File No. 260754 **Committee Item No.** 3
Board Item No. **22**

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation **Date:** July 20, 2026
Board of Supervisors Meeting: **Date:** September 1, 2026

Cmte Board

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☒	☒	**Ordinance**
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OTHER

☒	☒	HPC Presentation – July 20, 2026
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☐	☐	
☐	☐	

Prepared by: John Carroll **Date:** July 16, 2026
Prepared by: John Carroll **Date:** July 24, 2026
Prepared by: **Date:**

[Planning Code - Landmark Designation - Engine Company No. 33]

Ordinance amending the Planning Code to designate Engine Company No. 33, located at 117 Broad Street, Assessor's Parcel Block No. 7113, Lot No. 041, on the south side of Broad Street between Capitol Avenue and Plymouth Avenue, 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.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) Environmental and Land Use Findings.

(1) The Planning Department has determined that the Planning Code amendment proposed in this ordinance is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by regulatory agencies for protection of the environment (in this case, landmark designation).

Said determination is on file with the Clerk of the Board of Supervisors in File No. 260754 and is incorporated herein by reference. The Board of Supervisors affirms this determination.

(2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed landmark designation of Engine Company No. 33 will serve the public necessity, convenience, and welfare for the reasons set forth in Historic Preservation Commission Resolution No. 1603, recommending approval of the proposed designation, which is incorporated herein by reference.

(3) The Board of Supervisors finds that the proposed landmark designation of Engine Company No. 33 is consistent with the General Plan and with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 1603, which is incorporated herein by reference.

(b) General Findings.

(1) On March 17, 2026, the Board of Supervisors adopted Resolution No. 147-26, initiating landmark designation of Engine Company No. 33 as a San Francisco landmark pursuant to Section 1004.1 of the Planning Code. On March 20, 2026, the Mayor approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No. 260136.

(2) Pursuant to Charter Section 4.135, the Historic Preservation Commission has authority "to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors."

(3) The Landmark Designation Fact Sheet dated June 17, 2026 was prepared by Planning Department Preservation staff. All preparers meet the Secretary of the Interior's Professional Qualification Standards for historic preservation program staff, as set forth in Code of Federal Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and conformance with the purposes and standards of Article 10 of the Planning

Code. A copy of the Landmark Designation Fact Sheet is on file with the Clerk of the Board of Supervisors in File No. 260754 and is incorporated herein by reference.

(4) The Historic Preservation Commission, at its regular meeting of June 17, 2026, reviewed Planning Department staff's analysis of the historical significance of Engine Company No. 33 set forth in the Landmark Designation Fact Sheet.

(5) On June 17, 2026, after holding a public hearing on the proposed designation and having considered the specialized analyses prepared by Planning Department staff and the Landmark Designation Fact Sheet, the Historic Preservation Commission recommended designation of Engine Company No. 33 as a landmark consistent with the standards set forth in Section 1004 of the Planning Code, by Resolution No. 1603. Said resolution is on file with the Clerk of the Board in File No. 260754.

(6) The Board of Supervisors hereby finds that Engine Company No. 33 has a special character and special historical, cultural, architectural, and aesthetic interest and value, and that its designation as a landmark will further the purposes of and conform to the standards set forth in Article 10 of the Planning Code. In doing so, the Board of Supervisors hereby incorporates by reference the findings of the Landmark Designation Fact Sheet.

Section 2. Designation.

Pursuant to Section 1004.3 of the Planning Code, the Engine Company No. 33, located at 117 Broad Street, Assessor's Parcel Block No. 7113, Lot No. 041, is hereby designated as a San Francisco landmark consistent with the standards set forth in Section 1004. Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

Section 3. Required Data.

(a) The description, location, and boundary of the landmark site consists of the footprint of the Engine Company No. 33, located on Assessor's Parcel Block No. 7113, Lot No. 041, on the south side of Broad Street between Plymouth and Capitol Avenues in San Francisco's Ocean View neighborhood, as shown in the Landmark Designation Fact Sheet.

(b) The characteristics of the landmark that justify its designation are described and shown in the Landmark Designation Fact Sheet and other supporting materials contained in Planning Department Record Docket No. 2026-004121DES. In brief, Engine Company No. 33, located at 117 Broad Street, is eligible for local designation because it is significant as one of San Francisco's earliest extant firehouses, for its association with Ocean View's early history, as well as an intact example of a Classical Revival firehouse. The subject property was constructed in 1896, as a firehouse to house Engine Company Number 33, and operated as such until 1974, after which it was sold by the City and County of San Francisco. The building is now residential and under private ownership. The building is located in the Ocean View neighborhood, which was considered an outlying neighborhood at the time of construction, as Ocean View did not develop as a residential neighborhood until after the Great 1906 Earthquake and Fire. The firehouse was designed by architect Charles R. Wilson in the Classical Revival style and retains high integrity. In 1896, Engine Company No. 33 was dispatched to assist with a fire in nearby Colma, which was the first San Francisco act of mutual aid to assist a neighboring fire department. Engine Company No. 33 was the last horse drawn unit in the San Francisco Fire Department, not converting to using motorized apparatus until 1921.

