[Planning Code - Landmark Designation Amendment - Sylvester House]

**Ordinance amending the Landmark Designation for Landmark No. 61, Sylvester House located at 1556 Revere Avenue, Assessor's Parcel Block No. 5340, Lot No. 006, under Article 10 of the Planning Code, to rename the landmark and recognize the restoration and stewardship of former owner Linda Blacketer; 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.**

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

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

Section 1. Findings.

(a) Environmental and Land Use Findings.

(1) The Planning Department has determined that the Planning Code amendment proposed in this ordinance is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., "CEQA") pursuant to Section 15308 of the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), as an action taken by a regulatory agency for the protection of the environment (in this case, landmark designation). Said determination is

on file with the Clerk of the Board of Supervisors in File No. 260569 and is incorporated herein by reference. The Board of Supervisors affirms this determination.

(2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed landmark designation amendment of Landmark No. 61, Sylvester House, to rename the landmark the "Blacketer-Sylvester House" in recognition of the restoration and stewardship of the building by former owner Linda Blacketer, Assessor's Parcel Block No. 5340, Lot No. 006, will serve the public necessity, convenience, and welfare for the reasons set forth in Historic Preservation Commission Resolution No. 1562 recommending approval of the proposed amended designation, which is incorporated herein by reference.

(3) The Board of Supervisors finds that the proposed amendment to the landmark designation of Sylvester House is consistent with the General Plan and with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 1562.

(b) General Findings.

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

(2) Board of Supervisors Ordinance No. 124-74, enacted in March 1974, designated the Sylvester House, located at 1556 Revere Avenue, Assessor's Parcel Block No. 0339, Lot No. 003, as Landmark No. 61. That Ordinance, which incorporated by reference the Planning Commission and Landmarks Preservation Advisory Board resolutions and case report (approved by LPAB on October 17, 1973) required that the "...Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report, and other material on file in the Department of City Planning Docket LM 73.6."

(3) On February 24, 2026, the Board of Supervisors adopted Resolution No. 070-26, initiating landmark designation amendment of Landmark No. 61, Sylvester House, pursuant to Section 1004.1 of the Planning Code. On February 27, 2026, the Mayor signed the approved Resolution. Said Resolution is on file with the Clerk of the Board of Supervisors in Board File No. 260150.

(4) Planning Department Preservation staff prepared a Landmark Designation Fact Sheet for amended landmark designation of Sylvester House, to rename the landmark the "Blacketer-Sylvester House" in recognition of the restoration effort and stewardship of the building by former owner Linda Blacketer. All preparers meet the Secretary of the Interior's Professional Qualification Standards for historic preservation program staff, as set forth in Code of Federal Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and conformance with the purposes and standards of Article 10 of the Planning Code.

(5) On May 6, 2026, after holding a public hearing and having considered the specialized analyses prepared by Planning Department staff, including the Landmark Designation Fact Sheet, the Historic Preservation Commission recommended amending the landmark designation of Sylvester House under Article 10 of the Planning Code by Resolution No. 1562. Said Resolution is on file with the Clerk of the Board in File No. 260569.

(6) The Board of Supervisors hereby finds that Blacketer-Sylvester House, located at 1556 Revere Avenue, has a special character and special historical, architectural, and aesthetic interest and value, and that its amended designation as a Landmark will further the purposes of and conform to the standards set forth in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference the findings of the Landmark Designation Fact Sheet.

Section 2. Amendment of Landmark Designation.

(a) Pursuant to Section 1004.3 of the Planning Code, the Landmark Designation of Sylvester House, located at 1556 Revere Avenue, Assessor's Parcel Block No. 5340, Lot No. 006, is hereby amended as specified in Sections 3 and 4 of this Ordinance.

(b) Appendix A to Article 10 of the Planning Code is hereby amended with respect to Landmark No. 61, to indicate that Landmark No. 61 has been amended by this Ordinance.

(c) If there is a conflict between the landmark designation in this Ordinance and the landmark designation in Ordinance No. 124-74, the provisions of this Ordinance shall prevail.

Section 3. Designation.

Pursuant to Section 1004 of the Planning Code, the Blacketer-Sylvester House, located at 1556 Revere Avenue, Assessor's Parcel Block No. 5340, Lot No. 006, as set forth in Section 4, is hereby designated as a San Francisco Landmark under Article 10 of the Planning Code. Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

Section 4. Required Data.

(a) The description, location, and boundary of the Landmark site consists of the City parcel located at 1556 Revere Avenue, Assessor's Parcel Block No. 5340, Lot No. 006, in San Francisco's Bayview Hunters Point neighborhood.

