

LEGISLATIVE DIGEST

[Planning Code - Market Street Masonry Historic District]

Ordinance amending the Planning Code, by adding a new Appendix M to Article 10 (Preservation of Historical, Architectural, and Aesthetic Landmarks), to create the Market Street Masonry Historic District, a discontinuous landmark historic district; and making findings, including environmental findings, and findings of consistency with the General Plan, and Planning Code, Section 101.1(b).

Existing Law

Under Article 10 of the San Francisco Planning Code, the Historic Preservation Commission may initiate and recommend for approval designation of historic districts (i.e. collections of related buildings, structures, or other features) to preserve notable structures having a special character or special historic, architectural or aesthetic value. For the historic district to be created, the Board of Supervisors must approve the district by ordinance. It is then codified as an appendix to Article 10.

Amendments to Current Law

The propose legislation would amend Article 10 of the Planning Code to create a new Appendix M, designating the Market Street Masonry Historic District. The district is “non-contiguous”, meaning the buildings are not located adjacent to each other and the area in between the buildings is not designated as part of the district.

The proposed district would include eight architecturally significant buildings located between Franklin and Valencia Streets. According to the Planning Department staff report and Historic Preservation Commission resolution, the buildings were designed by highly regarded master architects such as August Nordin, G. Albert Lansburgh, Conrad A. Meussdorffer, and George Applegarth, who worked in the popular revival styles of the early 20th-century such as Classical Revival, Colonial Revival, and Venetian Gothic Revival.

The location and boundaries of the proposed Market Street Masonry Historic District include the following eight (8) buildings and Assessor Parcel Numbers: 150 Franklin Street (Block and Lot No. 0834/012); 20 Franklin Street, aka 1580-1598 Market Street (Block and Lot No. 0836/010); 1649-1651 Market Street (Block and Lot No. 3504/001); 1657 Market Street (Block and Lot No. 3504/046); 1666-1668 Market Street (Block and Lot No. 0854/004); 1670-1680 Market Street (Block and Lot No. 0854/005); 1687 Market Street (Block and Lot No. 3504/040); and 1693-1695 Market Street (Block and Lot No. 3504/038).

The proposed legislation does not designate any interior spaces of these buildings as significant, and thus a Certificate of Appropriateness¹ would not be required for work to the interiors of these structures. The proposed legislation describes the specific exterior features of each building that are “character-defining” – or significant.

If this legislation is approved, the requirements of Article 10 regarding Certificates of Appropriateness would apply to work to the exterior of the eight buildings for certain defined types of work. Under the proposed legislation, a Certificate of Appropriateness would also be required to paint any previously unpainted brick work on the exterior of the eight designated buildings. Additionally, an “Administrative Certificate of Appropriateness”, issued by Planning Department staff and appealable to the Historic Preservation Commission, would be required for certain work to brickwork, galvanized metal ornaments, signs, and exterior lighting.

¹ A Certificate of Appropriateness is an approval granted by the Historic Preservation Commission for work to designated landmarks and structures within historic districts.