

## **LEGISLATIVE DIGEST**

[Planning Code - Duboce Park Historic District]

**Ordinance amending the Planning Code, by adding a new Appendix N to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Duboce Park 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, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate individual structures or groups of structures that have special character or special historical, architectural or aesthetic interest or value as a City landmarks or historic districts. Once a structure or group of structures has been named a landmark or a district, any construction, alteration, removal or demolition for which a City permit is required and that may affect the character-defining features of the landmark or district 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 or historic district 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 and 11 historic districts under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendices to Article 10.)

### Amendments to Current Law

This Ordinance amends the Planning Code, by adding a new historic district to Article 10: Appendix N, the Duboce Park Historic District. It sets forth the location of the district - in the Duboce Triangle Neighborhood in San Francisco - and its precise boundaries. The Ordinance also sets forth the historical significance of the district, specifically, its highly unusual development history and the resulting remarkably uniform streetscape of Victorian- and Edwardian-era houses and flats of similar design and proportion.

As required by Section 1004, the ordinance lists in detail the particular features that shall be preserved, or replaced in-kind as determined necessary. It distinguishes which types of scopes of work or alterations would require no Certificate of Appropriateness at all, which would require an Administrative Certificate of Appropriateness from Planning Department staff, as authorized by Section 1006.2(b) of the Planning Code, and which would require a Certificate of Appropriateness from the Historic Preservation Commission ("HPC.")

### Background Information

This historic district designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark and historic district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate the designation of the Duboce Park Historic District on December 5, 2012. On December 19, 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 also prepared by Planning Department Staff, the HPC voted to recommend approval of the designation of the Duboce Park Historic District to the Board of Supervisors.