

File No. 260054

Committee Item No. 11

Board Item No. 22

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: February 23, 2026

Board of Supervisors Meeting:

Date: March 3, 2026

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract / DRAFT Mills Act Agreement         |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>HPC Presentation Slide Deck – February 23, 2026</u> |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____  |
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Prepared by: John Carroll

Date: February 19, 2026

Prepared by: John Carroll

Date: February 27, 2026

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Initiating Landmark Designation - Floyd Spreckels Mansion]

2

3 **Resolution initiating landmark designation under Article 10 of the Planning Code for**  
4 **the Floyd Spreckels Mansion, located at 737 Buena Vista Avenue West, Assessor's**  
5 **Parcel Block No. 1256, Lot No. 078.**

6

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 Floyd Spreckels Mansion, located at 737 Buena Vista Avenue West,  
14 Assessor's Parcel Block No. 1256, Lot No. 078, was constructed in 1897 in the Haight  
15 Ashbury neighborhood; and

16 WHEREAS, The property is an example of the Classical Revival architectural style; and

17 WHEREAS, The property includes intact features of the Classical Revival style  
18 including classically inspired cornice line, entry portico columns, assorted wood and plaster  
19 moldings with Classical profiles, wood cladding, and Palladian windows; and

20 WHEREAS, The Floyd Spreckels Mansion was designed by Architect of Merit Edward  
21 J. Vogel; 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

24 WHEREAS, In 2023 the San Francisco Historic Preservation Commission adopted the  
25 Progressive Era & Early Revival Styles (1890-1930) Historic Context Statement which

1 provided frameworks for identifying and evaluating Early Revival style buildings for historical  
2 significance and integrity; and

3 WHEREAS, Through applying the evaluative framework as outlined in the Progressive  
4 Era & Early Revival Styles (1890-1930) Historic Context Statement, the property can be  
5 considered as an individually eligible historic resource based on year built, extant character-  
6 defining features, and sufficient integrity; now, therefore be it

7 RESOLVED, The Board of Supervisors hereby initiates landmark designation of the  
8 Floyd Spreckels Mansion, 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 Floyd Spreckels Mansion; and, be it

13 FURTHER RESOLVED, The Board of Supervisors requests that the Historic  
14 Preservation Commission consider whether the Floyd Spreckels Mansion warrants landmark  
15 designation and submit its recommendation to the Board according to Article 10 of the  
16 Planning Code.

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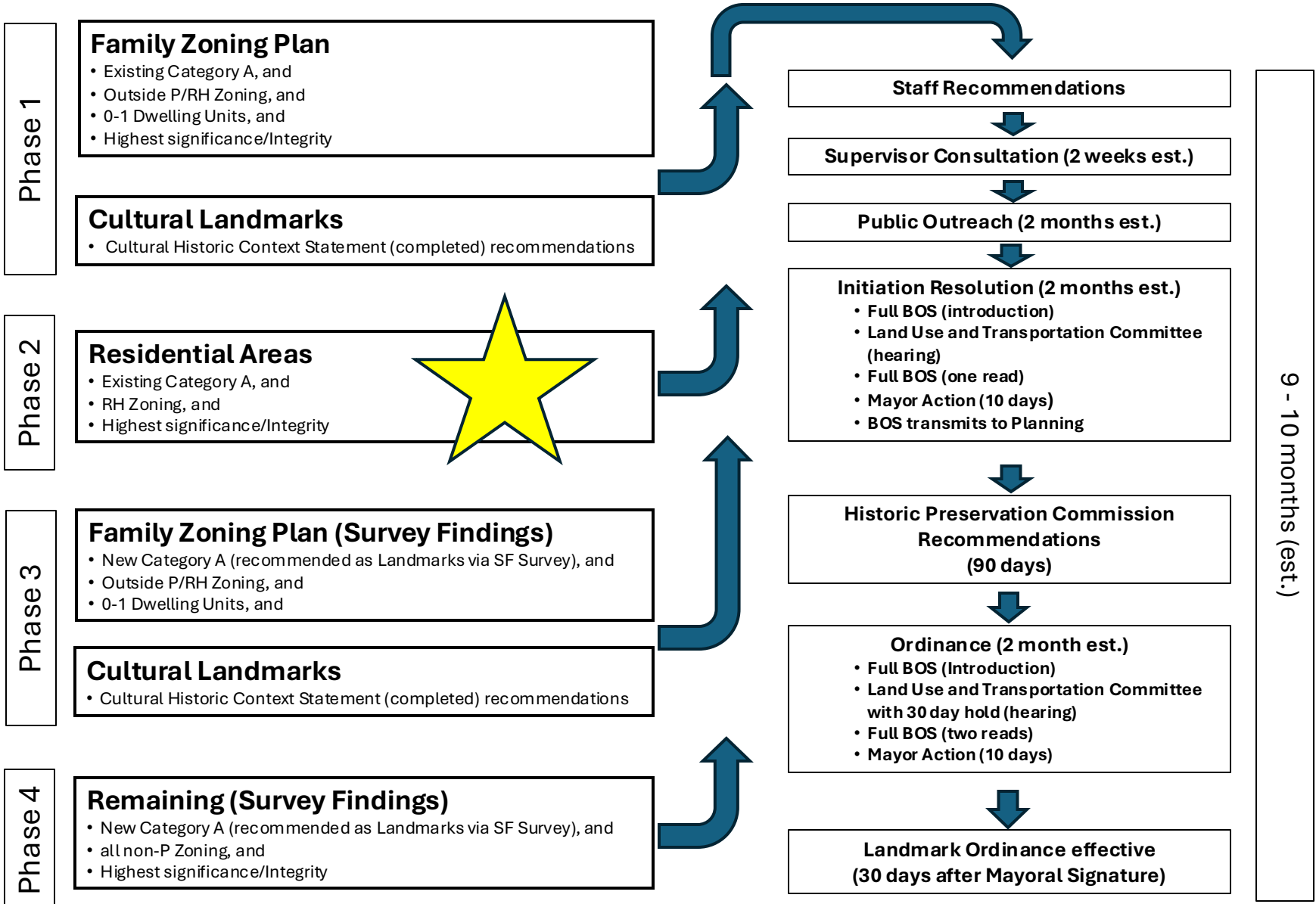
24