(c) The particular features that should be preserved, or replaced in kind as determined necessary, are those generally shown in photographs and described in the Landmark Designation Fact Sheet, which can be found in Planning Department Record Docket No. 2026-004121DES, and which are incorporated in this designation by reference as though

fully set forth herein. This designation does not identify any interior character-defining features. Specifically, the features that are character-defining and shall be preserved or replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of the property, identified as:

(1) Two-story height;

(2) Full lot width;

(3) Flat roof with bracketed cornice line;

(4) Wood construction and horizontal wood siding;

(5) Left square alarm tower with semi-circle openings and dentils;

(6) Wood-framed entryway with carriage doors below transom windows;

(7) First story frieze and dentil-lined cornice with decorative, Classical-inspired moldings, and crown molding;

(8) Three second-story wood windows with ogee lugs; and

(9) Three portholes at roofline frieze.

Section 4. Effective Date.

This ordinance shall become effective on the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter Miljanich

PETER MILJANICH
Deputy City Attorney

FILE NO. 260754

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Engine Company No. 33]

Ordinance amending the Planning Code to designate Engine Company No. 33, located at 117 Broad Street, Assessor's Parcel Block No. 7113, Lot No. 041, on the south side of Broad Street between Capitol Avenue and Plymouth Avenue, 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: Engine Company No. 33, located at 117 Broad Street, Assessor's Parcel Block No. 7113, Lot No. 041. The ordinance finds that Engine Company No. 33 is eligible for local designation because it is significant as one of San Francisco's earliest extant firehouses, for its association with Ocean View's early history, and as an intact example of a Classical Revival firehouse. The property was constructed in 1896, as a firehouse to house Engine Company Number 33, and operated as such until 1974, after which it was sold by the City and County of San Francisco. The building is now residential and under private ownership. The building is located in the Ocean View neighborhood, which was considered an outlying neighborhood at the time of construction, as Ocean View did not develop as a residential neighborhood until after the Great 1906 Earthquake and Fire. The firehouse was designed by architect Charles R. Wilson in the Classical Revival style and retains high integrity. In 1896, Engine Company No. 33 was dispatched to assist with a fire in nearby Colma, which was the first San Francisco act of mutual aid to assist a neighboring fire

department. Engine Company No. 33 was the last horse drawn unit in the San Francisco Fire Department, not converting to using motorized apparatus until 1921.

As required by Section 1004, the ordinance lists the particular features that shall be preserved, or replaced in-kind, as determined necessary.

