

1 [Initiating Landmark Designation - George Perine House]

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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 No.**  
5 **0284, Lot No. 002.**

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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

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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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