25

# FAMILY ZONING PLAN LANDMARK PROGRAM

D8







# Alexander Adams Home

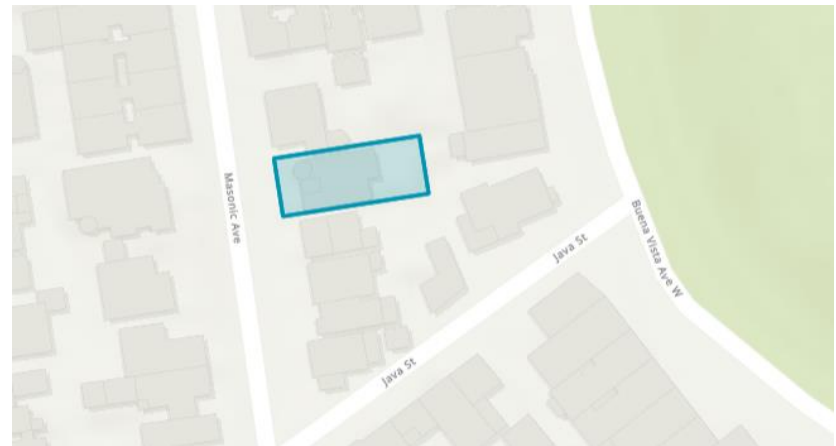
*Significant as an exemplary Queen Anne home, and for early residential development in the Haight Ashbury neighborhood.*

**Period of Significance:** 1891

**Significance Criteria:** 1 (Events) & 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.



**Address:** 1450 Masonic Ave.

**Block/Lot:** 2603/009

**Zoning:** RH-2

**Parcel Area:** 3,981 sf

**Year Built:** 1891

**Architect:** N/A



# Hinkel House

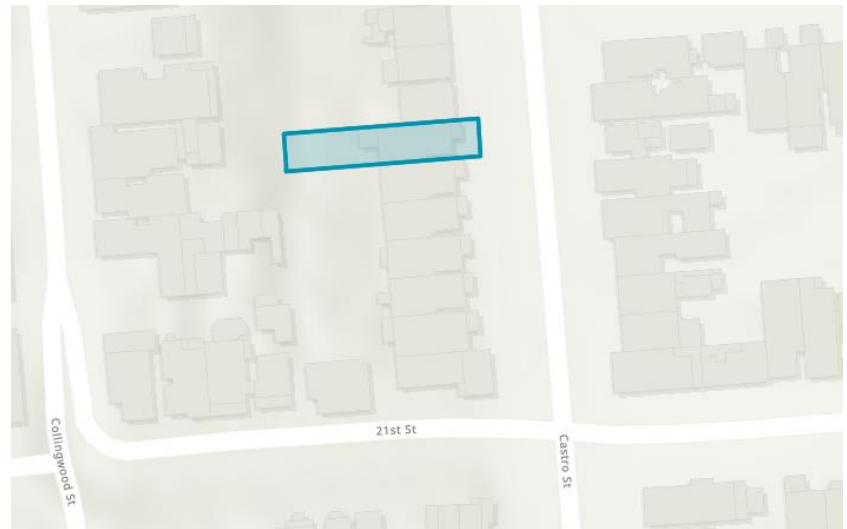
*Significant as an exemplary Queen Anne home, and as the personal residence prolific Eureka Valley builder Charles Hinkel.*

**Period of Significance:** 1898

**Significance Criteria:** 1 (Events), 2 (People), & 3 (Architecture)

**Historic Context Statement:** Eureka Valley

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.



