

## **LEGISLATIVE DIGEST**

[Planning Code - Landmark Designation of 401 Castro Street (Twin Peaks Tavern)]

**Ordinance designating 401 Castro Street (Twin Peaks Tavern), Assessor's Block No. 3582, Lot No. 71, as a landmark under Article 10 of the San Francisco Planning Code; and adopting General Plan, Planning Code Section 101.1, and environmental findings.**

### **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. 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 ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently 262 individual landmarks in the City under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendix 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: 401 Castro Street (Twin Peaks Tavern), Lot 71 in Assessor's Block No. 3582.

The ordinance finds that the Twin Peaks Tavern is eligible for designation as a City landmark under National Register of Historic Places Criterion A (association with events that have made a significant contribution to the broad patterns of our history), as first known gay bar to feature full length open plate glass windows, and as a living symbol of the liberties and rights gained by the lesbian, gay, bisexual, transgendered (LGBT) community in the second half of the 20th century.

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

Background Information

The landmark designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate the landmark designation of the Twin Peaks Tavern on September 19, 2012. On October 17, 2012, after holding a public hearing on the proposed designation and having considered the specialized analyses prepared by Planning Department staff and the Landmark Designation Case Report prepared by Moses Corette and reviewed by Tim Frye, the HPC voted to recommend approval of the proposed landmark designation of the Twin Peaks Tavern to the Board of Supervisors.