

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation of 2731-2735 Folsom Street (aka Gaughran House)]

Ordinance amending the Planning Code to designate 2731-2735 Folsom Street (aka Gaughran House), Lot No. 031 in Assessor's Parcel Block No. 3640, as a Landmark under 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. 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 more than 260 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: 2731-2735 Folsom Street (aka Gaughran House).

The ordinance finds that 2731-2735 Folsom Street is eligible for designation as a City landmark under National Register of Historic Places Criteria A and C (as it is associated with events that have made a significant contribution to the broad patterns of our history, embodies distinctive characteristics of a type, period, or method of construction, and represents the work of a master architect). Specifically, designation of 2731-2735 Folsom Street is proper given it is significant for its association with the development of the Mission District as a streetcar suburb, is a fine example of residential Beaux-Arts style architecture, and is notable as the work of local master architect James Francis Dunn.

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

Background Information

Following receipt of a Community-Sponsored Article 10 Landmark Designation Application by the Planning Department, 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 2731-2735 Folsom Street on March 15, 2017. On July 19, 2017, the HPC held a public hearing on the proposed designation and considered the Landmark Designation Case Report prepared by Page & Turnbull, which was reviewed by Department Staff Shannon Ferguson and Tim Frye, all of which meet the Secretary of the Interior Professional Qualification Standards. At such hearing, the HPC voted to recommend approval of the designation of 2731-2735 Folsom Street as a City landmark under Article 10 of the Planning Code to the Board of Supervisors.

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