FILE NO. 260579

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Guerrero Street Double Stick Eastlake Home]

Ordinance amending the Planning Code to designate the Guerrero Street Double Stick Eastlake Home located at 1415-1417 Guerrero Street, Assessor's Parcel Block No. 6568, Lot No. 011B, on the east side of Guerrero Street between Cesar Chavez Street and 26th 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 Guerrero Street Double Stick Eastlake Home located at 1415-1417 Guerrero Street, Assessor's Parcel Block No. 6568, Lot No. 011B. The ordinance finds that the Guerrero Street Double Stick Eastlake Home is eligible for local designation as a unique example of a double house in the Stick Eastlake style with intact features retaining a great deal of integrity. The property was built by Fernando Nelson, one of San Francisco's most prolific housing developers, who constructed more than 4,000 houses during his 70 plus year homebuilding career in San Francisco. Constructed circa 1894, the property is located in the Southern Mission neighborhood, which was spared from destruction surrounding the 1906 Great Earthquake and Fire and thus retains generally intact pre-disaster architecture from the latter half of the Nineteenth Century.

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 Guerrero Street Double Stick Eastlake Home to the Board of Supervisors.