**Address:** 740 Castro St.

**Block/Lot:** 2785/014

**Zoning:** RH-2

**Parcel Area:** 3,123 sf

**Year Built:** 1898

**Builder:** Charles Hinkel



# Born Home

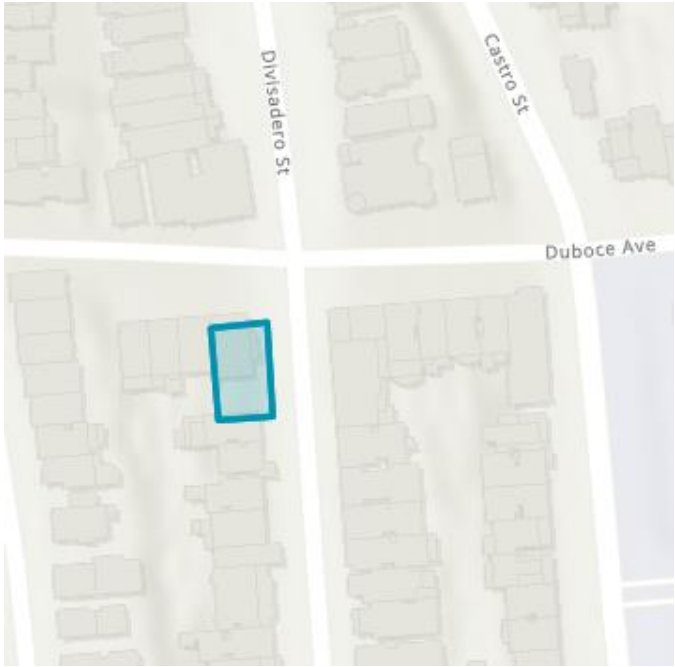
*Significant as an exuberant style of Georgian Revival architecture.*

**Period of Significance:** 1905

**Significance Criteria:** 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.



**Address:** 99 Divisadero St.

**Block/Lot:** 2610/001

**Zoning:** RH-3

**Parcel Area:** 3,680 sf

**Year Built:** 1905

**Architect:** Dankin



# Buena Vista Farmhouse

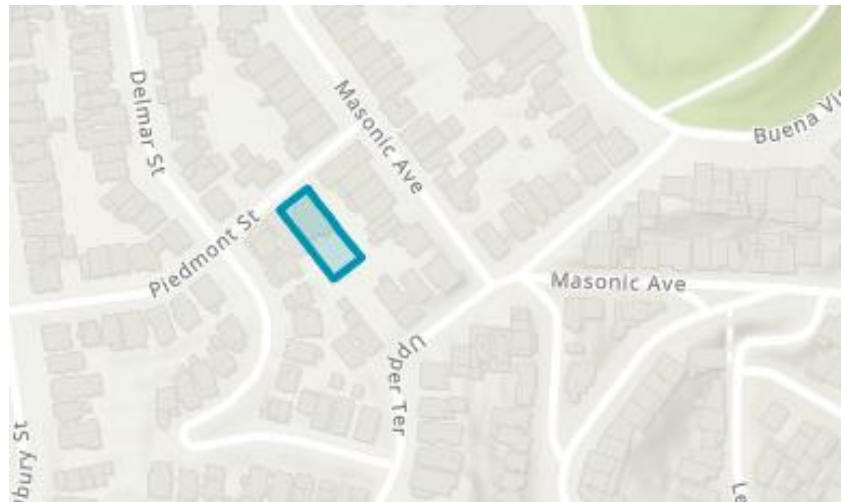
*Significant for its association with early San Francisco ranching and agriculture, and as an early expression of Italianate architecture.*

**Period of Significance:** 1860

**Significance Criteria:** 1 (Events) & 3 (Architecture)

**Historic Context Statement:** Eureka Valley

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.



**Address:** 11 Piedmont St.

**Block/Lot:** 2617A/026

**Zoning:** RH-1(D)

**Parcel Area:** 6,246 square feet

**Year Built:** 1860 (c.)

**Builder:** N/A



# Charles Katz Home

*Significant as an exemplary example of a Queen Anne Home.*

**Period of Significance:** 1909

**Significance Criteria:** 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.



**Address:** 1200 Dolores St.

**Block/Lot:** 6550/043

**Zoning:** RH-3

**Parcel Area:** 4,578 sf

**Year Built:** 1909

**Architect:** Unknown



# Duboce Triangle Greek Revival Home

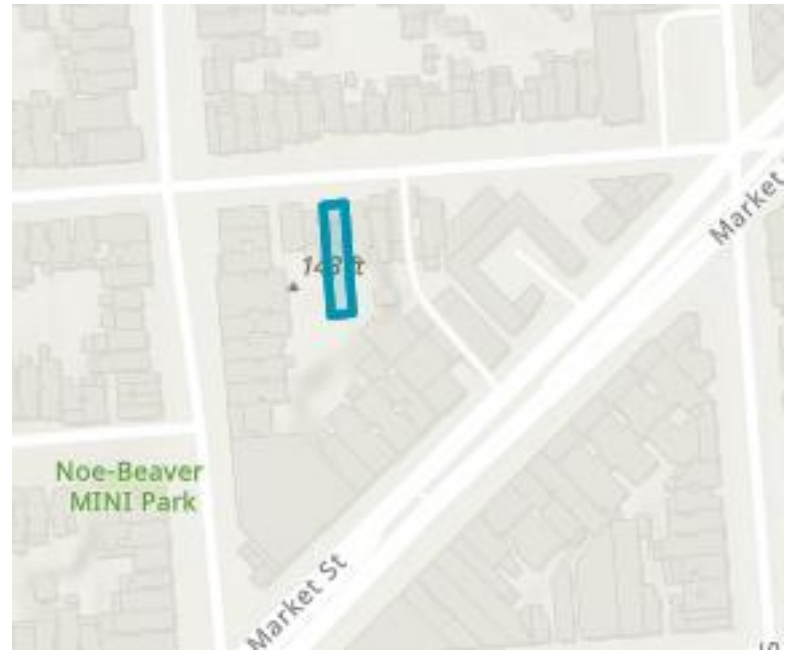
*Significant as an intact example of Greek Revival architecture and for its association with early development of Duboce Triangle.*

