FILE NO. 260576

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Early Haight Ashbury Farmhouse]

Ordinance amending the Planning Code to designate the Early Haight Ashbury Farmhouse, located at 11 Piedmont Street, Assessor's Parcel Block No. 2617A, Lot No. 026, on the south side of Piedmont Street between Masonic Street and Delmar 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 Early Haight Ashbury Farmhouse, located at 11 Piedmont Street, Assessor's Parcel Block No. 2617A, Lot No. 026. The ordinance finds that the Early Haight Ashbury Farmhouse is eligible for local designation for its association with the early history of the Haight Ashbury neighborhood and the City of San Francisco. While the exact year that the landmark was built is unknown, it is estimated to have been built circa 1860, making it one of San Francisco's earliest extant properties. Originally part of a prosperous dairy farm, the home has ties to early San Francisco ranching and agriculture which, prior to late 1800s suburbanization of perimeter neighborhoods, were dominant land uses and industries outside of the city's core. Given the rarity of pre-1870 residences throughout San Francisco, the few residences that exist from this period have high potential to be significant for their association with the city's early growth following the California Gold Rush. The property is also an intact expression of early Italianate architecture.

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 Early Haight Ashbury Farmhouse to the Board of Supervisors.