FILE NO. 260580

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Henry Street Rowhouses]

Ordinance amending the Planning Code to designate the Henry Street Rowhouses located at 191-197 Henry Street, Assessor's Parcel Block No. 3540, Lot No. 092, on the south side of Henry Street between Castro Street and Noe 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: the Henry Street Rowhouses located at 191-197 Henry Street, Assessor's Parcel Block No. 3540, Lot No. 092. The ordinance finds that the Henry Street Rowhouses are eligible for local designation as a unique example of a rowhouse constructed in the Stick Eastlake style with intact features retaining a great deal of integrity. The property was constructed in 1892, at a time when Duboce Triangle was transitioning from an exurban neighborhood of large-lot Victorian Villas to a moderately populated, middle-class neighborhood. Factors witnessed in the mid-1860s, including the resolution of land titles, the completion of the Transcontinental railroad, and the extension of Market Street southwestward from Dolores to Castro Street, fostered an interest in land in Duboce Triangle and Eureka Valley. By the early 1890s, Duboce Triangle had lost most vestiges of its rural origins. The property is unique as an early example of rowhouses constructed during this transitional time in Duboce Triangle's history.

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 Henry Street Rowhouses to the Board of Supervisors.