining Features:

- (1) The character-defining exterior features of Blacketer-Sylvester House (1556 Revere Avenue), including:
 - (A) Deep front setback enclosed by a low wrought iron fence atop a cast-stone curb;
 - (B) Two-story over high basement and four-square massing;
 - (C) Horizontal drop-lap redwood cladding;
 - (D) Low-pitched hipped roof sloping to a central ridge capped with a metal and wire-glass skylight;
 - (E) Three red brick chimneys that protrude through roof; two along western edge of roof and one at northern edge of roof;
 - (F) Front façade arranged in five symmetrical bays with recessed center entry accessed from front porch, including those features protected by easement held by San Francisco Heritage, a non-profit organization;
 - i. Extending the width of front façade, the covered front porch with flat roof has a moderately projecting cornice with fine dentils and modillions, supported by six wooden fluted columns, capped by cast-iron Corinthian capitals, resting upon a low wooden balustrade with turned balusters that encloses the porch;
 - ii. Wide staircase with wood treads and risers and wood handrail on turned balusters anchored by blocky wood newel posts with finials rises to the porch on axis with the center entrance;
 - iii. Tall arched central entrance, highlighted by Gothic-style framing of radiating arched wood moldings, with recessed wood paneled double doors below a fanlight;
 - iv. Fenestration on the first floor consists of four round arched window openings, highlighted by Gothic-style framing of radiating arched wood moldings, more subdued in dimension and detail than around entry, with double-hung, round arched, wood windows with ogee lugs;
 - v. Fenestration on the second floor, consisting of five round arched window openings with projecting center keystone, flanked by flat fluted pilasters, and surmounted by heavy and projecting curvilinear pediments supported by prominent consoles or brackets, with round arched double-hung wood windows with ogee lugs;
 - vi. Roofline cornice that projects prominently and is supported by many closely spaced consoles, or brackets, and extends along the side elevations;
 - vii. On east (side) elevation, fenestration consisting of three round arched window openings (two at first floor and one at second floor) with round arched double-hung wood windows with ogee lugs;
 - viii. On west (side) elevation, fenestration consisting of five round arched window openings (three at first floor and two at second floor) with round arched double-hung wood windows with ogee lugs;

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- (2) Character-defining interior features of the Blacketer-Sylvester House (1556 Revere Avenue), including;
- (A) Marble fireplace surrounds and mantelpieces;
 - (B) Stair in main hallway with wood treads and risers, trapezoidal wood paneled newel post, and continuous curved wood handrail on turned wood balusters that runs length of stair and second floor hallway;
 - (C) Faux wood-grained paneled wood doors and original moldings, including radiating, stacked wood trim around door openings, cornices, and wainscots;
 - (D) Stenciled frieze and wood cornice with convex curvilinear moldings extending around upper edge of walls in former “ballroom,” now large rectangular room that spans the southeast side of first floor; and,
 - (E) Wide pine flooring.
-

Statement of Significance Summary

Blacketer-Sylvester House (1556 Revere Avenue), constructed circa 1865, is significant as a rare surviving example of a grand “farmhouse” and a continually inhabited, single family dwelling in San Francisco. The house is representative of the agricultural and ranching history of southeastern San Francisco, serving as the Sylvester family’s residence where they operated their wholesale butchers and cattle dealers business in the nearby “Butchertown” neighborhood. Furthermore, 1556 Revere Avenue, constructed by prominent carpenter and home builder Stephen L. Piper, is an exceptionally fine and unique variation of a Victorian-era Italianate villa with Gothic Revival detailing. The building, which had reached an advanced state of deterioration by the early 1970s, is also an impressive example of traditional craftsmanship restored and preserved through the dedicated and faithful multi-decade restoration guided by former owner Linda Blacketer (joined later by her husband), a public health nurse that purchased the severely deteriorated building in 1978. This award-winning preservation project focused on preserving and restoring distinctive original exterior and interior features and materials, with Blacketer along with artists and artisans dedicated to traditional craftsmanship in the building arts, ensuring the long-term preservation of this unique architectural and historical gem, one of only a handful of rare, early and continually inhabited single-family Victorian-era dwellings in San Francisco.