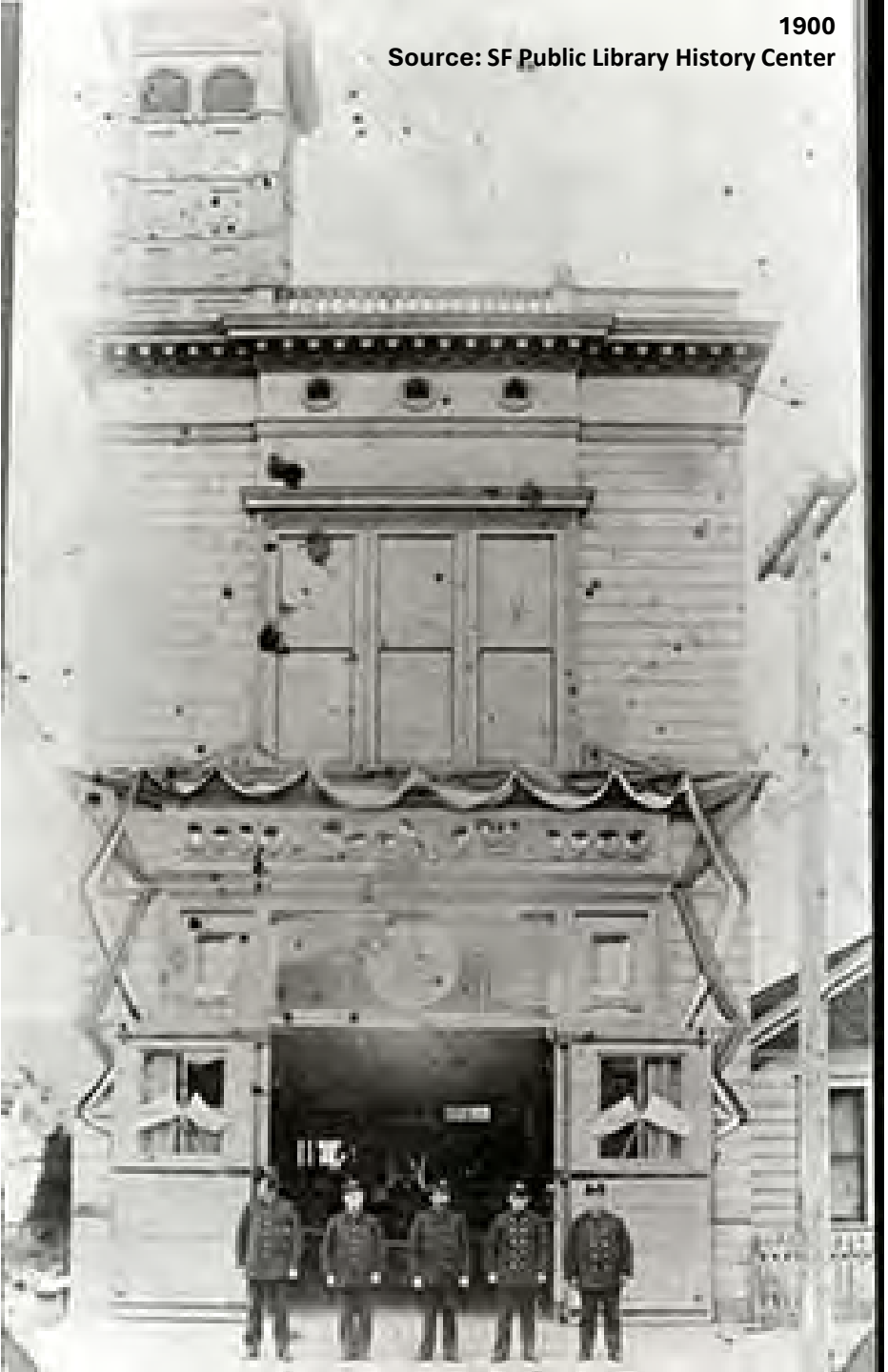
Background Information

On June 17, 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 Engine Company No. 33 to the Board of Supervisors.

FAMILY ZONING PLAN
LANDMARKING PROGRAM

Land Use and Transportation Committee
July 20, 2026

San Francisco Planning



1900
Source: SF Public Library History Center

Engine Company No. 33

Significant as one of San Francisco's earliest extant firehouses, for its association with pre-1906 development of the Ocean View neighborhood, and as an intact example of a Classical Revival firehouse.

Period of Significance: 1896-1906

Significance Criteria: 1 (Events), 3 (Architecture)

Historic Context Statement: San Francico's OMI Neighborhoods, 1862-1959

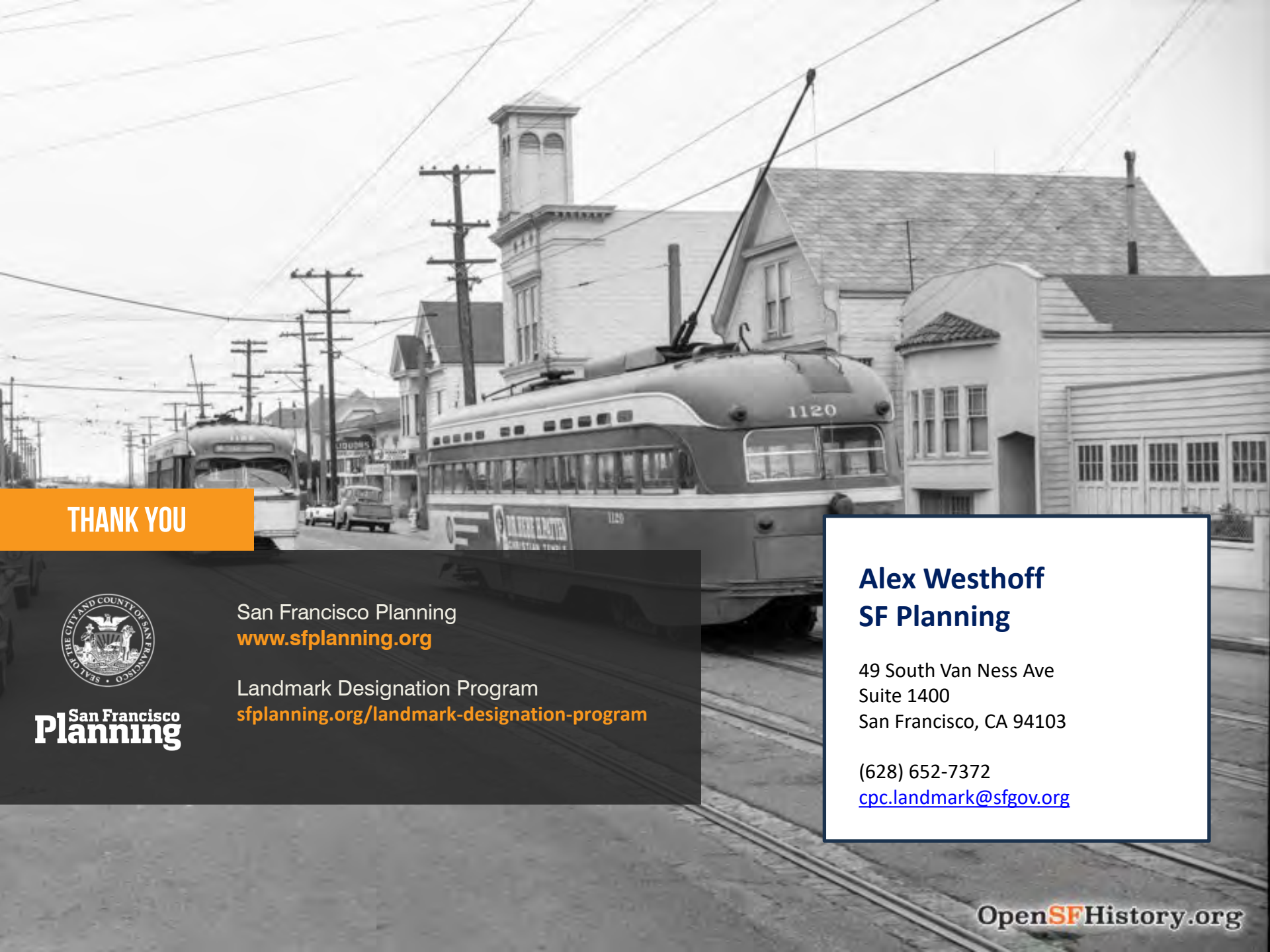
Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968

