



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 999 HEARING DATE NOVEMBER 7, 2018

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Case No. 2018-008827DES
Project: 22 Beaver Street (Benedict-Gieling House)
Re: Recommend Article 10 Landmark Designation
Staff Contact: Shannon Ferguson (415) 575-9074
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Reviewed By: Tim Frye – (415) 575-6822
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RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 22 BEAVER STREET (AKA BENEDICT-GIELING HOUSE), ASSESSOR'S PARCEL BLOCK NO. 3561, LOT NO. 060, AS LANDMARK NO. XXX

1. WHEREAS, a community-sponsored Landmark Designation Application for Article 10 Landmark Designation for 22 Beaver Street was prepared by VerPlanck Historic Preservation Consulting and submitted to the Planning Department by property owner Imogene Gieling; and
2. WHEREAS, Department Staff Shannon Ferguson, who meets the Secretary of Interior's Professional Qualification Standards, reviewed the Landmark Nomination for 22 Beaver Street for accuracy and conformance with the purposes and standards of Article 10; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of September 19, 2018, reviewed Department staff's analysis of 22 Beaver Street's historical significance per Article 10 as part of the Landmark Designation Case Report dated September 19, 2018 and initiated Landmark designation process through Resolution 979; and
4. WHEREAS, the Historic Preservation Commission finds that the 22 Beaver Street nomination is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
5. WHEREAS, the Historic Preservation Commission finds that 22 Beaver Street is eligible for landmark designation as it is architecturally significant as a very early and well-preserved example of an Italianate villa and carriage house located within a landscaped garden setting in San Francisco.; and
6. WHEREAS, the Historic Preservation Commission finds that 22 Beaver Street meets two of the Historic Preservation Commission's four priorities for designation which are the designation of landscapes and the designation of building located in geographically underrepresented areas; and

7. WHEREAS, the Historic Preservation Commission finds that 22 Beaver Street meets the eligibility requirements per Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
8. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of exterior character-defining features, as identified in the Landmark Designation Report, should be considered for preservation under the proposed landmark designation as they relate to the building's historical significance and retain historical integrity; and
9. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code sections 101.1 and 302; and furthers Priority Policy 7, which states that historic buildings be preserved; and
10. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 22 Beaver Street (aka Benedict-Gieling House), Assessor's Parcel Block No. 3561, Lot No. 060 pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on November 7, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman

NAYS: None

ABSENT: None

ADOPTED: November 7, 2018