**Period of Significance:** 1875

**Significance Criteria:** 1 (Events), 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Market Octavia



**Address:** 2173 15<sup>th</sup> St.

**Block/Lot:** 3560/022

**Zoning:** RH-2

**Parcel Area:** 3,123 sf

**Year Built:** 1875 (c)

**Builder:** N/A



# Elliot M. Wilson Home

*Significant as an intact example of the Second Empire architectural style, designed by Architect of Merit Arthur S. Bugbee.*

**Period of Significance:** 1875

**Significance Criteria:** 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968; South Mission Historic Resources Survey (2010)



**Address:** 1335 Guerrero St.

**Block/Lot:** 6532/026

**Zoning:** RH-3

**Parcel Area:** 10,500 sf

**Year Built:** 1918

**Builder:** N/A



# Engine Company No. 44 / Adams - Van Hoesen House

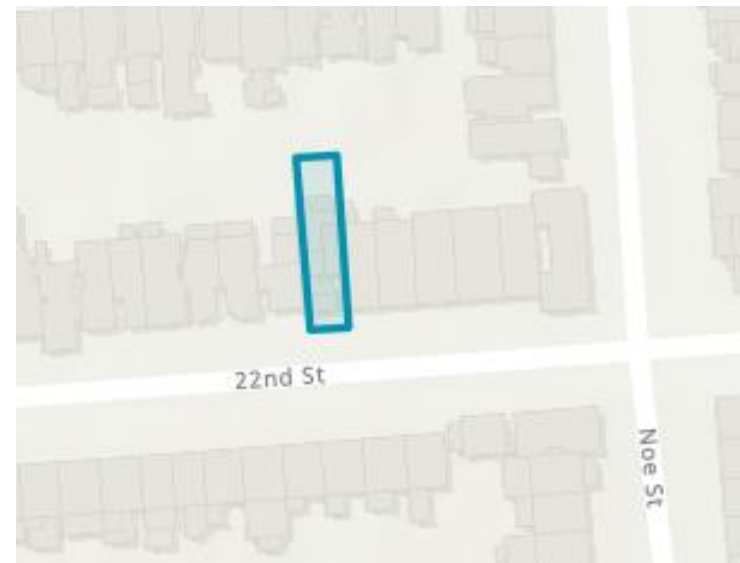
*Significant an intact example of a turn-of-the century Mission Revival firehouse, and as the long term residence and studio of artists Mark Adams and Beth Van Hoesen.*

**Period of Significance:** 1910, 1959-2006

**Significance Criteria:** 1 (Events), 2 (People), 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



**Address:** 3816 22nd St.

**Block/Lot:** 3622/018

**Zoning:** RH-2

**Parcel Area:** 2,848 sf

**Year Built:** 1909-1910

**Builder:** McSheehy Brothers



# Fernando Nelson Home

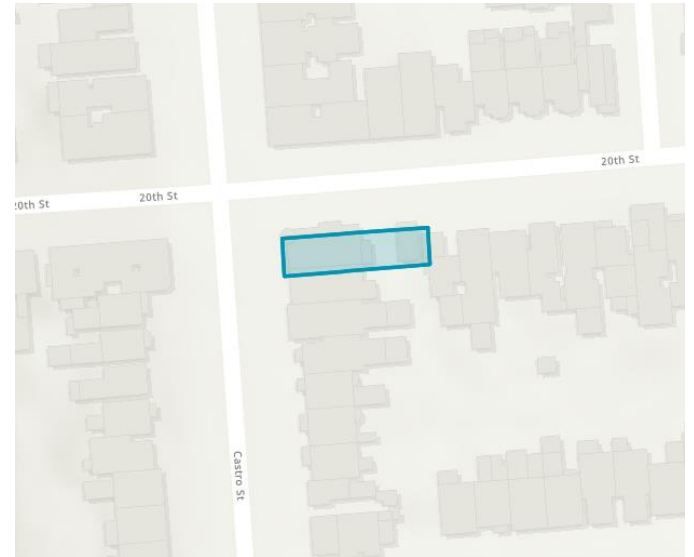
*Significant as the residence of prolific housing developer Fernando Nelson.*

