

File No. 260154

Committee Item No. 5

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: April 6, 2026

Board of Supervisors Meeting:

Date: _____

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract / DRAFT Mills Act Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Planning Presentation – April 6, 2026
- HPC Packet – January 21, 2026
- Hearing Notice – March 27, 2026
- Planning Letter – January 30, 2026
- _____
- _____
- _____
- _____
- _____

Prepared by: John Carroll

Date: April 2, 2026

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

1 [Planning Code - Landmark Designation - Bank of Italy Branch Building]

2
3 **Ordinance amending the Planning Code to designate the Bank of Italy Branch Building,**
4 **located at 400-410 Castro Street, Assessor's Parcel Block No. 2647, Lot No. 035, on the**
5 **west side of Castro Street between 18th and Market Streets, as a landmark consistent**
6 **with the standards set forth in Article 10 of the Planning Code; affirming the Planning**
7 **Department's determination under the California Environmental Quality Act; and**
8 **making public necessity, convenience, and welfare findings under Planning Code,**
9 **Section 302, and findings of consistency with the General Plan, and the eight priority**
10 **policies of Planning Code, Section 101.1.**

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

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

19 Section 1. Findings.

20 (a) Environmental and Land Use Findings.

21 (1) The Planning Department has determined that the Planning Code
22 amendment proposed in this ordinance is subject to a Categorical Exemption from the
23 California Environmental Quality Act (California Public Resources Code Sections 21000 et
24 seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations,
25 Title 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions
by regulatory agencies for 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. 260154 and

1 is incorporated herein by reference. The Board of Supervisors affirms this determination.

2 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
3 the proposed landmark designation of the Bank of Italy Branch Building will serve the public
4 necessity, convenience, and welfare for the reasons set forth in Historic Preservation
5 Commission Resolution No. 1520, recommending approval of the proposed designation,
6 which is incorporated herein by reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of
8 the Bank of Italy Branch Building is consistent with the General Plan and with Planning Code
9 Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution
10 No. 1520, which is incorporated herein by reference.

11 (b) General Findings.

12 (1) On October 21, 2025, the Board of Supervisors adopted Resolution
13 No. 490-25, initiating landmark designation of Bank of Italy Branch Building as a San
14 Francisco landmark pursuant to Section 1004.1 of the Planning Code. On October 24, 2025,
15 the Mayor approved the resolution. Said resolution is on file with the Clerk of the Board of
16 Supervisors in File No. 250841.

17 (2) Pursuant to Charter Section 4.135, the Historic Preservation Commission
18 has authority “to recommend approval, disapproval, or modification of landmark designations
19 and historic district designations under the Planning Code to the Board of Supervisors.”

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

1 (4) The Historic Preservation Commission, at its regular meeting of
2 January 21, 2026, reviewed Planning Department staff's analysis of the historical significance
3 of the Bank of Italy Branch Building set forth in the Landmark Designation Fact Sheet dated
4 January 21, 2026.

5 (5) On January 21, 2026, after holding a public hearing on the proposed
6 designation and having considered the specialized analyses prepared by Planning
7 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
8 Commission recommended designation of the Bank of Italy Branch Building as a landmark
9 consistent with the standards set forth in Section 1004 of the Planning Code, by Resolution
10 No. 1520. Said resolution is on file with the Clerk of the Board of Supervisors in File
11 No. 260154.

12 (6) The Board of Supervisors hereby finds that the Bank of Italy Branch Building
13 has a special character and special historical, cultural, architectural, and aesthetic interest and
14 value, and that its designation as a landmark will further the purposes of and conform to the
15 standards set forth in Article 10 of the Planning Code. In doing so, the Board hereby
16 incorporates by reference the findings of the Landmark Designation Fact Sheet.

17
18 Section 2. Designation.

19 Pursuant to Section 1004.3 of the Planning Code, the Bank of Italy Branch Building,
20 located at 400-410 Castro Street, Assessor's Parcel Block No. , Lot No. , is hereby designated
21 as a San Francisco landmark consistent with the standards set forth in Section 1004.
22 Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

23
24 Section 3. Required Data.

