[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.

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

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

Section 1. Findings.

(a) Environmental and Land Use Findings.

(1) The Planning Department has determined that the Planning Code amendment proposed in this ordinance is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 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. 260578 and is incorporated herein by reference. The Board of Supervisors affirms this determination.

(2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed landmark designation of Engine Company No. 44 / Adams-Van Hoesen House will serve the public necessity, convenience, and welfare for the reasons set forth in Historic Preservation Commission Resolution No. 1583, recommending approval of the proposed designation, which is incorporated herein by reference.

(3) The Board of Supervisors finds that the proposed landmark designation of the Engine Company No. 44 / Adams-Van Hoesen House is consistent with the General Plan and with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 1583, which is incorporated herein by reference.

(b) General Findings.

(1) On March 3, 2026, the Board of Supervisors adopted Resolution No. 100-26, initiating landmark designation of Engine Company No. 44 / Adams-Van Hoesen House as a San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. On March 3, 2026, the Mayor approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No. 260053.

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

(3) The Landmark Designation Fact Sheet dated May 20, 2026 was prepared by Planning Department Preservation staff. All preparers meet the Secretary of the Interior's Professional Qualification Standards for historic preservation program staff, as set forth in Code of Federal Regulations Title 36, Part 61, Appendix A. The report was reviewed for

accuracy and conformance with the purposes and standards of Article 10 of the Planning Code. A copy of the Landmark Designation Fact Sheet is on file with the Clerk of the Board of Supervisors in File No. 260578 and is incorporated herein by reference.

(4) The Historic Preservation Commission, at its regular meeting of May 20, 2026, reviewed Planning Department staff's analysis of the historical significance of Engine Company No. 44 / Adams-Van Hoesen House set forth in the Landmark Designation Fact Sheet.

(5) On May 20, 2026, after holding a public hearing on the proposed designation and having considered the specialized analyses prepared by Planning Department staff and the Landmark Designation Fact Sheet, the Historic Preservation Commission recommended designation of Engine Company No. 44 / Adams-Van Hoesen House as a landmark consistent with the standards set forth in Section 1004 of the Planning Code, by Resolution No. 1583. Said resolution is on file with the Clerk of the Board of Supervisors in File No. 260578.

(6) The Board of Supervisors hereby finds that Engine Company No. 44 / Adams-Van Hoesen House has a special character and special historical, cultural, architectural, and aesthetic interest and value, and that its designation as a landmark will further the purposes of and conform to the standards set forth in Article 10 of the Planning Code. In doing so, the Board of Supervisors hereby incorporates by reference the findings of the Landmark Designation Fact Sheet.

Section 2. Designation.

Pursuant to Section 1004.3 of the Planning Code, the Engine Company No. 44 / Adams-Van Hoesen House, located at 3816 22nd Street, Assessor's Parcel Block No. 3622, Lot No. 018, is hereby designated as a San Francisco landmark consistent with the standards

set forth in Section 1004. Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

Section 3. Required Data.

(a) The description, location, and boundary of the landmark site consists of the footprint of the Engine Company No. 44 / Adams-Van Hoesen House, located on Assessor's Parcel Block No. 3622, Lot No. 018, on the north side of 22nd Street between Noe and Castro Streets in San Francisco's Noe Valley 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. 2026-001911DES. In brief, the Engine Company No. 44 / Adams-Van Hoesen House, located at 3816 22nd Street, 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.

(c) The particular features that should be preserved, or replaced in kind as determined necessary, are those generally shown in photographs and described in the Landmark Designation Fact Sheet, which can be found in Planning Department Record Docket No. 2026-001911DES, and which are incorporated in this designation by reference as though fully set forth herein. This designation does not identify any interior character-defining features. Specifically, the features that are character-defining and shall be preserved or replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of the property, identified as:

(1) Location of the house on the property with front setback;

(2) Existing height over basement;

(3) Projecting roof covered in red clay tile with widely overhanging eaves above curved brackets;

(4) Broad, unadorned stucco front facade surface;

(5) Square tower at rear with clay tile roof;

(6) Arched entranceway with curved metal clad transoms, double copper clad doors and decorative steel security grilles in window openings;

(7) Additional front openings, including left double hung steel window with steel security grille and right door and doorway;

(8) Front façade upper floor wood windows and transoms;

(9) Front façade decorative features including oval medallions with “SF” and “FD” motifs, and intact lettering (“Chemical”, “Engine No 44”); and

(10) Semi-enclosed front setback with flag pole, enclosed with concrete wall, posts, and metal gate.

Section 4. Effective Date.

This ordinance shall become effective on the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter Miljanich

PETER MILJANICH
Deputy City Attorney