**Period of Significance:** 1897

**Significance Criteria:** 1 (Events), 2 (People), 3 (Architecture)

**Historic Context Statement:** Eureka Valley

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



**Address:** 701 Castro Street    **Block/Lot:** 3603/075

**Zoning:** RH-3    **Parcel Area:** 2,779 sq ft

**Year Built:** 1897    **Builder:** Fernando Nelson



# Richard Spreckels Mansion / Buena Vista Studios

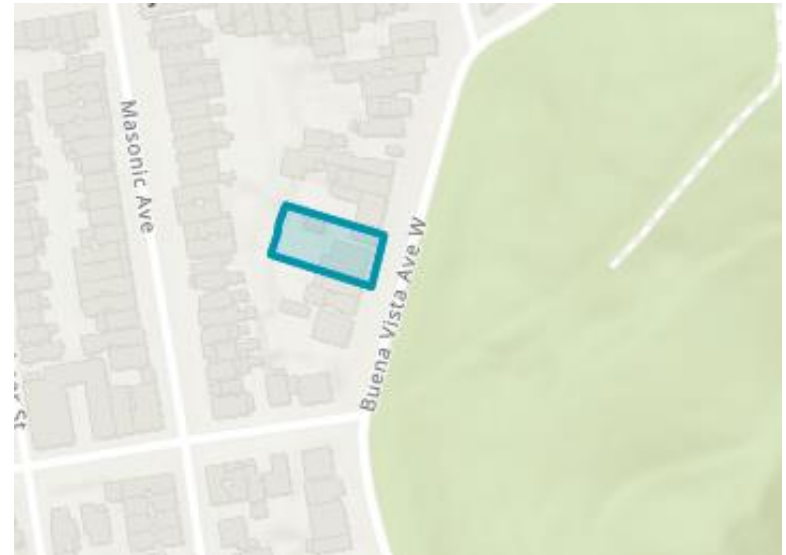
*Significant an exemplary example of a Classical Revival home designed by Architect of Merit Edward J. Vogel.*

**Period of Significance:** 1897, 1906, 1965-1967

**Significance Criteria:** 1 (Events), 2 (People), 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



**Address:** 737 Buena Vista Ave. West

**Block/Lot:** 1256/011A

**Zoning:** RH-3

**Parcel Area:** 11,250 sf

**Year Built:** 1897

**Architect:** Edward J. Vogel

# Mission Congregational / Golden Gate Lutheran Church

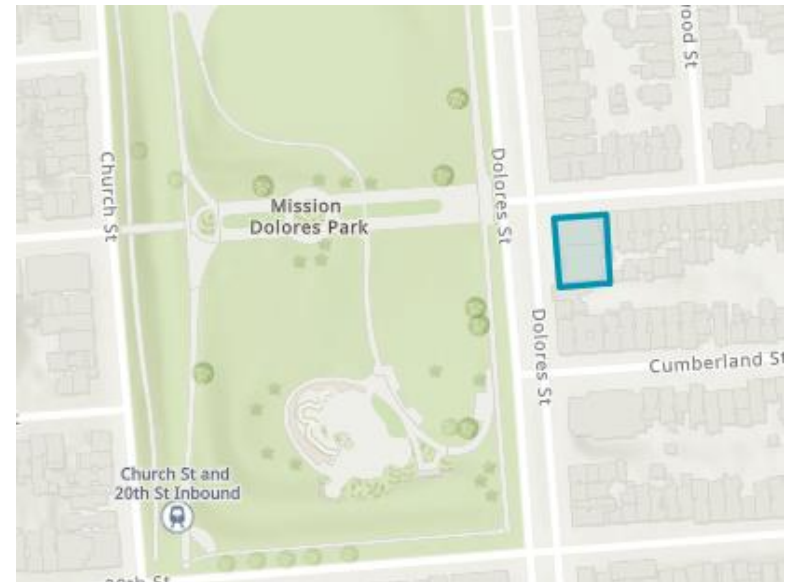
*Significant as an intact example of a Gothic Revival church with Romanesque elements.*

**Period of Significance:** 1910

**Significance Criteria:** 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968; Inner Mission North Historic Resources Survey (2011)



**Address:** 3689 19th St.

**Block/Lot:** 3598/060

**Zoning:** RH-3

**Parcel Area:** 9,687 sf

**Year Built:** 1910

**Architect:** Rev. Francis W. Reid



# Guerrero Street Double Stick Eastlake House

*Significant as a unique example of a double house in the Stick Eastlake style.*

**Period of Significance:** 1894

**Significance Criteria:** 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968; South Mission Historic Resources Survey (2010)



**Address:** 1415 - 1417 Guerrero St. **Block/Lot:** 6568/011B

**Zoning:** RH-3

**Parcel Area:** 3,297 sf

**Year Built:** 1894

**Builder:** Fernando Nelson



# Henry Street Rowhouses

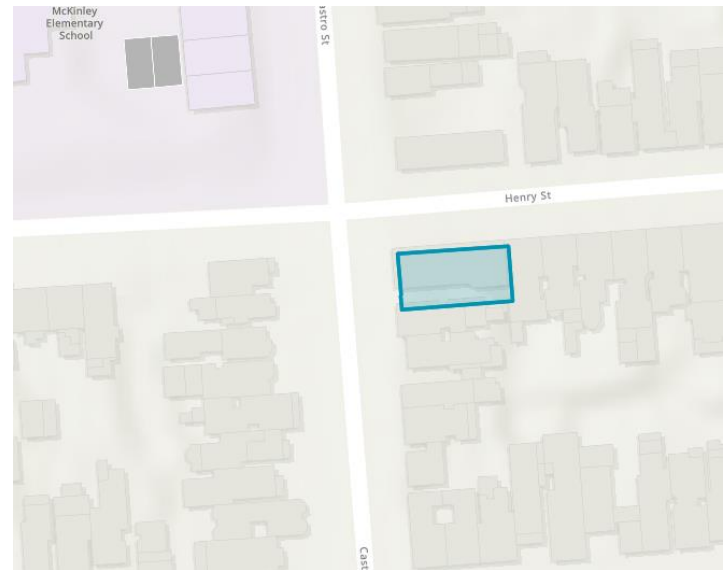
*Significant as an intact example of a Stick/Eastlake multi-family building, and for Duboce Triangle's development history.*

