File No. 260136 **Committee Item No.** 2
Board Item No. 12

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation **Date:** March 9, 2026
Board of Supervisors Meeting: **Date:** March 16, 2026

Cmte Board

Cmte	Board	
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☐	☐	**Ordinance**
☐	☐	**Legislative Digest**
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OTHER

☐	☒	HPC Presentation – March 9, 2026
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Prepared by: John Carroll **Date:** March 5, 2026
Prepared by: John Carroll **Date:** March 13, 2026
Prepared by: **Date:**

[Initiating Landmark Designation - Engine Company No. 33]

Resolution initiating the landmark designation under Article 10 of the Planning Code for Engine Company No. 33, located at 117 Broad Street, Assessor's Parcel Block No. 7113, Lot No. 041.

WHEREAS, Under Planning Code, Section 1004.1, the Board of Supervisors may by Resolution initiate landmark designations; and

WHEREAS, Planning Code, Section 1004.2(b), requires the Historic Preservation Commission to respond to historic district or individual landmark designations initiated by the Board of Supervisors within 90 days, and authorizes the Board, by Resolution, to extend the time within which the Historic Preservation Commission is to render its decision; and

WHEREAS, Engine Company No. 33, located at 117 Broad Street, Assessor's Parcel Block No. 7113, Lot No. 041, in the Ocean View neighborhood, was constructed in 1896, and remained an active firehouse until 1974; and

WHEREAS, The building remains in its original location and is amongst the oldest standing firehouses in San Francisco; and

WHEREAS, The building is located in the Ocean View neighborhood, which was then considered an outlying neighborhood at the time of construction, because Ocean View didn't develop as a residential neighborhood until after the Great 1906 Earthquake and Fire; and

WHEREAS, In 1896, Engine Company No. 33 was dispatched to assist with a fire in nearby Colma, which was the first San Francisco act of mutual aid to assist a neighboring fire department; and

WHEREAS, Engine Company No. 33 was the last horse drawn unit in the San Francisco Fire Department, not converting to using motorized apparatus until 1921; and

WHEREAS, The building is an intact example of Classical Revival architecture, designed by architect Charles R. Wilson; and

WHEREAS, The property includes intact features, including its denticulated cornice, central molded panel with intact lettering ("Engine Co. No. 33"), Classical-inspired moldings, wood siding, wood windows with ogee lugs, transoms, carriage doors, and alarm tower with semi-circle openings; and

WHEREAS, The 1968 book “Here Today, San Francisco’s Architectural Heritage”, by the Junior League of San Francisco, Inc. discusses the property; and

WHEREAS, In 2010, the San Francisco Historic Preservation Commission adopted the Oceanview, Merced Heights, and Ingleside (OMI) Historic Context Statement, which identified the building as historically significant, given its pre-1906 construction date which was early for the neighborhood; and

WHEREAS, In 2023, the San Francisco Historic Preservation Commission adopted the Progressive Era & Early Revival Styles (1890-1930) Historic Context Statement, which provided frameworks for identifying and evaluating Classical Revival and other Progressive Era buildings for historical significance and integrity; and

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

RESOLVED, The Board of Supervisors hereby initiates landmark designation of Engine Company No.33 under Planning Code, Section 1004.1; and, be it