Address: 117 Broad Street	*Block/Lot:* 7113/041
Zoning: RH-3	*Parcel Area:* 3,123 sf
Year Built: 1896	*Architect:* Charles R. Wilson

Engine Company No. 33

Character-Defining Features

- Two-story height
- Full lot width
- Flat roof with bracketed cornice line
- Wood construction and horizontal wood siding
- Left square alarm tower with semi-circle openings and dentils
- Wood-framed entryway with carriage doors below transom windows
- First story frieze and dentil-lined cornice with decorative Classical-inspired moldings, and crown molding
- Three second-story wood windows with ogee lugs
- Three portholes at roofline frieze



THANK YOU

San Francisco Planning
www.sfplanning.org

Landmark Designation Program
sfplanning.org/landmark-designation-program

Alex Westhoff
SF Planning

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San Francisco, CA 94103

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OpenSFHistory.org

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San Francisco, CA 94103
628.652.7600
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June 18, 2026

Ms. Angela Calvillo, Clerk of the Board of Supervisors
Honorable Supervisor Chen
Board of Supervisors
City and County of San Francisco
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Via email only: angela.calvillo@sfgov.org

Re: Transmittal of Planning Department Case Number 2026-004121DES
117 Broad Street / Engine Company No. 33 Landmark Designation
BOS File No. 260136

Dear Ms. Calvillo and Supervisor Chen,

On June 17, 2026, the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider Supervisor Chen's ordinance (Board File No. 260136) to landmark Engine Company No. 33 (117 Broad Street). At the hearing, the HPC voted to approve a resolution to recommend landmark designation pursuant to Article 10 of the Planning Code.

The proposed amendments have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2). Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code section 31.04(h).

Please find attached documents related to the HPC's action. Also attached is an electronic copy of the proposed ordinance, drafted by Deputy City Attorney Peter Milijanich. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Veronica Flores, Acting Manager of Legislative Affairs

Cc: Vicki Wong, City Attorney's Office
Jen Low, Legislative Aide
Erica Major, Office of the Clerk of the Board
Charlie Sciammas, Legislative Aide (Supervisor Chen)
Rich Sucre, Planning Department
Alex Westhoff, Planning Department
Bos.legislation@sfgov.org
Board.of.Supervisors@sfgov.org

Attachments:

Draft Article 10 Landmark Designation Ordinance
Historic Preservation Commission Resolution No. 1603 (Recommendation)
Planning Department Executive Summary dated June 17, 2026
Article 10 Landmark Designation Fact Sheet
Categorical Exemption Checklist

[Planning Code - Landmark Designation - Engine Company No. 33]

Ordinance amending the Planning Code to designate Engine Company No. 33, located at 117 Broad Street, Assessor's Parcel Block No. 7113, Lot No. 041, on the south side of Broad Street between Capitol Avenue and Plymouth Avenue, 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.

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Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) Environmental and Land Use Findings.

(1) The Planning Department has determined that the Planning Code amendment proposed in this ordinance is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No.

_____ and is incorporated herein by reference. The Board of Supervisors affirms this determination.

(2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed landmark designation of Engine Company No. 33 will serve the public necessity, convenience, and welfare for the reasons set forth in Historic Preservation Commission Resolution No. _____, recommending approval of the proposed designation, which is incorporated herein by reference.

(3) The Board of Supervisors finds that the proposed landmark designation of Engine Company No. 33 is consistent with the General Plan and with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. _____, which is incorporated herein by reference.

(b) General Findings.

(1) On March 17, 2026, the Board of Supervisors adopted Resolution No. 147-26, initiating landmark designation of Engine Company No. 33 as a San Francisco landmark pursuant to Section 1004.1 of the Planning Code. On March 20, 2026, the Mayor approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No. 260136.

(2) Pursuant to Charter Section 4.135, the Historic Preservation Commission has authority "to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors."

