

1 [Planning Code - Landmark Designation - Poole-Bell House]

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3 **Ordinance amending the Planning Code to designate the Poole-Bell House, located at**
 4 **192-196 Laidley Street, Assessor's Parcel Block No. 6665, Lot Nos. 107-110, on the west**
 5 **side of Laidley Street between Fairmount Street and Harper Street, as a landmark**
 6 **consistent with the standards set forth in Article 10 of the Planning Code; affirming the**
 7 **Planning Department's determination under the California Environmental Quality Act;**
 8 **and 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.

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

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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

1 regulatory agencies for protection of the environment (in this case, landmark designation).
2 Said determination is on file with the Clerk of the Board of Supervisors in File No.
3 _____ and is incorporated herein by reference. The Board of Supervisors affirms
4 this determination.

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

10 (3) The Board of Supervisors finds that the proposed landmark designation of
11 the Poole-Bell House is consistent with the General Plan and with Planning Code Section
12 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.
13 _____, which is incorporated herein by reference.

14 (b) General Findings.

15 (1) On March 3, 2026, the Board of Supervisors adopted Resolution No. 112-
16 26, initiating landmark designation of the Poole-Bell House as a San Francisco landmark
17 pursuant to Section 1004.1 of the Planning Code. On March 6, 2026, the Mayor approved the
18 resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No.
19 260066.

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

23 (3) The Landmark Designation Fact Sheet dated May 20, 2026 was prepared
24 by Planning Department Preservation staff. All preparers meet the Secretary of the Interior’s
25 Professional Qualification Standards for historic preservation program staff, as set forth in

1 Code of Federal Regulations Title 36, Part 61, Appendix A. The report was reviewed for
2 accuracy and conformance with the purposes and standards of Article 10 of the Planning
3 Code. A copy of the Landmark Designation Fact Sheet is on file with the Clerk of the Board of
4 Supervisors in File No. _____ and is incorporated herein by reference.

5 (4) The Historic Preservation Commission, at its regular meeting of May 20,
6 2026, reviewed Planning Department staff’s analysis of the historical significance of the
7 Poole-Bell House set forth in the Landmark Designation Fact Sheet.

8 (5) On May 20, 2026, after holding a public hearing on the proposed
9 designation and having considered the specialized analyses prepared by Planning
10 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
11 Commission recommended designation of the Poole-Bell House as a landmark consistent
12 with the standards set forth in Section 1004 of the Planning Code, by Resolution No.
13 _____. Said resolution is on file with the Clerk of the Board in File No. _____.

14 (6) The Board of Supervisors hereby finds that the Poole-Bell House has a
15 special character and special historical, cultural, architectural, and aesthetic interest and
16 value, and that its designation as a landmark will further the purposes of and conform to the
17 standards set forth in Article 10 of the Planning Code. In doing so, the Board hereby
18 incorporates by reference the findings of the Landmark Designation Fact Sheet.

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20 Section 2. Designation.

21 Pursuant to Section 1004.3 of the Planning Code, the Poole-Bell House, located at
22 192-196 Laidley Street, Assessor’s Parcel Block No. 6665, Lot Nos. 107-110, is hereby
23 designated as a San Francisco landmark consistent with the standards set forth in Section
24 1004. Appendix A to Article 10 of the Planning Code is hereby amended to include this
25 property.

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Section 3. Required Data.

(a) The description, location, and boundary of the landmark site consists of the footprint of the Poole-Bell House, located on Assessor’s Parcel Block No. 6665, Lot Nos. 107-110, on the east side of Laidley Street between Harper Street and Fairmount Street in San Francisco’s Glen Park neighborhood, as shown in the Landmark Designation Fact Sheet.

(b) The characteristics of the landmark that justify its designation are described and shown in the Landmark Designation Fact Sheet and other supporting materials contained in Planning Department Record Docket No. 2026-002404DES. In brief, the Poole-Bell House, located at 192 Laidley Street, is eligible for local designation as an early example of Glen Park development, and for its association with the Bell family. The property was constructed in 1887 in the Fairmount District, now considered the Glen Park neighborhood. The home was built by attorney John Pascoe Poole, who passed in 1895, though his widow Annie Poole continued to live at the property until 1906. At the time of construction, the low-lying parts of Fairmount were being developed with narrow houses on smaller lots. The subject home was constructed in the middle of four lots perched on a hillside with impressive city views. When first constructed it included a hen house, windmill, and well. In 1906 the property was sold to Teresa Bell, widow of financier Thomas Bell. The lives of the Bells are well documented, including their close relationship with Mary Ellen Pleasant, who is known as the Mother of Civil Rights in California. While Pleasant never resided at the Poole-Bell house, as Bell purchased the home after Pleasant’s death, the home has been mired in narratives surrounding Pleasant’s relationship with the Bell family. The home was constructed in the Italianate style, though Theresa Bell added the additional story, giving the building a Second Empire appearance.

1 (c) The particular features that should be preserved, or replaced in kind as determined
2 necessary, are those generally shown in photographs and described in the Landmark
3 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
4 2026-002404DES, and which are incorporated in this designation by reference as though fully
5 set forth herein. This designation does not identify any interior character-defining features.
6 Specifically, the features that are character-defining and shall be preserved or replaced in kind
7 are the exterior elevations, form, massing, structure, rooflines, architectural ornament, and
8 materials of the property, identified as:

- 9 (1) Location of the property on lot with front and side setbacks;
- 10 (2) Three-story height;
- 11 (3) Second story central pedimented canopy with sunburst ornamentation;
- 12 (4) Mansard roof with dormers;
- 13 (5) Rectangular form;
- 14 (6) Full height double bays with decorative rectangular paneling;
- 15 (7) Bracketed cornice line;
- 16 (8) Exterior applied stickwork;
- 17 (9) Decks with balustrades and square posts;
- 18 (10) Horizontal wood siding; and
- 19 (11) Wood windows with ogee lugs, hooded brackets, and decorative surrounds.

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21 Section 4. Effective Date.

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

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APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter Miljanich
PETER MILJANICH
Deputy City Attorney