FILE NO. 260682

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Lange House]

Ordinance amending the Planning Code to designate the Lange House, located at 199 Carl Street, Assessor's Parcel Block No. 1273, Lot No. 034, on the south side of Carl Street between Stanyan and Shrader Streets, 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 Lange House, located at 199 Carl Street, Assessor's Parcel Block No. 1273, Lot No. 034. The ordinance finds that the Lange House is eligible for local designation as an exemplary example of Queen Anne architecture, the first known property designed by architect of merit August Nordin, and for its early association with Cole Valley history. The property was constructed in 1900 in Cole Valley on a lot which used to be a five-acre ranch and dairy. The original owner was F.W.N. Lange, a German immigrant who arrived in San Francisco in 1864. In 1870, Lange purchased nine acres in what became the four blocks bound by Stanyan, Carl, Cole and Grattan Street. The property lies at the southeast corner of Carl and Stanyan Streets. The property retains a great deal of integrity, with exemplary Queen Anne features including a complex roof shape with rounded tower, angled bay windows, scroll-sawn brackets and machine-made wooden ornamentation, and classical columns at porch supports.

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 June 3, 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 Lange House to the Board of Supervisors.