1 (a) The description, location, and boundary of the Landmark site consists of the
2 footprint of the Bank of Italy Branch Building, located on Assessor's Parcel Block No. 2647,
3 Lot No. 035, on the west side of Castro Street between Market and 18th Streets in San
4 Francisco's Castro/Upper Market neighborhood, as shown in the Landmark Designation Fact
5 Sheet.

6 (b) The characteristics of the Landmark that justify its designation are described and
7 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
8 Planning Department Record Docket No. 2025-010431DES. In brief, the Bank of Italy Branch
9 Building, located at 400-410 Castro Street, is eligible for local designation because it is
10 significant for its association with commercial development of the Eureka Valley
11 neighborhood, now commonly known as the Castro. Its construction, along with the
12 development of the Castro Theatre, Hibernia Bank, and a few automotive-related businesses,
13 reflect the establishment of Eureka Valley as an identifiable district within San Francisco. In
14 the early part of the twentieth century, Eureka Valley was developing as a suburban district of
15 the city, well connected by transit. However, through the 1906 earthquake and fires, World
16 War I, the economic boom of the 1920s, and the Great Depression, the neighborhood
17 transitioned to a self-sustaining urban district. Along with the residential development boom,
18 the early twentieth century also saw the neighborhood's most intensive period of commercial
19 development. While 18th Street had served as the primary commercial corridor in the
20 neighborhood through the 1910s, Market Street began to see commercialization around this
21 time. This commercialization further continued along Castro Street between 18th and Market
22 Streets, where the subject property lies. The subject property occupies a prominent corner
23 location and helped link commercial growth on Market Street with the intersection of Castro
24 and 18th Streets. The property is also significant as a good example of Beaux Arts
25 architecture, which originated from architectural curriculum taught at the École des Beaux-Arts

1 in Paris and was one of the most popular architectural movements at the turn of the century.
2 The property was designed by Edward Foulkes, who attended the École des Beaux-Arts.
3 Additionally, it embodies characteristics typical of neighborhood branch banks from the 1920s,
4 including large exterior windows and a large interior volume.

5 (c) The particular features that should be preserved, or replaced in kind as determined
6 necessary, are those generally shown in photographs and described in the Landmark
7 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
8 2025-010431DES, and which are incorporated in this designation by reference as though fully
9 set forth herein. Specifically, the features that are character-defining and shall be preserved or
10 replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural
11 ornament, and materials of the original portion of the property, identified as:

- 12 (1) Corner location and curved building configuration;
- 13 (2) One-story, double height;
- 14 (3) Flat roof;
- 15 (4) Bracketed cornice with decorative molding;
- 16 (5) Brick with stucco finish exterior;
- 17 (6) Large arched fixed windows with divided lites,
- 18 (7) Decorative keystones;
- 19 (8) Central entry with pediment and decorative molding;
- 20 (9) Bulkhead.

21

22 Section 4. Effective Date.

23 This ordinance shall become effective at 12:00 a.m. on the 31st day after enactment.
24 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance
25 unsigned or does not sign the ordinance within 10 days of receiving it, or the Board of

1 Supervisors overrides the Mayor's veto of the ordinance.

2

3 APPROVED AS TO FORM:
4 DAVID CHIU, City Attorney

5 By: /s/ Peter Miljanich
6 PETER MILJANICH
7 Deputy City Attorney

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Bank of Italy Branch Building]

Ordinance amending the Planning Code to designate the Bank of Italy Branch Building, located at 400-410 Castro Street, Assessor's Parcel Block No. 2647, Lot No. 035, on the west side of Castro Street between 18th and Market Streets, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Unless prohibited by state law, once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission. (Planning Code § 1006; Charter of the City and County of San Francisco, § 4.135.) Thus, landmark designation generally affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 300 individual landmarks in the City under Article 10, in addition to structures and districts in the downtown area that are protected under Article 11. (See App. A to Article 10.)

