FILE NO. 260582

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - John J. Clark House]

Ordinance amending the Planning Code to designate the John J. Clark House, located at 210 Douglass Street, Assessor's Parcel Block No. 2691, Lot No. 002, on the west side of Douglass Street between Caselli Avenue and 18th 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 John J. Clark House, located at 210 Douglass Street, Assessor's Parcel Block No. 2691, Lot No. 002. The ordinance finds that the John J. Clark House is eligible for local designation as one of the earliest extant Corbett Heights properties and a unique expression of a Chalet style home in San Francisco. Until the arrival of the streetcar in 1892 and the reliable availability of water in 1895, development in Corbett Heights was sparse. The property was constructed in 1885 and thus is associated with early development of the neighborhood. The home was designed by Architect John J. Clark, who also designed the All Hallows Catholic Church in the Bayview District. The first known resident was Arthur Gruenberg, general manager of Golden Gate Champagne Company. The property has been subject to few street visible alterations and maintains a high degree of integrity.

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 John J. Clark House to the Board of Supervisors.