Property Description and History

1556 Revere Avenue is located mid-block on north side of Revere Avenue, between Lane and Keith streets, in the Bayview Hunters Point neighborhood (Assessor’s Block 5340, Lot 006). The subject property is located a block and a half east of the 3rd Street corridor. The surrounding block is characterized by one- to two-story, residential buildings interspersed with institutional buildings, such as Bayview Hunter’s Point YMCA, and mixed-use corner buildings.

1556 Revere Avenue is setback from the street and has a front yard enclosed by a wrought iron fence on a cast-stone curb. The tall two-story-over-high-basement wood frame structure has a prominent four-square massing, towering over adjacent residences. The building, including the tall basement, is clad in horizontal redwood siding and has a low-pitched hipped roof sloping to a central ridge. At the rear is a diminutive two-story, hipped roof addition clad with horizontal wood siding.

The front façade features an expansive first floor porch, prominent upper story fenestration, and a projecting roof cornice featuring numerous closely spaced consoles. The front porch spans the entire facade, its roof covering the first-floor windows and central front entrance. A row of six wooden Corinthian columns supports the ‘dentillated and modillioned’ porch cornice. A low balustrade encloses the porch to the entryway, which is approached by a wide center staircase. A large archway with Gothic detailing frames the paneled double door entry and overhead fanlight. The fenestration is regular, with double-hung arched wood windows, framed in Gothic-style detailing. Each of the five upper story windows is flanked by fluted pilasters and surmounted by a projecting curvilinear pediment. Consoles and ornamental keystones form the base of each window pediment.

The original floor plan of 1556 Revere Avenue consists of four bedrooms of equal size, a ‘fainting room,’ a ballroom, a library, and a dining room with a kitchen and ‘garden’ room extending from rear of first floor. The top floor is one large room with beamed ceiling echoing shape of the hipped roof and sloping out from a large opening capped by a metal and wire glass skylight. Former servant’s quarters, above the kitchen on second

floor of rear addition, have been made into a three-room apartment. The former ‘fainting room’ was converted to a bathroom by former owner Linda Blacketer.

Outstanding historic design features of the interior are the deep moldings around the interior doors, faux wood-grain finish of interior doors and moldings, casework at the windows, wood stairs with newel post and curving, continuous railing with turned balusters and handrail, and the six Italian marble fireplaces, identical except for their keystones. The ballroom features ornate stenciling and rococo gold relief work,¹ as well as a circa 1915 original art nouveau mural by the son of the second owner, Silvio Faggione.² The kitchen features a working 1870s Crawford cast iron stove.

A grand Victorian-era villa in the Italianate style with Gothic decoration, 1556 Revere Avenue was constructed between 1865-1870 by prominent post-Gold Rush carpenter and house builder Stephen L. Piper. Piper lived at 18th Avenue South near Bayview Park during the 1860s and 1870s and is known to have built a number of houses in South San Francisco (now Bayview Hunters Point). Piper also constructed the 'South San Francisco Opera House' ca. 1880, (Henry Geilfuss, architect), now known as The Ruth Williams Opera House, formerly known as the Bayview Opera House. The Opera House is San Francisco’s Landmark No. 8, and it was listed on the National Register of Historic Places in 2011.

When originally built, the area surrounding the house consisted largely of grazing land and several farm outbuildings. The house was built for Daniel and Maria (Donnelly) Sylvester and their eight children. Daniel Sylvester was born in Germany and came to Bayview (then part of South San Francisco) to start a cattle ranching business. 1556 Revere Avenue served as the main 'farmhouse' and primary residence of the Sylvester family with several stables and out-buildings. The house was occupied from 1884 to 1900 by their children, Daniel and John Sylvester, who were wholesale meat butchers and cattle dealers in what was then known as Butchertown (now Bayview–Hunters Point).

The house was originally located on the south side of Sumatra Street (now Quesada Street) before it was relocated to present location in 1913 by new owner, GianBautista Faggione, a boat builder, who occupied the residence with his four sons. The basement was added at the time of the move, being constructed from the stables that stood on the Quesada Street lot. In historic photographs taken soon after the building’s relocation in 1913, the building featured the full-façade porch with a partially-enclosed side wraparound porch on the east facade, a widow's walk, and upper-gallery balustrades along the second-floor walk-out porch.

