

1 [Initiating Landmark Designation - Guerrero Street Double Stick Eastlake House]

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3 **Resolution initiating landmark designation under Article 10 of the Planning Code for**
4 **the Guerrero Street Double Stick Eastlake house, located at 1415-1417 Guerrero Street,**
5 **Assessor's Parcel Block No. 6568, Lot No. 011B.**
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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, 1415-1417 Guerrero Street, Assessor's Parcel Block No. 6568, Lot No.
14 011B, was constructed circa 1894 in the southern Mission neighborhood; and

15 WHEREAS, The property is a unique example of a double house in the Stick Eastlake
16 style, with intact features of the style including the wood construction, full-height box-bay
17 windows capped by cross gabled roofs, rounded porch supports, bracketed cornice line,
18 dentils, full-height portico, and more; and

19 WHEREAS, The property was built by Fernando Nelson, one of San Francisco's most
20 prolific housing developers who constructed more than 4,000 houses during his 70 plus year
21 career in homebuilding in San Francisco; and

22 WHEREAS, The 1968 book "Here Today, San Francisco's Architectural Heritage", by
23 the Junior League of San Francisco, Inc. discusses the property; and
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1 WHEREAS, The Southern Mission was spared destruction from the 1906 Great
2 Earthquake and Fire and thus retains generally intact pre-disaster architecture from the latter
3 half of the Nineteenth Century; and

4 WHEREAS, The Southern Mission's concentrated pre-disaster building stock is part of
5 the citywide ring of survivors that surrounded the burnt-out urban core following the 1906
6 disaster, which overall is a small fraction of the building stock that had existed prior; and

7 WHEREAS, The South Mission Historic Resource Survey was one of several planning
8 studies conducted to inform the implementation of the Mission Area Plan and was adopted by
9 the Historic Preservation Commission on November 17, 2010; and

10 WHEREAS, The South Mission Historic Resource Survey resulted in the
11 documentation of approximately 3,800 individual buildings in the area that is bounded roughly
12 by 20th Street to the north, Cesar Chavez Street to the south, Potrero Avenue to the east, and
13 Guerrero Street to the west; and

14 WHEREAS, The South Mission Historic Resources Survey was prepared by qualified
15 historians in accordance with the Secretary of the Interior's Standards; and

16 WHEREAS, The South Mission Historic Resource Survey identified the property as
17 being individually eligible for listing on the California Register of Historical Resources; and

18 WHEREAS, In 2022 the San Francisco Historic Preservation Commission adopted the
19 Victorian Era Styles (1870-1910) Historic Context Statement which provided frameworks for
20 identifying and evaluating Stick/Eastlake and other Victorian-era buildings for historical
21 significance and integrity; and

22 WHEREAS, Through applying the evaluative framework as outlined in the Victorian Era
23 Styles (1870-1910) Historic Context Statement, the property can be considered as an
24 individually eligible historic resource based on year built, extant character-defining features,
25 and sufficient integrity; now, therefore be it

1 RESOLVED, The Board of Supervisors hereby initiates landmark designation of the
2 Guerrero Street Double Stick Eastlake House under Planning Code, Section 1004.1; and, be
3 it

4 FURTHER RESOLVED, The Board requests that the Planning Department prepare a
5 landmark designation report to submit to the Historic Preservation Commission for its
6 consideration of the full historical, architectural, aesthetic, and cultural interest and value of
7 the Guerrero Street Double Stick Eastlake House; and, be it

8 FURTHER RESOLVED, The Board of Supervisors requests that the Historic
9 Preservation Commission consider whether the Guerrero Street Double Stick Eastlake House
10 warrants landmark designation and submit its recommendation to the Board according to
11 Article 10 of the Planning Code.