**Period of Significance:** 1892

**Significance Criteria:** 1 (Events), 3 (Architecture)

**Historic Context Statement:** Duboce Triangle

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



**Address:** 191-197 Henry St.

**Block/Lot:** 3540/092

**Zoning:** RH-3

**Parcel Area:** 3,200 sf

**Year Built:** 1892

**Builder:** Unknown



# Holy Innocents Church

*Significant as a rare example of a Carpenter Gothic church, designed by Architect of Merit Earnest Coxhead.*

**Period of Significance:** 1890

**Significance Criteria:** 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968; Historic Resource Evaluation (2015)



<b>Address:</b> 455 Fair Oaks St.	<b>Block/Lot:</b> 6533/027
<b>Zoning:</b> RH-3	<b>Parcel Area:</b> 6,246 sf
<b>Year Built:</b> 1890	<b>Architect:</b> Earnest Coxhead



# De Urioste / James C. Hormel Mansion

*Significant as the former residence of the de Uriostes, a pioneering San Francisco family, and James C. Hormel, LGBTQ philanthropist, activist and diplomat; as well as an exemplary Queen Anne property.*

**Period of Significance:** 1899-2012

**Significance Criteria:** 2 (People), 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Historic Resource Evaluation (2013)



**Address:** 181 Buena Vista Ave. East    **Block/Lot:** 1258/026

**Zoning:** RH-3

**Parcel Area:** 913,555 sf

**Year Built:** 1899

**Architect:** Nathaniel  
Blaisdell



# John C. Clark House

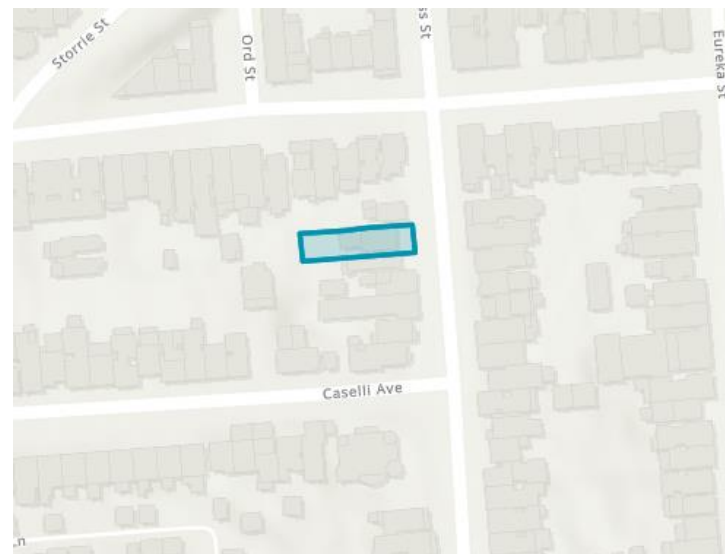
*Significant for its association with early residential development of Corbett Heights and as a rare expression of a San Francisco chalet style home.*

**Period of Significance:** 1885

**Significance Criteria:** 1 (Events), 3 (Architecture)

**Historic Context Statement:** Corbett Heights

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



**Address:** 210 Douglass St.

**Block/Lot:** 2691/002

**Zoning:** RH-2

**Parcel Area:** 3,598 sf

**Year Built:** 1885 (c.)

**Architect:** John J. Clark



# Kirby House and Phoenix Brewery Building

*Significant for its association with the early history of brewing and industrial production in Eureka Valley and San Francisco.*

**Period of Significance:** 1885

**Significance Criteria:** 1 (Events)

**Historic Context Statement:** Eureka Valley

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



**Address:** 560 & 552 Noe St

**Block/Lot:** 3583/012,  
3583/011

**Zoning:** RH-3

**Parcels Area:** 9,374 sf

**Year Built:** 1885

**Architect:** N/A



# Lange Home

*Significant for its association with early Cole Valley history and as an exemplary Queen Anne home designed by Architect of Merit August Nordin.*