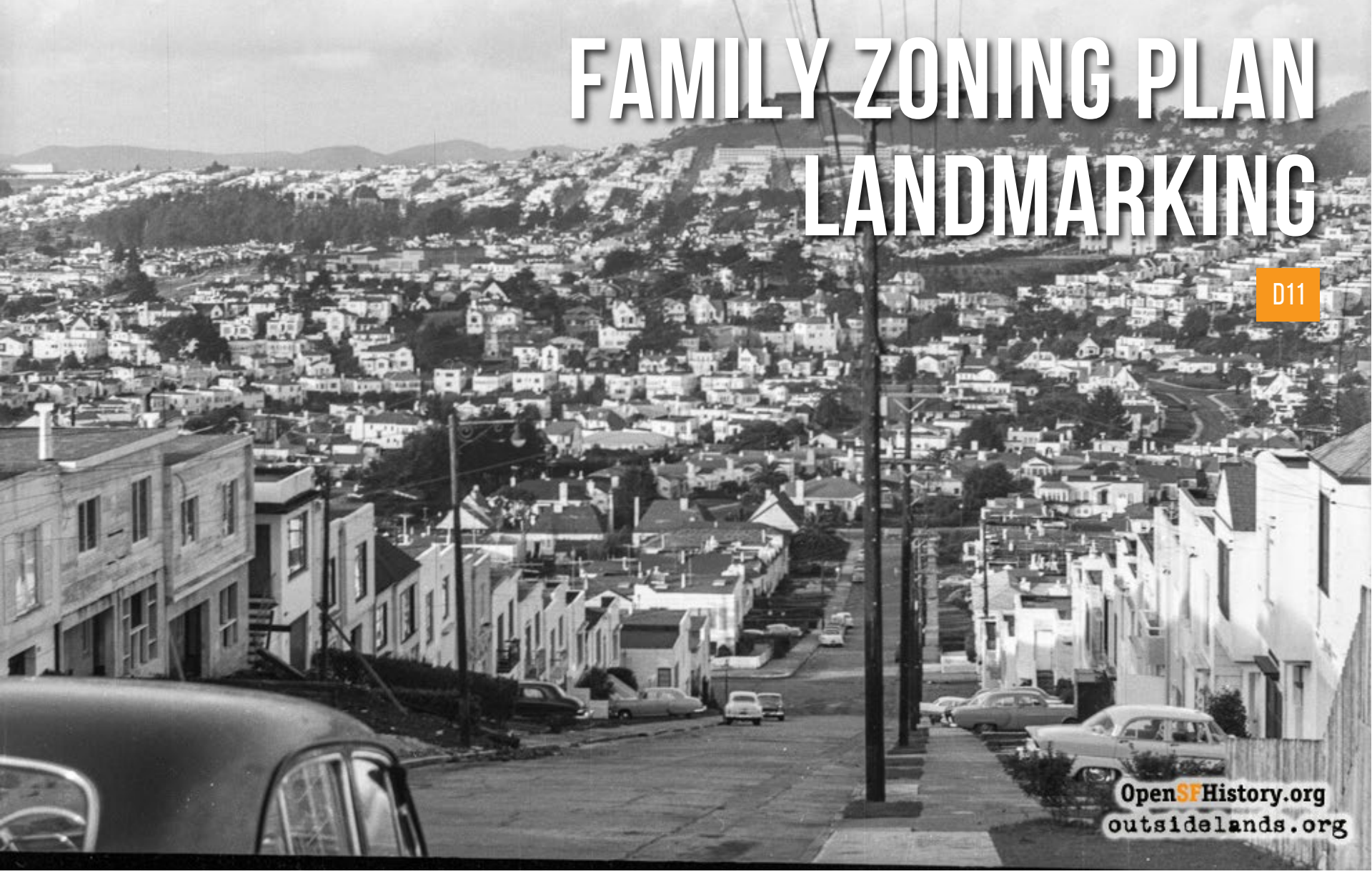
FURTHER RESOLVED, The Board requests that the Planning Department prepare a landmark designation report to submit to the Historic Preservation Commission for its

consideration of the full historical, architectural, aesthetic, and cultural interest and value of Engine Company No. 33; and, be it

FURTHER RESOLVED, The Board of Supervisors requests that the Historic Preservation Commission consider whether Engine Company No. 33 warrants landmark designation and submit its recommendation to the Board according to Article 10 of the Planning Code.

