

1 [Planning Code - Landmark Designation - Lyon-Martin House, 651 Duncan Street]

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3 **Ordinance amending the Planning Code to designate Lyon-Martin House, 651 Duncan**
 4 **Street, Assessor's Parcel Block No. 6604, Lot No. 036, as a Landmark consistent with**
 5 **the standards set forth in Article 10 of the Planning Code; affirming the Planning**
 6 **Department's determination under the California Environmental Quality Act; and**
 7 **making public necessity, convenience, and welfare findings under Planning Code,**
 8 **Section 302, and findings of consistency with the General Plan, and the eight priority**
 9 **policies of Planning Code, 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.

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

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Section 1. Findings.

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(a) CEQA and Land Use Findings.

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(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. 201286 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 Lyon-Martin House, 651 Duncan Street, Assessor's
3 Parcel Block No. 6604, Lot No. 036 ("Lyon-Martin House"), will serve the public necessity,
4 convenience, and welfare for the reasons set forth in Historic Preservation Commission
5 Resolution No. 1170, recommending approval of the proposed designation, which is
6 incorporated herein by reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of
8 Lyon-Martin House is consistent with the General Plan and with Planning Code Section
9 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 1170.

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

19 (3) The Historic Preservation Commission, at its regular meeting of February
20 17, 2021, reviewed Planning Department staff's analysis of the historical significance of Lyon-
21 Martin House set forth in the Landmark Designation Fact Sheet dated February 17, 2021.

22 (4) On October 20, 2020, the Board of Supervisors adopted Resolution No.
23 507-20, initiating landmark designation of the Lyon-Martin House, identified in that resolution
24 as 649-651 Duncan Street, Assessor's Parcel Block No. 6604, Lot Nos. 036 and 037, as a
25 San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. On October 30,

1 2020, the Mayor approved the resolution. Said resolution is on file with the Clerk of the Board
2 of Supervisors in File No. 201138.

3 (5) On February 17, 2021, after holding a public hearing on the proposed
4 designation and having considered the specialized analyses prepared by Planning
5 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
6 Commission recommended designation of Lyon-Martin House, including 651 Duncan Street,
7 Assessor's Parcel Block No. 6604, Lot No. 036, but excluding 649 Duncan Street, Assessor's
8 Parcel Block No. 6604, Lot No. 037, as a landmark consistent with the standards set forth in
9 Section 1004 of the Planning Code by Resolution No. 1170. Said resolution is on file with the
10 Clerk of the Board of Supervisors in File No. 201386.

11 (6) The Board of Supervisors hereby finds that the Lyon-Martin House, 651
12 Duncan Street, Assessor's Parcel Block No. 6604, Lot No. 036, has a special character and
13 special historical interest and value, and that its designation as a Landmark will further the
14 purposes of and conform to the standards set forth in Article 10 of the Planning Code. In
15 doing so, the Board hereby incorporates by reference the findings of the Landmark
16 Designation Fact Sheet, as revised per the Historic Preservation Commission's
17 recommendation.

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19 Section 2. Designation.

20 Pursuant to Section 1004 of the Planning Code, Lyon-Martin House, 651 Duncan
21 Street, Assessor's Parcel Block No. 6604, Lot No. 036, is hereby designated as a San
22 Francisco Landmark consistent with the standards set forth in Section 1004. Appendix A to
23 Article 10 of the Planning 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 parcel
2 located at 651 Duncan Street, Assessor's Parcel Block No. 6604, Lot No. 036, in San
3 Francisco's Noe Valley neighborhood.

4 (b) The characteristics of the Landmark that justify its designation are described and
5 shown in the Landmark Designation Fact Sheet, as revised by the Historic Preservation
6 Commission at its February 17, 2021 hearing, and other supporting materials contained in
7 Planning Department Record Docket No. 2020-011305DES. In brief, the Lyon-Martin House
8 is eligible for local designation as it is associated with events that have made a significant
9 contribution to the broad patterns of San Francisco history and with persons significant to San
10 Francisco history. Specifically, designation of Lyon-Martin House is proper given association
11 with the history of development of homophile organizations in San Francisco, specifically the
12 Daughters of Bilitis, the first lesbian-rights organization in the United States, and as the
13 longtime home of pioneering lesbian-rights activists, Phyllis Lyon and Del Martin. The period
14 of significance is 1955 to 2020.

15 (c) The particular features that should be preserved, or replaced in-kind as determined
16 necessary, are those generally shown in photographs and described in the Landmark
17 Designation Fact Sheet, as revised by the Historic Preservation Commission at its February
18 17, 2021 hearing, which can be found in Planning Department Record Docket No. 2020-
19 011305DES, and which are incorporated in this designation by reference as though fully set
20 forth. Specifically, the following features at the Lyon-Martin House, 651 Duncan Street,
21 Assessor's Parcel Block No. 6604, Lot No. 036, should be preserved or replaced in-kind:

- 22 (1) Location of the house on the property, which is set back and up from the
23 street with the house at the high point of a hillside sloping downward to the street;
- 24 (2) Physical and visual connection between front façade of the house and street;
- 25 (3) Massing and roof form at front half of building, which consists of a one-story-

1 over-basement expression, flat roofs with overhanging boxed eaves that extend along front
2 (north) and side (west) elevations, and clerestory-like expression of front façade where the
3 building steps up with the topography;

4 (4) Cladding at elevations visible from street, which consists of natural, wood
5 shingles, painted wood corner boards, and painted cement stucco;

6 (5) Oversize picture window at front (north) façade, which opens into living room,
7 and which consists of single-light, fixed, wood sash flanked by single-light, casement wood
8 sash;

9 (6) Window openings at upper portion of front (north) façade that open into
10 dining room/office;

11 (7) Location of primary entry at side (west) elevation;

12 (8) Living room configuration, specifically the volume of the room, its location at
13 front of house, and its spatial relationship with the rest of the interior; and,

14 (9) Dining room/office configuration, specifically the volume of the room and its
15 location within the floorplan relative to the living room.

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17 Section 4. Effective Date.

18 This ordinance shall become effective 30 days after enactment. Enactment occurs
19 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not

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1 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
2 Mayor's veto of the ordinance.

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4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6 By: /s/ Victoria Wong

7 VICTORIA WONG
8 Deputy City Attorney

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