As noted on “The History” page of [The Sylvester House website](#),

Silvio Faggione, third son [of GianBautista Faggione], an artist, maintained a studio in the attic of the house and completed the 'Rosebud' painting and the decorative stencil and frieze work seen in the 'ballroom'. Along with brother Augusto ‘Gus’, an architectural and decorative painter, he completed the interiors of numerous bank and civic buildings of the era, including the Avenue and Castro theaters, the Bayview Opera House and the original Bank of Italy building (Montgomery/Clay) in San Francisco.³

¹ Alexandra Edwards, “The Sylvester Mansion: A Grand Victorian,” *San Francisco Gentry* (Volume 3, Number 12), 1986, 14.

² Julie Zigoris, “Peek inside a Bayview landmark home...”, *The San Francisco Standard* (October 19, 2025).

³ <https://www.sylvesterhouse1865.com/history-1>, accessed April 15, 2026.

The Faggioni Family occupied the Sylvester House from their purchase of the home in 1911 through the relocation and renovation in 1913, and through the marriages of the Faggione sons, and life with children and grandchildren at the house until the early 1930s. The family then rented rooms in the building from 1934-1955, and ultimately sold the home in 1966.

The house was sold to its third owner, William Marshall, in 1966 in dilapidated condition. During Marshall's ownership the property continued to deteriorate, falling into significant disrepair due to overall neglect. It was during Marshall's ownership that the housing was designated as SF Landmark No. 61 in 1974.

In 1978, the house was sold to Linda Blacketer, a public health nurse and collector and dealer in Victoriana, who embarked upon a four-decades-long, dedicated and faithful restoration that included upgrades or replacement of all building systems, significant decorative enhancements, with added furnishing and art collections. When Blacketer purchased the house, it had been so badly neglected that the roof, front porch and entry stairs had to be immediately replaced. In an article about the building, Blacketer said, "if the house had been in any other area, it would have been torn down...it was past condemnable."⁴

Blacketer collaborated with numerous artisans and artists during the restoration process, including crafts persons from Artistic License, a nonprofit guild dedicated to preserving and advancing traditional craftsmanship in the building arts, based in San Francisco,⁵ famed cycling artist Larry Boyce,⁶ and many others. At 1556 Revere Avenue, artisans and guild members, committed to the preservation, restoration, and celebration of historic tradecraft and techniques, assisted in restoring the faux wood-grain interior paneled doors and moldings, restored carved moldings, built custom cabinetry, and repaired damaged woodwork, moldings, and turned spindle work stair balusters.

Many other artisans and artists contributed to the restoration. Boyce, who worked on the ornate painted stencilling in ballroom, restored this decorative feature by creating new stencils from remnants of original paint and molding patterns. Many of the walls are covered in "...Bradbury & Bradbury wallpaper in a custom colorway created just for the house"⁷ and featured in the company's promotional brochures.

Blacketer (and her husband) deeded a façade easement to the Foundation for San Francisco's Architectural Heritage. In addition to upgrading building systems and restoring historic features and materials, Blacketer also fashioned the house as a showcase of Victorian interior decoration and furnishings, hosting open houses on the third Saturday of each month.⁸

The house also inspired visits from many well-known figures, as well as community members, for events, tours, and concerts.

⁴ Alexandra Edwards, "The Sylvester Mansion: A Grand Victorian," *San Francisco Gentry* (Volume 3, Number 12), 1986, 14.

⁵ <https://artisticlicense.org/about-artistic-license/>, accessed April 28, 2026.

⁶ Terence McCarthy, "Itinerant Painter Rides the West By Bike," *The New York Times* (April 29, 1982). Accessed April 28, 2026.

⁷ Julie Zigoris, "Peek inside a Bayview landmark home...", *The San Francisco Standard* (October 19, 2025).

⁸ Elizabeth Pomada and Michael Larsen, Photographs by Douglas Keister, *The Painted Ladies Revisited: San Francisco's Resplendent Victorians Inside and Out* (XXXXs), 141.