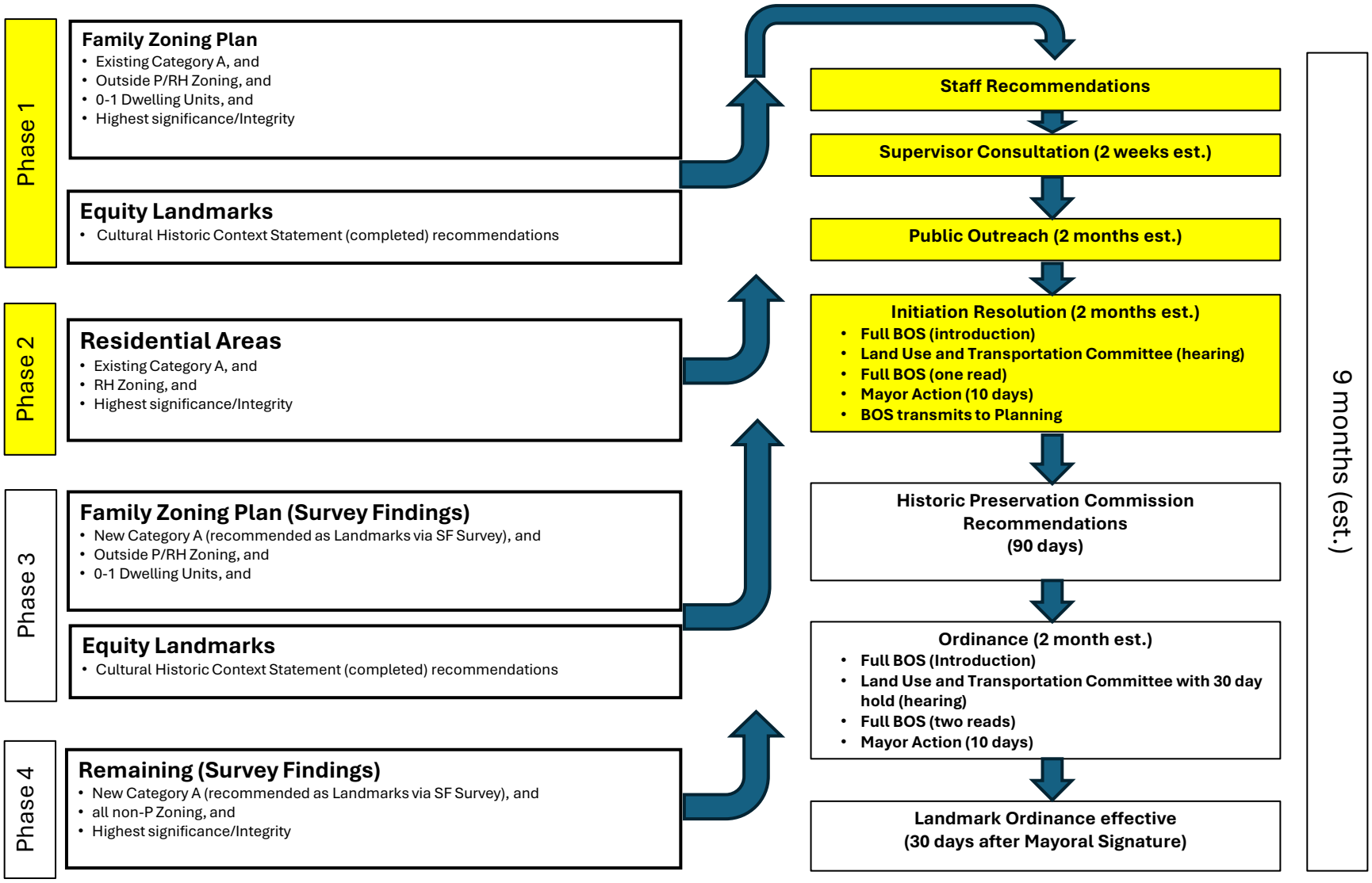
FAMILY ZONING PLAN LANDMARKING

D11



Land Use and Transportation Committee
March 9, 2026

San Francisco Planning


Phase 1
Family Zoning Plan
• Existing Category A, and
• Outside P/RH Zoning, and
• 0-1 Dwelling Units, and
• Highest significance/Integrity
Equity Landmarks
• Cultural Historic Context Statement (completed) recommendations
Phase 2
Residential Areas
• Existing Category A, and
• RH Zoning, and
• Highest significance/Integrity
Phase 3
Family Zoning Plan (Survey Findings)
• New Category A (recommended as Landmarks via SF Survey), and
• Outside P/RH Zoning, and
• 0-1 Dwelling Units, and
Equity Landmarks
• Cultural Historic Context Statement (completed) recommendations
Phase 4
Remaining (Survey Findings)
• New Category A (recommended as Landmarks via SF Survey), and
• all non-P Zoning, and
• Highest significance/Integrity
Staff Recommendations
Supervisor Consultation (2 weeks est.)
Public Outreach (2 months est.)
Initiation Resolution (2 months est.)
• Full BOS (introduction)
• Land Use and Transportation Committee (hearing)
• Full BOS (one read)
• Mayor Action (10 days)
• BOS transmits to Planning
Historic Preservation Commission Recommendations (90 days)
Ordinance (2 month est.)
• Full BOS (Introduction)
• Land Use and Transportation Committee with 30 day hold (hearing)
• Full BOS (two reads)
• Mayor Action (10 days)
Landmark Ordinance effective (30 days after Mayoral Signature)
9 months (est.)

Family Zoning Plan Landmarking Criteria

- **Historic Resource Status Code (CEQA) : A**
  - **Individually eligible**
  - **Except existing A10-11 and listed or formally determined eligible NRHP or CRHR**
  - **High significance/integrity**
  - **Outside P/RH Zoning**
  - **0-1 Dwelling Units**

District 11

Existing Category A properties	**47**
Article 10 Landmarks	3
CA Register Eligible Historic District Only	27
Remaining	**17**

Engine Company No. 33

Significant as an exemplary Queen Anne home.

