FILE NO. 260578

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Engine Company No. 44 / Adams-Van Hoesen House]

Ordinance amending the Planning Code to designate the Engine Company No. 44 / Adams-Van Hoesen House, located at 3816 22nd Street, Assessor's Parcel Block No. 3622, Lot No. 018, on the north side of 22nd Street between Noe Street and Castro Street, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Unless prohibited by state law, once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission. (Planning Code § 1006; Charter of the City and County of San Francisco, § 4.135.) Thus, landmark designation generally affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 300 individual landmarks in the City under Article 10, in addition to structures and districts in the downtown area that are protected under Article 11. (See App. A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: Engine Company No. 44 / Adams-Van Hoesen House, located at 3816 22nd Street, Assessor's Parcel Block No. 3622, Lot No. 018. The ordinance finds that the Engine Company No. 44 / Adams-Van Hoesen House is eligible for local designation as an intact example of a Mission Revival firehouse, as well as being the long-term home and studios of well-known San Francisco artists Mark Adams and Beth Van Hoesen. The property was constructed in 1909 as a firehouse, with a service area including the Noe Valley and Castro neighborhoods. The firehouse was known as a "hill company" in the day of horse-drawn fire engines, when firehouses had to be perched on each high hill to ensure quick responses. The property was purchased by Adams and Van Hoesen in 1959 and served as their home and studios for nearly fifty years. Adams was known for his career in tapestry and stained-glass, with notable work including stained glass for Temple Emanu-El and Grace Episcopal Cathedral. Van Hoesen was known for her prints and drawings of animals and botanical subjects, with work in numerous public collections throughout the

United States. Out of the property the couple hosted art events attended by other well-known artists, including Wayne Thiebaud and Theophilus Brown.

As required by Section 1004, the ordinance lists the particular features that shall be preserved, or replaced in-kind, as determined necessary.

Background Information

On May 20, 2026, after holding a public hearing on the proposed designation and having considered the specialized analyses reviewed by Planning Department staff and the Landmark Designation Fact Sheet, the Historic Preservation Commission voted to recommend landmark designation of the Engine Company No. 44 / Adams-Van Hoesen House to the Board of Supervisors.