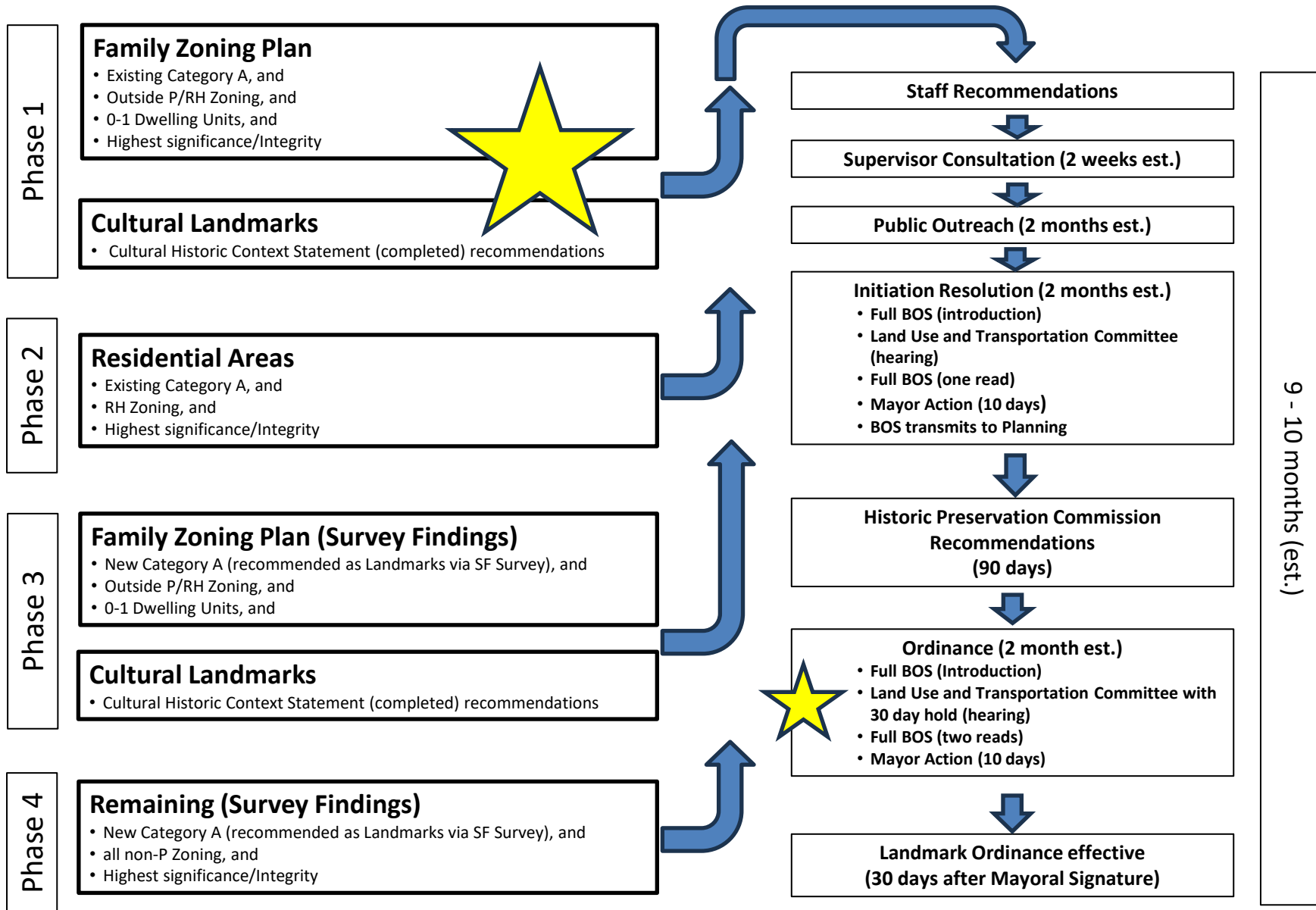
Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: the Bank of Italy Branch Building, located at 400-410 Castro Street, Assessor's Parcel Block No. 2647, Lot No. 035. The ordinance finds that the Bank of Italy Branch Building is eligible for local designation for its association with commercial development of the Eureka Valley neighborhood, now commonly known as the Castro. Its construction reflects the establishment of Eureka Valley as an identifiable district within San Francisco. The subject property occupies a prominent corner location and helped link commercial growth on Market Street with the intersection of Castro and 18th Streets. The property is also significant as a good example of Beaux Arts architecture, and embodies characteristics typical of neighborhood branch banks from the 1920s. As required by Section 1004, the ordinance lists the particular features that shall be preserved, or replaced in-kind, as determined necessary.

