

1 [Planning Code - Landmark Designation - Geilfuss on Guerrero]

2
3 **Ordinance amending the Planning Code to designate the Geilfuss on Guerrero, located**
4 **at 102 Guerrero Street, Assessor's Parcel Block No. 3534, Lot No. 068, on the west side**
5 **of Guerrero Street between Duboce Avenue and Clinton Park, as a landmark consistent**
6 **with the standards set forth in Article 10 of the Planning Code; affirming the Planning**
7 **Department's determination under the California Environmental Quality Act; and**
8 **making public necessity, convenience, and welfare findings under Planning Code,**
9 **Section 302, and findings of consistency with the General Plan, and the eight priority**
10 **policies of Planning Code, Section 101.1.**

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

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

19 Section 1. Findings.

20 (a) Environmental and Land Use Findings.

21 (1) The Planning Department has determined that the Planning Code
22 amendment proposed in this ordinance is subject to a Categorical Exemption from the
23 California Environmental Quality Act (California Public Resources Code Sections 21000 et
24 seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title
25 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by
regulatory agencies for protection of the environment (in this case, landmark designation).
Said determination is on file with the Clerk of the Board of Supervisors in File No.

1 _____ and is incorporated herein by reference. The Board of Supervisors affirms
2 this determination.

3 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
4 the proposed landmark designation of the Geilfuss on Guerrero will serve the public necessity,
5 convenience, and welfare for the reasons set forth in Historic Preservation Commission
6 Resolution No. _____, recommending approval of the proposed designation, which is
7 incorporated herein by reference.

8 (3) The Board of Supervisors finds that the proposed landmark designation of
9 the Geilfuss on Guerrero is consistent with the General Plan and with Planning Code Section
10 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.
11 _____, which is incorporated herein by reference.

12 (b) General Findings.

13 (1) On October 21, 2025, the Board of Supervisors adopted Resolution No.
14 489-25, initiating landmark designation of the Geilfuss on Guerrero as a San Francisco
15 landmark pursuant to Section 1004.1 of the Planning Code. On October 24, 2025, the Mayor
16 approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in
17 File No. 250840.

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

21 (3) The Landmark Designation Fact Sheet was prepared by Planning
22 Department Preservation staff. All preparers meet the Secretary of the Interior’s Professional
23 Qualification Standards for historic preservation program staff, as set forth in Code of Federal
24 Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and
25 conformance with the purposes and standards of Article 10 of the Planning Code.

1 (4) The Historic Preservation Commission, at its regular meeting of January 21,
2 2026, reviewed Planning Department staff’s analysis of the historical significance of Geilfuss
3 on Guerrero set forth in the Landmark Designation Fact Sheet dated January 21, 2025.

4 (5) On January 21, 2025, after holding a public hearing on the proposed
5 designation and having considered the specialized analyses prepared by Planning
6 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
7 Commission recommended designation of the Geilfuss on Guerrero as a landmark consistent
8 with the standards set forth in Section 1004 of the Planning Code, by Resolution No.
9 _____. Said resolution is on file with the Clerk of the Board in File No. _____.

10 (6) The Board of Supervisors hereby finds that the Geilfuss on Guerrero has a
11 special character and special historical, cultural, architectural, and aesthetic interest and
12 value, and that its designation as a landmark will further the purposes of and conform to the
13 standards set forth in Article 10 of the Planning Code. In doing so, the Board hereby
14 incorporates by reference the findings of the Landmark Designation Fact Sheet.

15
16 Section 2. Designation.

17 Pursuant to Section 1004.3 of the Planning Code, the Geilfuss on Guerrero, located at
18 102 Guerrero Street, Assessor’s Parcel Block No. 3534, Lot No. 068, is hereby designated as
19 a San Francisco landmark consistent with the standards set forth in Section 1004. Appendix A
20 to Article 10 of the Planning Code is hereby amended to include this property.

21
22 Section 3. Required Data.

23 (a) The description, location, and boundary of the landmark site consists of the
24 footprint of the Geilfuss on Guerrero, located on Assessor’s Parcel Block No. 3534, Lot No.
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1 068, on the west side of Guerrero Street between Duboce Avenue and Clinton Park in San
2 Francisco's Mission neighborhood, as shown in the Landmark Designation Fact Sheet.

3 (b) The characteristics of the landmark that justify its designation are described and
4 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
5 Planning Department Record Docket No. 2025-010429DES. In brief, the Geilfuss on
6 Guerrero, located at 102 Guerrero Street, is eligible for local designation because it is
7 significant as a front line survivor of the Great 1906 Earthquake and Fire, an intact example of
8 a Stick/Eastlake home, and an early example of the work of architect Henry Geilfuss. The
9 Great 1906 Earthquake and Fire destroyed much of San Francisco's building stock, and the
10 subject property is one of the few in the Inner Mission North which survived this disaster.
11 Geilfuss, who was born in Germany in 1850 and immigrated to San Francisco in 1876,
12 became a very prominent architect. He designed both residential and commercial buildings,
13 and by 1900 had completed 450 San Francisco buildings. There are several examples of his
14 work in the Mission neighborhood, but the property located at 102 Guerrero Street represents
15 one of his ornate and early works for a wealthy client, whereas other nearby properties were
16 designed later in his career.

17 (c) The particular features that should be preserved, or replaced in kind as determined
18 necessary, are those generally shown in photographs and described in the Landmark
19 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
20 2025-010429DES, and which are incorporated in this designation by reference as though fully
21 set forth herein. Specifically, the features that are character-defining and shall be preserved or
22 replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural
23 ornament, and materials of the property identified as:

- 24 (1) Corner property location;
25

- 1 (2) Physical and visual connection between front and north side façade of the house
2 and street;
- 3 (3) Two-story height;
- 4 (4) Flat roof with cornice;
- 5 (5) Wood construction;
- 6 (6) Full-height angled bays with decorative ornamentation;
- 7 (7) Wood windows with ogee lugs;
- 8 (8) Arched window openings on both visible façades;
- 9 (9) Elaborate wooden ornamentation;
- 10 (10) Stickwork (applied wooden elements mimicking interior structural
11 supports); and
- 12 (11) Elongated brackets at the cornice line extending down the full length of the
13 building.

14

15 Section 4. Effective Date.

16 This ordinance shall become effective at 12:00 a.m. on the 31st day after enactment.
17 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance
18 unsigned or does not sign the ordinance within ten days of receiving it, or the Board of
19 Supervisors overrides the Mayor's veto of the ordinance.

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21 APPROVED AS TO FORM:
22 DAVID CHIU, City Attorney

23 By: /s/ Peter Miljanich

24 PETER MILJANICH
25 Deputy City Attorney