**Period of Significance:** 1900

**Significance Criteria:** 1 (Events), 3 (Architecture)

**Historic Context Statement:** Architecture, Planning, and Preservation Professionals: A Collection of Biographies

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



**Address:** 199 Carl St.

**Block/Lot:** 1273/034

**Zoning:** RH-3

**Parcels Area:** 3,750 sf

**Year Built:** 1900

**Architect:** August Nordin



# Mission Dolores Academy

*Significant for its Mission Revival architecture.*

**Period of Significance:** 1932

**Significance Criteria:** 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Market Octavia (2010)



**Address:** 3371 16th St.

**Block/Lot:** 3566/055

**Zoning:** RH-3

**Parcels Area:** 51,326 sf

**Year Built:** 1932

**Architect:** H.A. Minton



# Lebanon Presbyterian Church/ Noe Valley Ministry

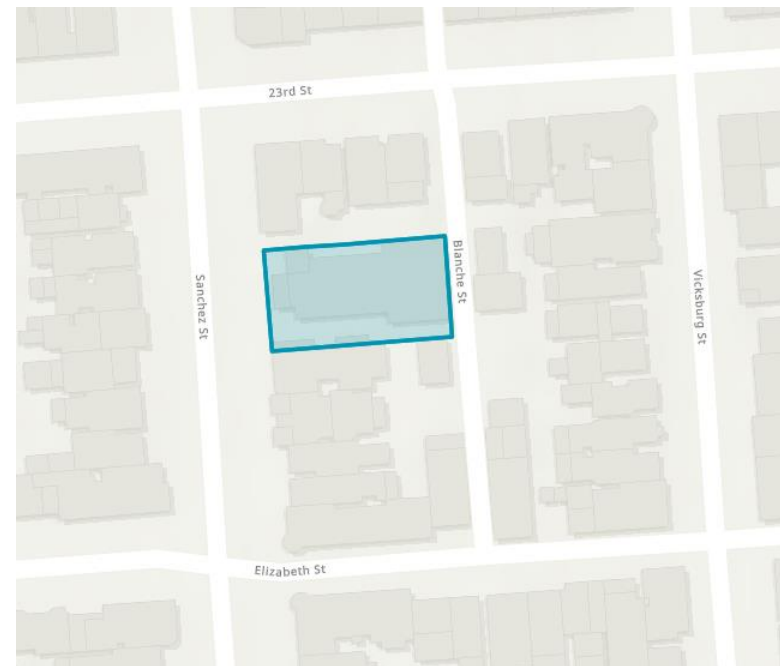
*Significant as an early and rare example of Carpenter Gothic architecture in San Francisco.*

**Period of Significance:** 1888-1891

**Significance Criteria:** 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Historic Resource Evaluation, 2010



**Address:** 1021 Sanchez St. **Block/Lot:** 3652/033

**Zoning:** RH-3

**Parcel Area:** 7,636 sq ft

**Year Built:** 1889

**Architect:** Charles Geddes / William Curlett



# The Poole-Bell House

*Significant as an early Glen Park home, its association with Teresa Bell, and as an intact example of Italianate architecture with a Second Empire addition.*

**Period of Significance:** 1872

**Significance Criteria:** 1 (Events), 2 (People), 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



**Address:** 192 Laidley St.

**Block/Lot:** 6665/107

**Zoning:** RH-1

**Parcel Area:** Unknown

**Year Built:** 1872

**Builder:** John Pascoe Poole



# Power House

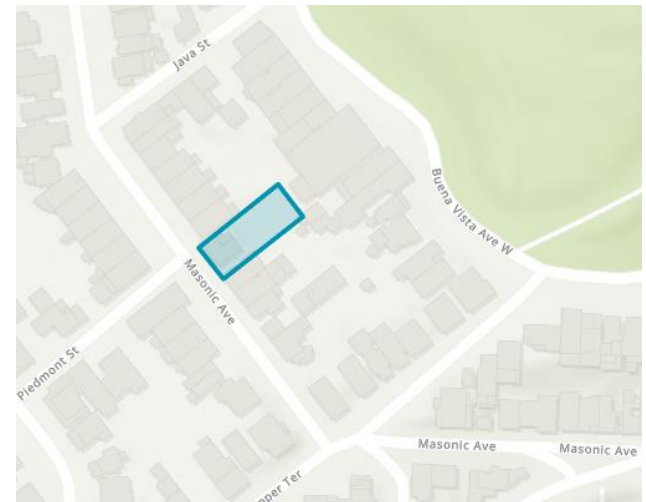
*Significant an exemplary residential property designed by Architect of Merit Bernard Maybeck.*

**Period of Significance:** 1910

**Significance Criteria:** 3 (Architecture)

**Historic Context Statement:** Architecture, Planning, and Preservation Professionals: A Collection of Biographies

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



**Address:** 1526  
Masonic Ave.

**Block/Lot:** 2616/039

**Zoning:** RH-2

**Parcel Area:** 6,250 sf

**Year Built:** 1910

**Architect:** Bernard Maybeck



## Second Christian Science Church

*Significant an exemplary Beaux-Arts building designed by Architect of Merit William H. Crim.*