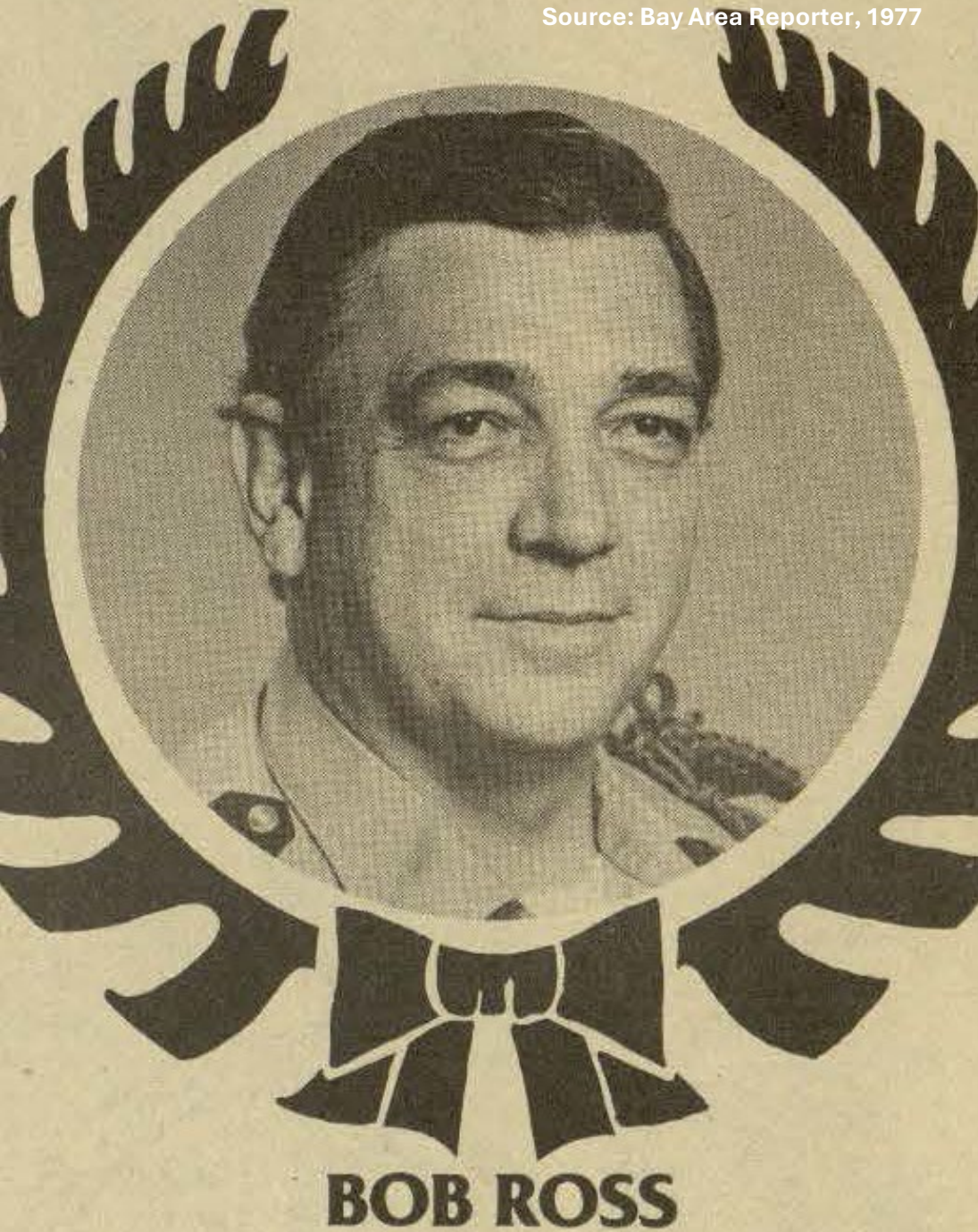
FAMILY ZONING PLAN LANDMARKING PROGRAM

D8 - PHASE 1





Source: Bay Area Reporter, 1977



Bob Ross House

Significant as the home of Bay Area Reporter and Tavern Guild co-founder Bob Ross.

Period of Significance: 1977-1993

Significance Criteria: 1 (Events) & 2 (Persons)

Historic Context Statement: Citywide Historic Context Statement for LGBTQ History in San Francisco (2016)

Past Survey/Evaluations: N/A



Address: 4200 20th Street

Block/Lot: 2692/014A

Zoning: RH-3

Parcel Area: 3,750 square feet

Year Built: 1925

Builder: Orrin Knox and Son

Bob Ross House

Character-Defining Features

- Two story massing
- Flat roof
- Corner location
- Ground level brick cladding and upper-level stucco cladding
- Two arched garage door openings with recessed entry doors and decorative brick arches
- Side recessed primary entry door
- Curved front bays with wood windows with vertical divided lites
- Secondary facade angled bay with wood windows with vertical divided lites
