[Planning Code - Landmark Designation - De Urioste Home - James C. Hormel Mansion]

Ordinance amending the Planning Code to designate the De Urioste Home - James C. Hormel Mansion, located at 181 Buena Vista Avenue East, Assessor's Parcel Block No. 1258, Lot No. 026, on the east side of Buena Vista Avenue East between Waller Street and Duboce Avenue, 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. 260574 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 De Urioste Home - James C. Hormel Mansion will serve the public necessity, convenience, and welfare for the reasons set forth in Historic Preservation Commission Resolution No. 1579, 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 De Urioste Home - James C. Hormel Mansion 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. 1579, which is incorporated herein by reference.

(b) General Findings.

(1) On March 3, 2026, the Board of Supervisors adopted Resolution No. 106-26, initiating landmark designation of De Urioste Home - James C. Hormel Mansion as a San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. On March 6, 2026, the Mayor approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No. 260059.

(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. 260574 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 De Urioste Home - James C. Hormel Mansion 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 De Urioste Home - James C. Hormel Mansion as a landmark consistent with the standards set forth in Section 1004 of the Planning Code, by Resolution No. 1579. Said resolution is on file with the Clerk of the Board of Supervisors in File No. 260574.

(6) The Board of Supervisors hereby finds that De Urioste Home - James C. Hormel Mansion 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 De Urioste Home - James C. Hormel Mansion, located at 181 Buena Vista Avenue East, Assessor's Parcel Block No. 1258, Lot No. 026, 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 De Urioste Home - James C. Hormel Mansion, located on Assessor's Parcel Block No. 1258 Lot No. 026, on the northwest corner of Buena Vista Avenue East and Duboce Avenue in San Francisco's Haight Ashbury 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. 2026-002392DES. The property was constructed at 181 Buena Vista Avenue East in the Haight Ashbury neighborhood in 1899 by architect Nathanial Blaisdell. In brief, the De Urioste Home - James C. Hormel Mansion, located at 181 Buena Vista Avenue East, is eligible for local designation due to its historical associations with past owners including the De Urioste family and James C. Hormel. The De Urioste family were a Guatemalan family heralded as a "pioneering San Francisco family, actively involved in local politics, business, the development of the Park Hill Tract and philanthropic endeavors." George de Urioste was appointed Consul of the Argentine Republic in November 1901, a post he retained through at least 1913. He was approached routinely throughout the decade of the 1910s by the city's newspapers as an authority on political matters in Central and South America, quoted regularly for analysis in response to revolutions in Guatemala and Argentina and infrastructure development projects, including rail and canal building. The family owned the property for two generations until selling it to LGBTQ philanthropist, activist, and diplomat James C. Hormel, who resided in the home

from 1986-2012. Hormel was active in the fight against the Briggs initiative in the late 1970s, which sought to ban gays and lesbians from working in California public schools, and helped establish the Human Rights Campaign Fund in 1981. President Bill Clinton nominated Hormel to be the Ambassador to Luxembourg in 1999 amidst a great deal of controversy, becoming the first openly gay American ambassador to a foreign country. Over the course of his lifetime, Hormel donated more than $15 Million to LGBTQ causes, including funding the James C. Hormel Gay and Lesbian Center at San Francisco Public Library's Main Library, which opened in 1996. The property is also an exemplary example of Queen Anne architecture.

(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. 2026-002392DES, 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;

(2) Asymmetrical three-story massing;

(3) Wood-frame construction;

(4) Full-height towers at the southeast and southwest corners, as well as witches cap roofs and finials;

(5) Compound hipped and gable roof dormers;

(6) Applied and structural Classical facade elements, including dentil moldings and Doric columns;

(7) Turned wood balusters at the porches and balconies;

(8) Fenestration pattern, including size and shape of openings, particularly where visible to the public at the west and south facades and upper south portion of the east façade;

9) All double-hung wood-sash windows with ogee lugs and distinctively-shaped molded wood surrounds;

10) Flush wood and wood shingle cladding; and

11) Primary entrance at the primary façade, as well as surrounding entry enclosure with multilite windows with curved mullions.

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