(3) The Landmark Designation Fact Sheet dated June 17, 2026 was prepared by Planning Department Preservation staff. All preparers meet the Secretary of the Interior's Professional Qualification Standards for historic preservation program staff, as set forth in Code of Federal Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and conformance with the purposes and standards of Article 10 of the Planning

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(4) The Historic Preservation Commission, at its regular meeting of June 17, 2026, reviewed Planning Department staff's analysis of the historical significance of Engine Company No. 33 set forth in the Landmark Designation Fact Sheet.

(5) On June 17, 2026, after holding a public hearing on the proposed designation and having considered the specialized analyses prepared by Planning Department staff and the Landmark Designation Fact Sheet, the Historic Preservation Commission recommended designation of Engine Company No. 33 as a landmark consistent with the standards set forth in Section 1004 of the Planning Code, by Resolution No. _____. Said resolution is on file with the Clerk of the Board in File No. _____.

(6) The Board of Supervisors hereby finds that Engine Company No. 33 has a special character and special historical, cultural, architectural, and aesthetic interest and value, and that its designation as a landmark will further the purposes of and conform to the standards set forth in Article 10 of the Planning Code. In doing so, the Board of Supervisors hereby incorporates by reference the findings of the Landmark Designation Fact Sheet.

Section 2. Designation.

Pursuant to Section 1004.3 of the Planning Code, the Engine Company No. 33, located at 117 Broad Street, Assessor's Parcel Block No. 7113, Lot No. 041, is hereby designated as a San Francisco landmark consistent with the standards set forth in Section 1004. Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

Section 3. Required Data.

(a) The description, location, and boundary of the landmark site consists of the footprint of the Engine Company No. 33, located on Assessor's Parcel Block No. 7113, Lot No. 041, on the south side of Broad Street between Plymouth and Capitol Avenues in San Francisco's Ocean View neighborhood, as shown in the Landmark Designation Fact Sheet.

(b) The characteristics of the landmark that justify its designation are described and shown in the Landmark Designation Fact Sheet and other supporting materials contained in Planning Department Record Docket No. 2026-004121DES. In brief, Engine Company No. 33, located at 117 Broad Street, is eligible for local designation because it is significant as one of San Francisco's earliest extant firehouses, for its association with Ocean View's early history, as well as an intact example of a Classical Revival firehouse. The subject property was constructed in 1896, as a firehouse to house Engine Company Number 33, and operated as such until 1974, after which it was sold by the City and County of San Francisco. The building is now residential and under private ownership. The building is located in the Ocean View neighborhood, which was considered an outlying neighborhood at the time of construction, as Ocean View did not develop as a residential neighborhood until after the Great 1906 Earthquake and Fire. The firehouse was designed by architect Charles R. Wilson in the Classical Revival style and retains high integrity. In 1896, Engine Company No. 33 was dispatched to assist with a fire in nearby Colma, which was the first San Francisco act of mutual aid to assist a neighboring fire department. Engine Company No. 33 was the last horse drawn unit in the San Francisco Fire Department, not converting to using motorized apparatus until 1921.

(c) The particular features that should be preserved, or replaced in kind as determined necessary, are those generally shown in photographs and described in the Landmark Designation Fact Sheet, which can be found in Planning Department Record Docket No. 2026-004121DES, and which are incorporated in this designation by reference as though fully

set forth herein. This designation does not identify any interior character-defining features. Specifically, the features that are character-defining and shall be preserved or replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of the property, identified as:

(1) Two-story height;

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Section 4. Effective Date.

This ordinance shall become effective on the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter Miljanich

PETER MILJANICH
Deputy City Attorney

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

LANDMARK RESOLUTION RECOMMENDATION RESOLUTION NO. 1603

HEARING DATE: June 17, 2026

Record No.:	**2026-004121DES**
Project Address:	**117 Broad Street (Engine Company No. 33)**
Zoning:	RH-2 (RESIDENTIAL- HOUSE, TWO FAMILY) Zoning District 40-X Height and Bulk District
Block/Lot:	7113/041
Project Sponsor:	Planning Department 49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103
Property Owner:	Murakami-Adams Family Living Trust 117 Broad Street c/o Jay C & Piper H Murakami Adams, Ttes. San Francisco, CA 94112
Staff Contact:	Alex Westhoff 628-652-7314 Alex.Westhoff@sfgov.org

RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF ENGINE COMPANY NO. 33 (117 BROAD ST), ASSESSOR'S PARCEL BLOCK NO. 7113, LOT NO. 041, AS LANDMARK NO. XXX CONSISTENT WITH THE PURPOSES AND STANDARDS OF ARTICLE 10.