- Classically inspired cornice line with egg and dart molding



Source: Bay Area Reporter, 1983

Sha'ar Zahav (Historic Location)

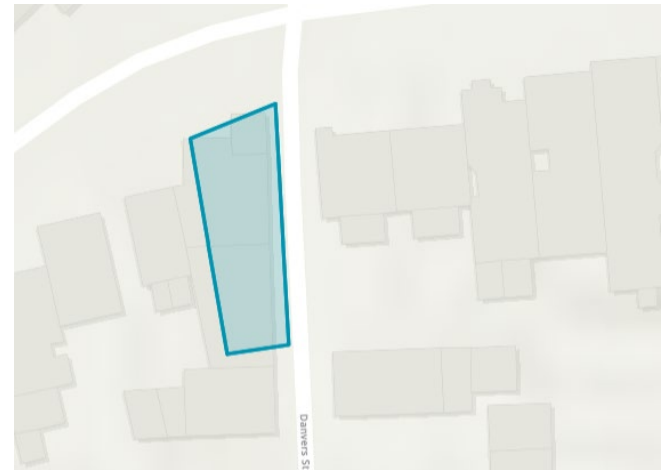
Significant the first gay synagogue in San Francisco.

Period of Significance: 1983-1998

Significance Criteria: 1 (Events)

Historic Context Statement: Citywide Historic Context Statement for LGBTQ History in San Francisco (2016)

Past Survey/Evaluations: N/A



Address:
220 Danvers Street

Block/Lot:
2702/019

Zoning: RH-2

Parcel Area:
2,831 square feet

Year Built: 1904

Architect: N/A

Mormon Temple to become Gay Jewish synagogue. (Photo: Rink)

Sha'ar Zahav (Historic Location)

Character-Defining Features

- Corner lot location
- Two-three story height split level configuration
- Wood siding
- Gabled roof with exposed rafter tails
- Front tower with decorative beams under hipped roof and primary ground level entry
- Recessed arched windows on front facade wall and tower
- Side façade lancet windows





Portrait of Rupert Costo.
Photo courtesy of the University of California, Riverside.