These included political figures like Dianne Feinstein, Ed Lee, and Gavin Newsom; scholar Henry Louis Gates and Anna Deavere Smith; and scientists like Carl Djerassi, an inventor of the birth-control pill. The house has been rented out for films, sheltered editors from *Rolling Stone*, and hosted the music series “Baroque in the Bayview” in the late 1990s to early aughts, which featured a harpsichord concert and a string trio of symphony players, among others.⁹

Linda Blacketer’s restoration and preservation of 1556 Revere Avenue was recognized by San Francisco Beautiful with the Robert C. Friese Preservation Award in 2005. Linda Blacketer passed away in 2021.

1556 Revere Avenue, a preserved architectural gem and one of only a handful of rare, early and continually inhabited single-family Victorian-era dwellings in San Francisco, is a testament to the vision and creative spirit of former owner, Linda Blacketer.

⁹ Julie Zigoris, “Peek inside a Bayview landmark home...”, *The San Francisco Standard* (October 19, 2025).

Photos



Blacketer-Sylvester House, 1556 Revere Avenue, front and east façades, view northwest, c. 1913.
Source: Collection of Property Owner, 1556 Revere Avenue



Blacketer-Sylvester House, 1556 Revere Avenue, front façade, view north, c. 1913.
Source: [The Sylvester House website](#)



Blacketer-Sylvester House, 1556 Revere Avenue, men standing on entry stairs and front porch, view northeast, c. 1913.

Source: [The Sylvester House website](#)



Blacketer-Sylvester House, 1556 Revere Avenue, deteriorated front façade features and with front porch removed, c. 1978.

Source: [The Sylvester House website](#)



Blacketer-Sylvester House, 1556 Revere Avenue, restored front façade, c. 1978.
Source: [The Sylvester House website](#)



Blacketer-Sylvester House, 1556 Revere Avenue, front façade, 2004.

Source: [NoeHill website](#), accessed April 28, 2026.



Blacketer-Sylvester House, 1556 Revere Avenue,
fluted columns and cast-iron capitals, 2026.
Source: SF Planning Department

Blacketer-Sylvester House, 1556 Revere Avenue,
front door and fanlight from interior, 2026.
Source: SF Planning Department





Blacketer-Sylvester House, 1556 Revere Avenue, interior stair and newel post, 2026.
Source: SF Planning Department



Blacketer-Sylvester House, 1556 Revere Avenue, white marble fireplace surround, 2026.
Source: SF Planning Department



Blacketer-Sylvester House, 1556 Revere Avenue, detail of faux wood-grain moldings around interior doorways, 2026.
Source: SF Planning Department



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1556 Revere Avenue		5340006
Case No.		Permit No.
2026-002414PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Landmark Designation Amendment to Landmark No. 63: Sylvester House		

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Other _____ Class 8 - Actions by Regulatory Agencies for Protection of the Environment (CEQA Guidelines section 15308)
<input type="checkbox"/>	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:

<input checked="" type="checkbox"/>	Category A: Known Historical Resource.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	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.

<input type="checkbox"/>	Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	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.
<input type="checkbox"/>	Façade or storefront alterations that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	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.	
<input checked="" type="checkbox"/>	Project is not listed.
<input type="checkbox"/>	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

<input type="checkbox"/>	<p>Reclassification of property status. (<i>Attach HRRER Part I relevant analysis; requires Principal Preservation Planner approval</i>)</p> <p><input type="checkbox"/> Reclassify to Category A</p> <p style="text-align: right;"><input type="checkbox"/> Reclassify to Category C</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Integrity</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Significance</p>
<input type="checkbox"/>	Project involves a known historical resource (CEQA Category A)
<input type="checkbox"/>	Project does not substantially impact character-defining features of a historic resource (see Comments)
<input type="checkbox"/>	Project is compatible, yet differentiated, with a historic resource.
<input type="checkbox"/>	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.	
<input checked="" type="checkbox"/>	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
<p>Comments by Preservation Planner: landmark designation; no physical changes</p>	
<p>Preservation Planner Signature: Pilar Lavalley</p>	

EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	<p>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.</p>	
	<p>Project Approval Action: Board of Supervisor approval of landmark designation</p>	<p>Signature: Pilar Lavalley 04/23/2026</p>
	<p>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.</p> <p>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.</p>	