Preamble

1. WHEREAS, at a public hearing on March 17, 2026, the Board of Supervisors voted to adopt Resolution No. 147-26 to initiate Landmark Designation of Engine Company No. 33 (117 BROAD ST), Assessor's Parcel Block No. 7113, Lot No. 041; and

2. WHEREAS, Mayor Lurie signed the Resolution on March 20, 2026 and the Clerk of the Board transmitted it to the Planning Department on April 9, 2026; and

3. WHEREAS, Department staff, who meet the Secretary of Interior's Professional Qualification Standards prepared the Landmark Designation Fact Sheet for Engine Company No. 33 which was reviewed for accuracy and conformance with the purposes and standards of Article 10; and

4. WHEREAS, the Historic Preservation Commission, at its regular meeting of June 17, 2026 reviewed

Department staff's analysis of the Engine Company No. 33's historical significance pursuant to Article 10 and recommended Landmark designation through this Resolution; and

5. WHEREAS, the Historic Preservation Commission finds that the Landmark designation for the Engine Company No. 33 is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and

6. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 117 BROAD ST is proper as an intact example of a Classical Revival firehouse; and

7. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 117 BROAD ST is proper as an early firehouse from the time period in which fire emergency response relied on horse-drawn vehicles; and

8. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 117 BROAD ST is proper for its early association with the Ocean View neighborhood, when it was only sparsely populated prior to the Great 1906 Earthquake and Fire; and

9. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 117 BROAD ST is proper as it retains sufficient integrity; and

10. WHEREAS, the Historic Preservation Commission finds that 117 Broad Street meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and

11. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features, as identified in the Landmark Designation Fact Sheet, should be considered for preservation under the proposed landmark designation as they relate to 117 Broad Street's historical significance and retain historical integrity; and

12. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that landmarks and historic buildings be preserved, and will serve the public necessity, convenience and welfare pursuant to Planning Code, Section 302; and

13. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and now therefore, be it

RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 117 Broad Street (aka Engine Company No. 33), Assessor's Parcel Block No. 7113, Lot No. 041, as a Landmark pursuant to Article 10 of the Planning Code.

I hereby certify that the Historic Preservation Commission **ADOPTED** the foregoing Resolution on June 17, 2026.

Jonas P. Ionin
Commission Secretary

AYES:	Cox, Tsern Strang, Baroni, Baldauf, Vergara, Matsuda
NAYS:	None
ABSENT:	Foley
ADOPTED:	June 17, 2026

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

LANDMARK DESIGNATION RECOMMENDATION EXECUTIVE SUMMARY

HEARING DATE: May 20, 2026

Record No. / Name / Address / APN:	2026-004121DES – Engine Company No. 33 (117 Broad Street, 7113/041)
Zoning Districts:	RH-2 (Residential-House, Two Family) Zoning District / 40-X Height and Bulk District
Project Sponsor:	San Francisco Planning Department 49 South Van Ness, Suite 1400 San Francisco, CA 94103
Staff Contact:	Alex Westhoff, (628) 652-7314, alex.westhoff@sfgov.org
Environmental Review:	Categorical Exemption

RECOMMENDATION: **Recommend Landmark Designation to Board of Supervisors**

Background

The Family Zoning Plan (FZP) Landmark Designation Program (Program) is being undertaken in conjunction with the implementation of FZP, with the objective of allowing for more housing, while still preserving San Francisco's most cherished architectural, cultural, and/or historical resources. This Program is being overseen by the Planning Department alongside District Supervisors and project partners. The Program includes designating properties which are currently identified as Category A-rated historical resources through past Surveys and Historic Resource Evaluations, as Planning Code Article 10 Landmarks.

117 Broad Street (Engine Company No. 33) is the only District 11 property which meets the FZP Landmarking criteria as an existing Category A rated individually eligible historic resource with exemplary historical significance and integrity. However, District 11 has significantly fewer existing Category A historic resources, than many of the other San Francsico Supervisorial Districts. District 11 has not been surveyed for its historic

resources. However, as San Francisco Citywide Cultural Resources Survey (SF Survey) findings are completed, more properties will be identified as potential FZP Landmarks in District 11, and recommended as such.

Property Description

177 Broad Street (Engine Company No. 33) is a two-story residence, originally constructed as a firehouse in 1896. The property is one of San Francisco's earliest extant firehouses, and is associated with pre-1906 development of the Ocean View neighborhood. Engine Company No. 33 was the last horse drawn unit in the San Francisco Fire Department, not converting to motorized apparatus until 1921 and operated as a firehouse until 1974. Built in the Classical Revival style the building has been subject to few exterior alterations and retains sufficient integrity.

Compliance With Planning Code

Article 10 of the Planning Code

The executive summary and analysis under review was prepared by Department preservation staff, who meet the Secretary of the Interior's professional qualifications. The Department has determined that the subject property meets the requirements for eligibility as an individual landmark pursuant to Article 10 of the Planning Code. The justification for its inclusion is explained in detail on the attached Landmark Designation Fact Sheet, and briefly in this Executive Summary.

Significance:

Underrepresented Landmark Types: The proposed landmark designation addresses a priority established by the Historic Preservation Commission (HPC) for new landmarks, as follows:

- Underrepresented Geographies – The subject property lies in the Ocean View neighborhood, which has few existing landmarks relative to other San Francisco neighborhoods. Specifically, only three existing Article 10 landmarks are found in Ocean View: the Joseph Leonard/Cecil F. Poole House (landmark #213), the Ingleside Presbyterian Church and "The Great Cloud of Witnesses" (landmark #273), and Ingleside Terraces Sundial and Sundial Park (landmark #293).