American Indian Historical Society / Chautauqua House

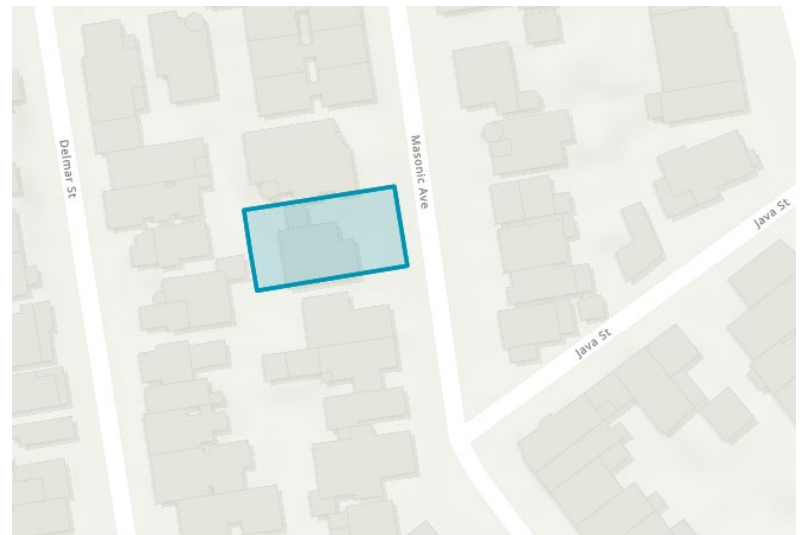
Significant for its association with the 1960s Red Power movement, as well as the Costo family who played prominent roles in American Indian Civil Rights advocacy.

Period of Significance: 1967-1986

Significance Criteria: 1 (Events) and 2 (Persons)

Historic Context Statement: San Francisco American Indian Historic Context Statement (draft)

Past Survey/Evaluations: N/A



Address: 1451 Masonic Avenue

Block/Lot: 1270/002

Zoning: RH-2

Parcel Area: 5,300 square feet

Year Built: 1900 (c.)

Architect: N/A

American Indian Historical Society / Chautauqua House

Character-Defining Features

- Location of the house on the property with front and side setbacks
- Physical and visual connection between front facade and street
- Two-story height
- Hipped roof with overhang eaves, asphalt shingles, stucco chimney
- Asymmetrical facade
- Smooth stucco cladding
- Arched front and side entryways, with recessed front wood entry doors
- Two circular sunburst ornamentations at front entryway
- Double vertical window configuration with wood windows and grids
- Shallow second story front balcony with balustrade



Bank of Italy Branch Building

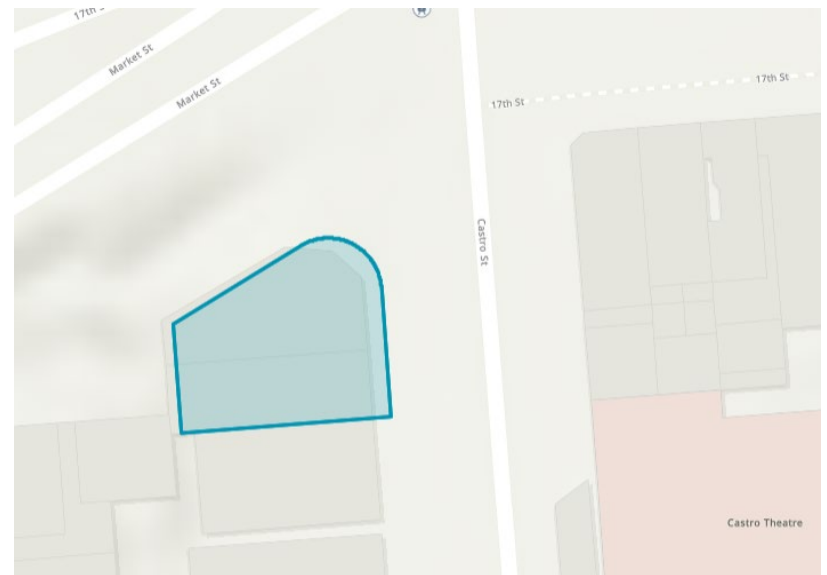
Significant for its association with commercial development of the Eureka Valley neighborhood, now commonly known as the Castro, and as a good example of Beaux Arts architecture.

