

1 [Planning Code - Landmark Designation - 22 Beaver Street (Benedict-Gieling House)]

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3 **Ordinance amending the Planning Code to designate 22 Beaver Street (Benedict-**
4 **Gieling House), Assessor's Parcel Block No. 3561, Lot No. 060, as a Landmark under**
5 **Article 10 of the Planning Code; affirming the Planning Department's determination**
6 **under the California Environmental Quality Act; and making public necessity,**
7 **convenience, and welfare findings under Planning Code, Section 302, and findings of**
8 **consistency with the General Plan, and the eight priority policies of Planning Code,**
9 **Section 101.1.**

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

14

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

16 Section 1. Findings.

17 (a) CEQA and Land Use Findings.

18 (1) The Planning Department has determined that the Planning Code
19 amendment proposed in this ordinance is subject to a Categorical Exemption from the
20 California Environmental Quality Act (California Public Resources Code Sections 21000 et
21 seq., "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections
22 15000 et seq., the Guidelines for implementation of the statute for actions by regulatory
23 agencies for protection of the environment (in this case, landmark designation). Said
24 determination is on file with the Clerk of the Board of Supervisors in File No. 181175 and is
25 incorporated herein by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 22 Beaver Street, Assessor's Block No. 3561, Lot No.
3 060 ("Benedict-Gieling House"), will serve the public necessity, convenience, and welfare for
4 the reasons set forth in Historic Preservation Commission Resolution No. 999, recommending
5 approval of the proposed designation, which is incorporated herein by reference.

6 (3) The Board of Supervisors finds that the proposed landmark designation of
7 the Benedict-Gieling House is consistent with the General Plan and with Planning Code
8 Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.
9 999.

10 (b) General Findings.

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

14 (2) On August 17, 2016, the Historic Preservation Commission added the
15 Benedict-Gieling House to the Landmark Designation Work Program, a list of individual
16 properties and historic districts under consideration for landmark designation, adopted by the
17 Historic Preservation Commission on June 15, 2011.

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

23 (4) The Historic Preservation Commission, at its regular meeting of September
24 19, 2018, reviewed Planning Department staff's analysis of the historical significance of the
25

1 Benedict-Gieling House pursuant to Article 10 as part of the Landmark Designation Case
2 Report dated September 19, 2108.

3 (5) On September 19, 2018, the Historic Preservation Commission passed
4 Resolution No. 979, initiating designation of the Benedict-Gieling House as a San Francisco
5 Landmark pursuant to Section 1004.1 of the Planning Code. Said resolution is on file with the
6 Clerk of the Board of Supervisors in File No. 181175 and is incorporated herein by reference.

7 (6) On November 7, 2018, after holding a public hearing on the proposed
8 designation and having considered the specialized analyses prepared by Planning
9 Department staff and the Landmark Designation Report, the Historic Preservation
10 Commission recommended approval of the proposed landmark designation of the Benedict-
11 Gieling House by Resolution No. 999. Said resolution is on file with the Clerk of the Board in
12 File No. 181175.

13 (7) The Board of Supervisors hereby finds that the Benedict-Gieling House has
14 a special character and special historical, architectural, and aesthetic interest and value, and
15 that its designation as a Landmark will further the purposes of and conform to the standards
16 set forth in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by
17 reference the findings of the Landmark Designation Report.

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19 Section 2. Designation.

20 Pursuant to Section 1004 of the Planning Code, 22 Beaver Street (Benedict-Gieling
21 House), Assessor’s Block No. 3561, Lot No. 060, is hereby designated as a San Francisco
22 Landmark under Article 10 of the Planning Code. Appendix A to Article 10 of the Planning
23 Code is hereby amended to include this property.

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25 Section 3. Required Data.

1 (a) The description, location, and boundary of the Landmark site consists of the City
2 parcel located at 22 Beaver Street (Benedict-Gieling House), Assessor's Block No. 3561, Lot
3 No. 060, in San Francisco's Duboce Triangle neighborhood.

4 (b) The characteristics of the Landmark that justify its designation are described and
5 shown in the Landmark Designation Report and other supporting materials contained in
6 Planning Department Case Docket No. 2018-008827DES. In brief, the Benedict-Gieling
7 House is eligible for local designation as it embodies the distinctive characteristics of a type,
8 period, or method of construction. Specifically, designation of the Benedict-Gieling House is
9 proper given it is architecturally significant as a very early and distinctive example of an
10 Italianate villa and carriage house located within a landscaped garden setting.

11 (c) The particular features that shall be preserved, or replaced in-kind as determined
12 necessary, are those generally shown in photographs and described in the Landmark
13 Designation Report, which can be found in Planning Department Docket No. 2018-
14 008827DES, and which are incorporated in this designation by reference as though fully set
15 forth. Specifically, the following exterior features shall be preserved or replaced in kind:

16 Overall form, structure, height, massing, materials, and architectural ornamentation of
17 the house, carriage house, and landscaped garden setting identified as:

18 (1) House

19 (A) T-shaped plan, partial three-story height, cross-gable roof, hipped-
20 roof tower, portico, and bay window;

21 (B) Primary south façade, west façade facing the driveway, and east
22 façade from the front of the house to just beyond the bay window;

23 (C) Rustic channel siding on the west, south, and east façades;

24 (D) Fluted door and window trim, window hoods, portico columns and
25 entablature, bay window trim, and bracketed raking cornices;

1 (E) Primary entrance, including the painted wood doors, casings,
2 transom, and paneling;

3 (F) Fenestration on the west, south, and east facades with double-hung
4 wood windows and trim; and

5 (G) Art glass window on the west façade.

6 (2) Carriage House

7 (A) Rectangular plan, one-and-a-half-story height, and gable roof;

8 (B) Wood cladding; and

9 (C) Hay hoist on south façade.

10 (3) Landscaped Garden Setting

11 (A) Footprint of the driveway, front, side, and rear gardens.

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13 Section 4. Effective Date. This ordinance shall become effective 30 days after
14 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
15 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
16 of Supervisors overrides the Mayor's veto of the ordinance.

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18 APPROVED AS TO FORM:
19 DENNIS J. HERRERA, City Attorney

20 By: _____
21 VICTORIA WONG
22 Deputy City Attorney

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