Public/Neighborhood Input

Planning Department staff conducted outreach for the property owner, as follows:

- Property Owner Notification – Consistent with Article 10 of the Planning Code, the property owner of the proposed landmark was provided with a written 20 day notice of this HPC hearing. The property owner was also sent a courtesy notice in September 2025 to let them know that their property was being considered as an Article 10 Landmark, and was offered a 1:1 meeting with Planning Department Staff to discuss the prospect.

- Property Owner Conversations – Planning Department staff had a phone call with the property owner to

discuss implications of Article 10 Landmarking. Specific questions were about resale implications, future alterations, and building permits for maintenance and repair.

Issues & Other Considerations

- Past Historic Resource Surveys and Context Statements – To identify the Program's proposed landmarks, properties which were already identified as Category A historic resources, through past historic resource surveys, were reviewed. Historic context statements were also reviewed to inform the proposals. Relevant past historic resource surveys and historic context statements for this property include:

    - Here Today, San Francsico's Architectural Heritage. Text by Roger Olmstead and T.H. Watkins, San Francisco, CA, Chronicle Books, 1968 – This 300+ book includes the Junior League of San Francisco Inc.'s survey information of over 2,500 buildings. The findings of this survey were adopted by the Board of Supervisors on May 11, 1970; Resolution No. 268-70. Additionally, the Junior League of San Francisco "Here Today" building research files, 1964-1978, are archived at the San Francisco Public Library History Center and were reviewed for additional background.

    - San Francisco's Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods 1862-1959 Historic Context Statement (2010). A Historical Context Statement Prepared for the San Francisco Historic Preservation Fund Committee Prepared by Richard Brandi and Woody LaBounty of the Western Neighborhoods Project – This historic context statement provides an overview of OMI's natural and cultural history with a focus on 1862-1959 history as a residential suburb. The document identifies potential properties that may be considered as historic resources, including the subject property.

Basis for Recommendation

The Department recommends that the HPC recommend to the Board of Supervisors landmark designation of 117 Broad Street (Engine Company No. 33) as outlined in this case report as it meets the provisions of Article 10 of the Planning Code regarding Landmark Designation.

Attachments

Exhibit 1 – Engine Company No. 33 (117 Broad Street)
- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

ARTICLE 10 LANDMARK DESIGNATION FACT SHEET

Engine Company No. 33

Period of Significance: 1896-1906

Significance Criteria: 1 (Events) & 3 (Architecture)

Statement of Significance: 117 Broad Street is significant as one of San Francisco's earliest extant firehouses, for its association with pre-1906 development of the Ocean View neighborhood, and as an intact example of a Classical Revival firehouse. Constructed in 1896, as a firehouse to house Engine Company No. 33, and to protect a planned women's college (which was never built). Shortly after its construction, however, Engine Company No. 33 was dispatched to assist with a fire in nearby Colma, which was the first San Francisco act of mutual aid to assist a neighboring fire department. Engine Company No. 33 was the last horse drawn unit in the San Francisco Fire Department, not converting to motorized apparatus until 1921. The property operated as a firehouse until 1974 after which it was converted to a private residence. Although converted into residential use, the interior has been well maintained. Past residents opened it to the public as a living history museum.[1]

The Ocean View neighborhood was only sparsely developed prior to the Great 1906 Earthquake and Fires. The development pace quickened however, after the disaster, due to the immediate housing shortage and influx of Earthquake refugees from other neighborhoods.[2]

The firehouse was designed by Charles R. Wilson in the Classical Revival style. This style was inspired by Classical sources including ancient Greece, ancient Rome, and the Italian Renaissance and Baroque periods, and is considered San Francisco's most popular turn-of-the-century architectural style.[3]

Integrity: Exterior alterations include removal of the tower's hipped roof and roof balustrade, carriage door replacement, and hose tower replacement to match. Additionally, the gold lettering "S.F.F.D." and ENGINE CO. NO. 33" does not appear original. However, overall the property retains sufficient integrity.

Character Defining Features: All those exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of the property identified as:

- Two-story height
- Full lot width
- Flat roof with bracketed cornice line
- Wood construction and horizontal wood siding
- Left square alarm tower with semi-circle openings and dentils
- Wood-framed entryway with carriage doors below transom windows
- First story frieze and dentil-lined cornice with decorative Classical-inspired moldings, and crown molding
- Three second-story wood windows with ogee lugs
- Three portholes at roofline frieze

Past Survey(s)/Historic Context Statement(s): Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968

Address: **117 Broad Street**

Block/Lot(s): 7113/041

Parcel Area: 3,123 square feet

Zoning: RH-2

Year Built: 1896

Architect: Charles R. Wilson

[1] San Francisco Fire Department Museum website, accessed May 26, 2026 - https://guardiansofthecity.org/sffd/firehouses/vintage/engine_co_no33.html

[2] San Francisco's Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods 1862-1959 Historic Context Statement prepared by Richard Brandi and Woody La Bounty of the Western Neighborhoods Project, 2010

[3] San Francisco Planning Department, *Progressive Era & Early Revival Styles (c 1890–c.1930) Historic Context Statement,* 2023

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
117 BROAD ST		7113041
Case No.		**Permit No.**
2026-004121PRJ		
☐ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.
Historic Landmark Designation (DES)

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).