(b) The characteristics of the Landmark that justify its amended designation are described and shown in the Landmark Designation Fact Sheet and other supporting materials contained in Planning Department Record Case No. 2026-002414DES. In brief, the Blacketer-Sylvester House is eligible for landmark designation because it is associated with events that have made a significant contribution to the broad patterns of San Francisco history (National

Register of Historic Places Criterion A) and as an example that embodies the distinctive characteristics of a type, period, region, or method of construction (Criterion C). Specifically, the Blacketer-Sylvester House is significant as a rare surviving example of a grand "farmhouse," representing the agricultural and ranching history of southeastern San Francisco. Furthermore, 1556 Revere Avenue, constructed between 1865 and 1870 by prominent carpenter and home builder Stephen L. Piper, is an exceptionally fine and unique variation of a Victorian-era Italianate villa with Gothic Revival detailing. The building, which had reached an advanced state of deterioration by the early 1970s, is also an impressive example of dedicated and faithful multi-decade restoration guided by former owner Linda Blacketer (joined later by her husband), a public health nurse that purchased the building in 1978. This award-winning preservation project focused on preserving and restoring distinctive original exterior and interior features, through the efforts of artists and artisans dedicated to traditional craftsmanship in the building arts, to ensure long-term preservation of this unique architectural and historical gem, one of only a handful of rare, early and continually inhabited single-family Victorian-era dwellings in San Francisco.

(c) The particular features that shall be preserved, or where the City determines it is necessary due to deterioration of the feature, repaired or replaced in kind, are those generally shown in photographs and described in the Landmark Designation Fact Sheet, which can be found in Planning Department Record Case No. 2026-002414DES, and which are incorporated in this designation by reference as though fully set forth. Specifically, the following features are character-defining and shall be preserved, repaired in-kind, or replaced in kind:

(1) The character-defining exterior features of Blacketer-Sylvester House (1556 Revere Avenue), including:

(A) Deep front setback enclosed by a low wrought iron fence atop a cast-stone curb;

(B) Two-story over high basement and four-square massing;

(C) Horizontal drop-lap redwood cladding;

(D) Low-pitched hipped roof sloping to a central ridge capped with a metal and wire-glass skylight;

(E) Three red brick chimneys that protrude through roof; two along western edge of roof and one at northern edge of roof;

(F) Front façade arranged in five symmetrical bays with recessed center entry accessed from front porch, including those features protected by easement held by San Francisco Heritage, a non-profit organization:

i. Extending the width of front façade, the covered front porch with flat roof has a moderately projecting cornice with fine dentils and modillions, supported by six wooden fluted columns, capped by cast-iron Corinthian capitals, resting upon a low wooden balustrade with turned balusters that encloses the porch;

ii. Wide staircase with wood treads and risers and wood handrail on turned balusters anchored by blocky wood newel posts with finials rises to the porch on axis with the center entrance;

iii. Tall arched central entrance, highlighted by Gothic-style framing of radiating arched wood moldings, with recessed wood paneled double doors below a fanlight;

iv. Fenestration on the first floor consisting of four round arched window openings, highlighted by Gothic-style framing of

radiating arched wood moldings, more subdued in dimension and detail than around entry, with double-hung, round arched, wood windows with ogee lugs;

v. Fenestration on the second floor, consisting of five round arched window openings with projecting center keystone, flanked by flat fluted pilasters, and surmounted by heavy and projecting curvilinear pediments supported by prominent consoles or brackets, with round arched double-hung wood windows with ogee lugs;

vi. Roofline cornice that projects prominently and is supported by many closely spaced consoles, or brackets, and extends along the side elevations;

vii. On east (side) elevation, fenestration consisting of three round arched window openings (two at first floor and one at second floor) with round arched double-hung wood windows with ogee lugs;

viii. On west (side) elevation, fenestration consisting of five round arched window openings (three at first floor and two at second floor) with round arched double-hung wood windows with ogee lugs;

(2) Character-defining interior features of the Blacketer-Sylvester House (1556 Revere Avenue), including;

(A) Marble fireplace surrounds and mantelpieces;

(B) Stair in main hallway with wood treads and risers, trapezoidal wood paneled newel post, and continuous curved wood handrail on turned wood balusters that runs length of stair and second floor hallway;

(C) Faux wood-grained paneled wood doors and original moldings, including radiating, stacked wood trim around door openings, cornices, and wainscots;

(D) Stenciled frieze and wood cornice with convex curvilinear moldings extending around upper edge of walls in former "ballroom," now large rectangular room that spans the southeast side of first floor; and,

(E) Wide pine flooring.

Section 5. Effective Date.

This ordinance shall become effective on the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter Miljanich
PETER MILJANICH
Deputy City Attorney

4927-9041-0150, v. 1

# City and County of San Francisco
## Tails
## Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

**File Number:** 260569 **Date Passed:** October 06, 2026

Ordinance amending the Landmark Designation for Landmark No. 61, Sylvester House located at 1556 Revere Avenue, Assessor's Parcel Block No. 5340, Lot No. 006, under Article 10 of the Planning Code, to rename the landmark and recognize the restoration and stewardship of former owner Linda Blacketer; 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.

September 21, 2026 Land Use and Transportation Committee - RECOMMENDED

September 29, 2026 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

October 06, 2026 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

File No. 260569

**I hereby certify that the foregoing Ordinance was FINALLY PASSED on 10/6/2026 by the Board of Supervisors of the City and County of San Francisco.**

**Angela Calvillo**
**Clerk of the Board**

**Daniel Lurie**
**Mayor**

10/16/2026
**Date Approved**