**Period of Significance:** 1917

**Significance Criteria:** 3 (Architecture)

**Historic Context Statement:** Architecture, Planning, and Preservation Professionals: A Collection of Biographies

**Past Survey/Evaluations:** Inner Mission North (2011)



**Address:** 651 Dolores St.

**Block/Lot:** 3598/172

**Zoning:** RH-3

**Parcel Area:** 14,820 sf

**Year Built:** 1917

**Architect:** William H. Crim



# Shaughnessy Home

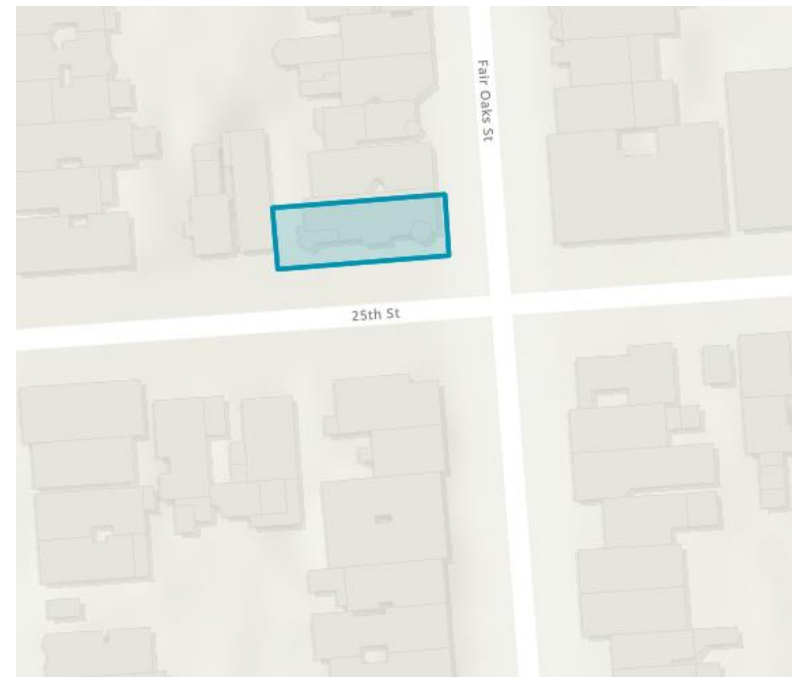
*Significant as an exemplary Queen Anne home.*

**Period of Significance:** 1890

**Significance Criteria:** 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



**Address:** 394 Fair Oaks St.

**Block/Lot:** 6511/042

**Zoning:** RH-3

**Parcel Area:** 3,430 sf

**Year Built:** 1890(c.)

**Builder:** William Shaughnessy



# Tietz/Beneke House

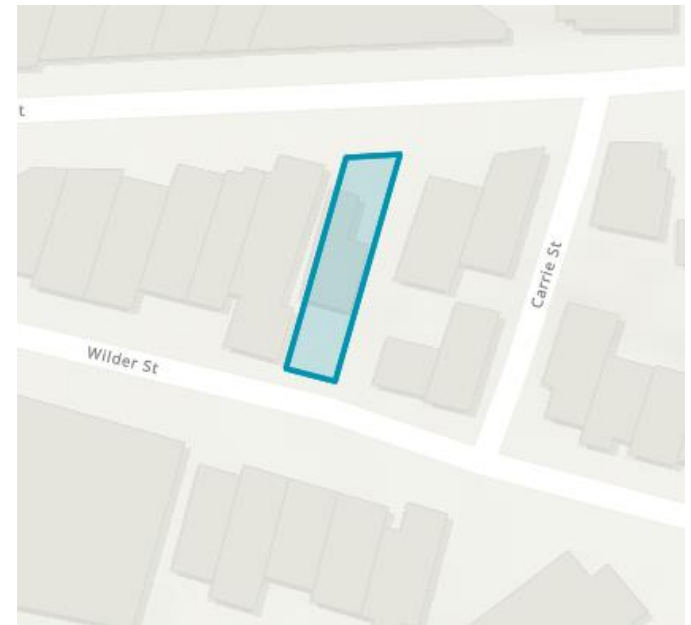
*Significant as Glen Park's oldest property and a rare example of Folk Victorian architecture.*

**Period of Significance:** 1886

**Significance Criteria:** 1 (Events), 3 (Architecture)

**Historic Context Statement:** N/A

**Past Survey/Evaluations:** Glen Park Community Plan  
Historic Resource Survey (2011)



<b>Address:</b> 657 Chenery St.	<b>Block/Lot:</b> 6742/030
<b>Zoning:</b> Glen Park NCT	<b>Parcel Area:</b> 2,748 sf
<b>Year Built:</b> 1886	<b>Builder:</b> Unknown

THANK YOU



San Francisco Planning  
[www.sfplanning.org](http://www.sfplanning.org)

Landmark Designation Program  
[sfplanning.org/landmark-designation-program](http://sfplanning.org/landmark-designation-program)

**San Francisco  
Planning**

**Alex Westhoff**  
**SF Planning**

49 South Van Ness Ave  
Suite 1400  
San Francisco, CA 94103

(628) 652-7372  
[cpc.landmark@sfgov.org](mailto:cpc.landmark@sfgov.org)

## Introduction Form

*(by a Member of the Board of Supervisors or the Mayor)*



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)  
*(Routine, non-controversial and/or commendatory matters only)*
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor [ ] inquires..."
- 5. City Attorney Request
- 6. Call File No. [ ] from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No. [ ]
- 9. Reactivate File No. [ ]
- 10. Topic submitted for Mayoral Appearance before the Board on [ ]

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission       Youth Commission       Ethics Commission
- Planning Commission       Building Inspection Commission       Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes       No

*(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)*

Sponsor(s):

Mandelman

Subject:

[Initiating Landmark Designation - Floyd Spreckels Mansion]

Long Title or text listed:

Resolution initiating landmark designation under Article 10 of the Planning Code for the Floyd Spreckels Mansion, located at 737 Buena Vista Avenue West, Assessor's Parcel Block No. 1256, Lot No. 078.

Signature of Sponsoring Supervisor: [ ]