☐	**Class 1 - Existing Facilities.** **(CEQA Guidelines section 15301)** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 - New Construction.** **(CEQA Guidelines section 15303)** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 32 - In-Fill Development.** **(CEQA Guidelines section 15332)** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
■	**Other ____** Class 8 - Actions by Regulatory Agencies for Protection of the Environment (CEQA Guidelines section 15308)
☐	**Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).** It can be seen with certainty that there is no possibility of a significant effect on the environment.

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:
Planner Signature: Don Lewis

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:	
■	**Category A:** Known Historical Resource.
☐	**Category B:** Potential Historical Resource (over 45 years of age).
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age).

PROPOSED WORK CHECKLIST

Check all that apply to the project.	
☐	**Change of use and new construction.** Tenant improvements not included.
☐	**Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	**Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	**Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	**Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	**Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	**Addition(s)** not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
☐	**Façade or storefront alterations** that do not remove, alter, or obscure character -defining features.
☐	**Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
Note: Project Planner must check box below before proceeding.	
■	Project is not listed.
☐	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

☐ **Reclassification of property status**. *(Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval)*

- ☐ Reclassify to Category A
- ☐ Reclassify to Category C
- ☐ Lacks Historic Integrity
- ☐ Lacks Historic Significance

☐ Project involves a **known historical resource (CEQA Category A)**

☐ Project does not substantially impact character-defining features of a historic resource (see Comments)

☐ Project is compatible, yet differentiated, with a historic resource.

☐ Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Note: If ANY box above is checked, a Preservation Planner MUST sign below.

■ **Project can proceed with EXEMPTION REVIEW**. The project has been reviewed by the Preservation Planner and can proceed with exemption review.

Comments by Preservation Planner:
Landmark designation, no physical changes

Preservation Planner Signature: Alex Westhoff

EXEMPTION DETERMINATION

■ **No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.**

Project Approval Action:	**Signature:**
Board of Supervisors approval of landmark designation	Alex Westhoff 05/26/2026

Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link.

Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.

President, District 8
BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. 554-6968
Fax No. 554-5163
TDD/TTY No. 544-5227

RAFAEL MANDELMAN

PRESIDENTIAL ACTION

Date: 07/14/2026

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,
Pursuant to Board Rules, I am hereby:

☒ Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 260754 Chen
(Primary Sponsor)

Title. [Planning Code - Landmark Designation - Engine Company No. 33]

☐ Transferring (Board Rule No 3.3)

File No. _____ _____
(Primary Sponsor)

Title. _____

From: _____ Committee

To: _____ Committee

☐ Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor: _____ Replacing Supervisor: _____

For: _____ _____ Meeting
(Date) (Committee)

Start Time: _____ End Time: _____

Temporary Assignment: ○ Partial ◉ Full Meeting

Rafael Mandelman, President
Board of Supervisors

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
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NOTICE OF PUBLIC HEARING
LAND USE AND TRANSPORTATION COMMITTEE
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearings will be held as follows, at which time all interested parties may attend and be heard:

Date: **Monday, July 20, 2026**

Time: **1:30 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subject: **File No. 260754.** Ordinance amending the Planning Code to designate Engine Company No. 33, located at 117 Broad Street, Assessor's Parcel Block No. 7113, Lot No. 041, on the south side of Broad Street between Capitol Avenue and Plymouth Avenue, 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, July 17, 2026.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco
jec:mcc

DATED ~ POSTED ~ MAILED: July 10, 2026

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- [x] 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- [ ] 2. Request for next printed agenda (For Adoption Without Committee Reference)
  (Routine, non-controversial and/or commendatory matters only)
- [ ] 3. Request for Hearing on a subject matter at Committee
- [ ] 4. Request for Letter beginning with "Supervisor _____ inquires…"
- [ ] 5. City Attorney Request
- [ ] 6. Call File No. _____ from Committee.
- [ ] 7. Budget and Legislative Analyst Request (attached written Motion)
- [ ] 8. Substitute Legislation File No. _____
- [ ] 9. Reactivate File No. _____
- [ ] 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission

☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Chyanne Chen

Subject:

Planning Code - Landmark Designation - Engine Company No. 33

Long Title or text listed:

Ordinance amending the Planning Code to designate Engine Company No. 33, located at 117 Broad Street, Assessor's Parcel Block No. 7113, Lot No. 041, on the south side of Broad Street between Capitol Avenue and Plymouth Avenue, 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.

Signature of Sponsoring Supervisor: s/ Chyanne Chen