

[Initiating Landmark Designation - George Perine House]

Resolution initiating landmark designation under Article 10 of the Planning Code for the George Perine House, located at 535 Powell Street, Assessor's Parcel Block No. 0284, Lot No. 002.

WHEREAS, Under Planning Code, Section 1004.1, the Board of Supervisors may by Resolution initiate landmark designations; and

WHEREAS, Planning Code, Section 1004.2(b), requires the Historic Preservation Commission to respond to historic district or individual landmark designations initiated by the Board of Supervisors within 90 days, and authorizes the Board, by Resolution, to extend the time within which the Historic Preservation Commission is to render its decision; and

WHEREAS, The George Perine House, located at 535 Powell Street, Assessor's Parcel Block No. 0284, Lot No. 002, was constructed in 1907 in the Downtown/Civic Center neighborhood; and

WHEREAS, The property is significant as a rare and very late example of a Second Empire style house and as the only structure left downtown built as a single-family residence; and

WHEREAS, The property exhibits extant Second Empire features, including masonry cladding, Mansard roof, dormer windows in the steep lower slope of the roof, molded cornices above and below the sloped roof, carved decoration at windows, doors, and cornice, hooded windows with scrolls at the base of the window surround, stone quoins, and belt courses; and

WHEREAS, In 2022, the San Francisco Historic Preservation Commission adopted the Victorian Era Styles (1870-1910) Historic Context Statement, which provides an evaluative

1 framework for consistent, informed evaluations of San Francisco's Victorian era architecture,
2 including the Second Empire style; and

3 WHEREAS, Through its extant character defining features and applying the
4 documentation presented in the Victorian Era Styles (1870-1910) Historic Context Statement,
5 the property can be considered as an individually eligible historic resource based on its year
6 built, extant character-defining features, and sufficient integrity; now, therefore, be it

7 RESOLVED, The Board of Supervisors hereby initiates landmark designation of the
8 George Perine House under Planning Code, Section 1004.1; and, be it

9 FURTHER RESOLVED, The Board requests that the Planning Department prepare a
10 landmark designation report to submit to the Historic Preservation Commission for its
11 consideration of the full historical, architectural, aesthetic, and cultural interest and value of
12 the George Perine House; and, be it

13 FURTHER RESOLVED, The Board of Supervisors requests that the Historic
14 Preservation Commission consider whether the George Perine House warrants landmark
15 designation and submit its recommendation to the Board according to Article 10 of the
16 Planning Code.



City and County of San Francisco
Tails
Resolution

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

File Number: 260315

Date Passed: April 28, 2026

Resolution initiating landmark designation under Article 10 of the Planning Code for the George Perine House, located at 535 Powell Street, Assessor's Parcel Block No. 0284, Lot No. 002.

April 20, 2026 Land Use and Transportation Committee - RECOMMENDED

April 28, 2026 Board of Supervisors - ADOPTED

Ayes: 10 - Chan, Chen, Dorsey, Mahmood, Mandelman, Melgar, Sauter, Sherrill,
Walton and Wong

Excused: 1 - Fielder

File No. 260315

I hereby certify that the foregoing
Resolution was ADOPTED on 4/28/2026 by
the Board of Supervisors of the City and
County of San Francisco.

f Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

MAY 8, 2026

Date Approved