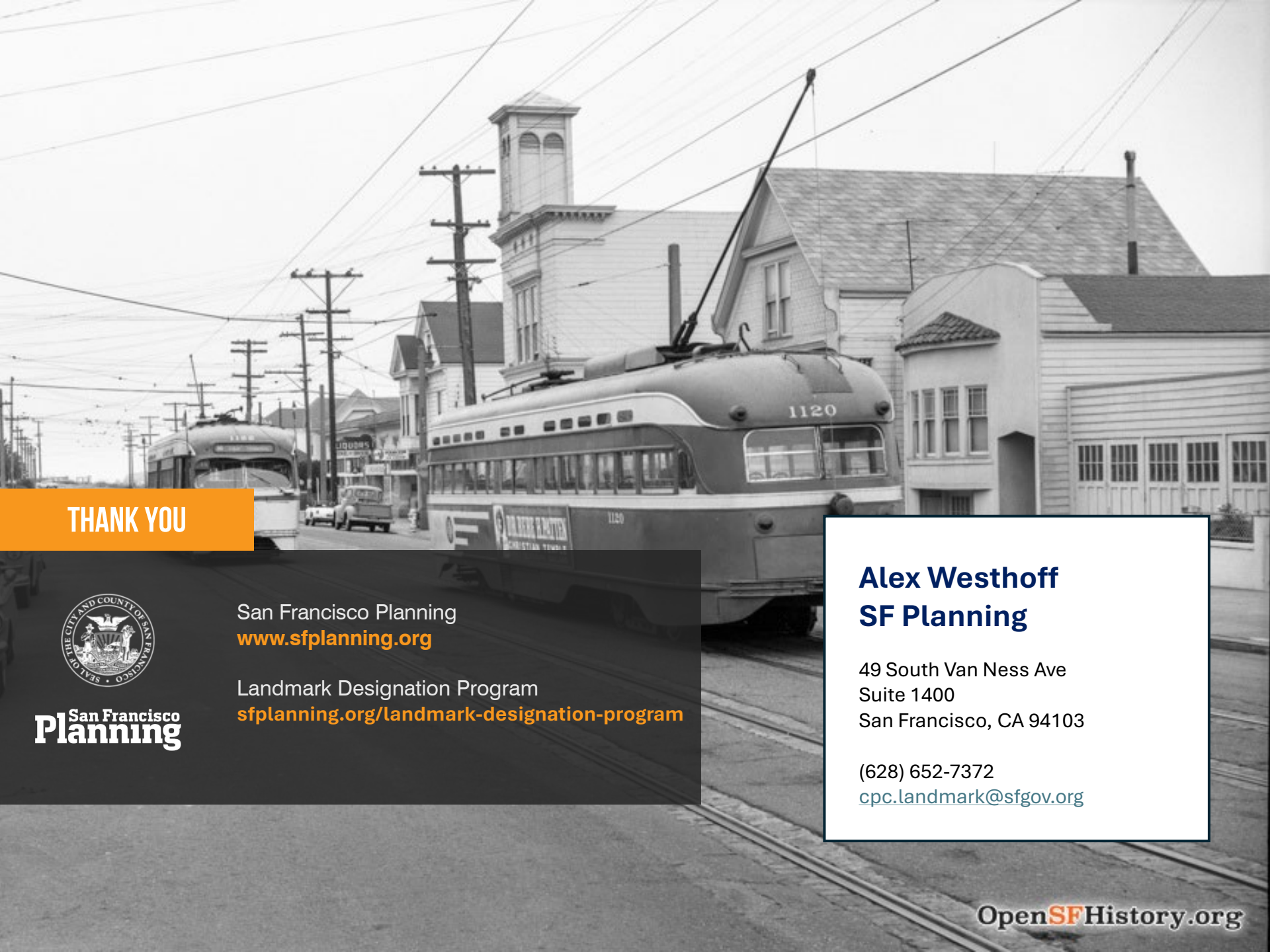
Period of Significance: 1896

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

Historic Context Statement: San Francico's OMI Neighborhoods, 1862-1959

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: 117 Broad Street	*Block/Lot:* 7113/041
Zoning: RH-3	*Parcel Area:* 3,123 sf
Year Built: 1896	*Builder:* Charles R. Wilson



THANK YOU

San Francisco Planning
www.sfplanning.org

Landmark Designation Program
sfplanning.org/landmark-designation-program

Alex Westhoff
SF Planning

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

(628) 652-7372
cpc.landmark@sfgov.org

OpenSFHistory.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):

- [x] 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):

Chen

Subject:

[Initiating Landmark Designation - Engine Company No. 33]

Long Title or text listed:

Resolution initiating landmark designation under Article 10 of the Planning Code for Engine Company No. 33, located at 117 Broad Street, Assessor's Parcel Block No. 7113, Lot No. 041.

Signature of Sponsoring Supervisor: s/ Chyanne Chen