Period of Significance: 1922-1941

Significance Criteria: 1 (Events) and 3 (Architecture)

Historic Context Statement: Eureka Valley Historic Context Statement

Past Survey/Evaluations: National Register of Historic Places, Section 106 Study (1993)



Address: 400-410 Castro Street **Block/Lot:** 2647/035

Zoning: Castro Street NCT **Parcel Area:** 4,206 square feet

Year Built: 1922 **Architect:** Edward T. Foulkes

Bank of Italy Branch Building

Character-Defining Features

- Corner location and curved building configuration
- One-story, double height
- Flat roof
- Bracketed cornice with decorative molding
- Brick with stucco finish exterior
- Large arched fixed windows with divided lites
- Decorative keystones
- Central entry with pediment and decorative molding
- Bulkhead



JUL 1 1976



Source: San Francisco's Assessor Photos

Castro Rock Steam Baths

Significant for its early association with the Castro as an LGBTQ enclave as an important social center for gay men in the 1970s.

Period of Significance: 1971-1977

Significance Criteria: 1 (Events)

Historic Context Statement: Citywide Historic Context Statement for LGBTQ History in San Francisco (2016)

Past Survey/Evaluations: San Francisco Citywide Cultural Resources Survey



Address:
578-582 Castro Street

Block/Lot:
2695/013

Zoning: Castro Street NCD

Parcel Area:
3,062 square feet

Year Built: 1895

Builder: Fernando Nelson

Castro Rock Steam Baths

Character-Defining Features

- Three story height
- Full lot width, with southerly side setback at front
- Wood construction
- Gable roof hidden behind parapet
- Full-height, squared, three-sided box-bay windows capped by gable roof
- Elaborate wooden ornamentation, including geometric designs, rounded porch supports, stickwork, bullseye detailing on panels around bay windows, and wide bands of trim below the cornice
- Elongated brackets at the cornice line extending down the building, aligned with the side framing of box-bay windows and corner boards
- Angled front stairway leading to landing with wooden railings and double entry doors
- Wood windows with ogee lugs
- Ground level entryway



Engine Company No. 13

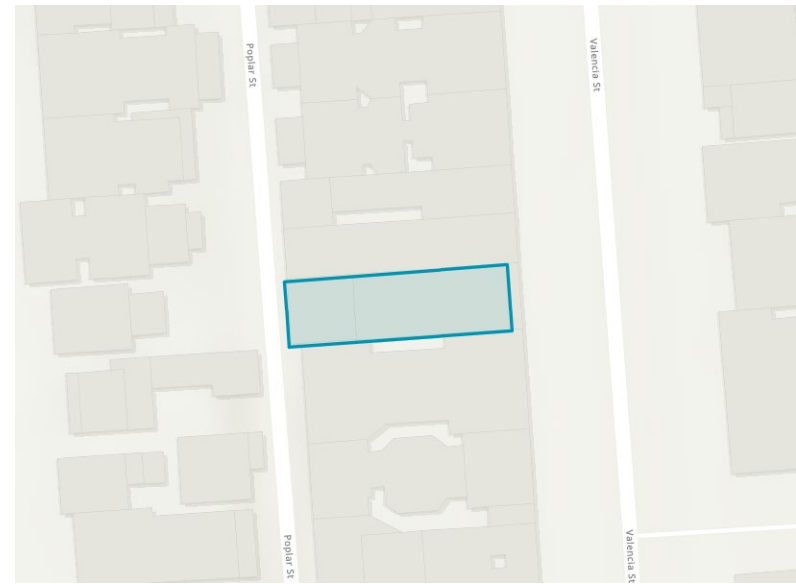
Significant as the oldest standing firehouse in San Francisco, for its association with streetcar suburbanization of the Mission District, and as an intact example of Italianate architecture.

Period of Significance: 1883

Significance Criteria: 1 (Events) and 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: San Francisco Planning Department, South Mission Historic Resources Survey (2010); Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 1458 Valencia Street **Block/Lot:** 6531/011

Zoning: Valencia Street NCT **Parcel Area:** 2,382 square feet

Year Built: 1883 **Architect:** Unknown

Engine Company No. 13

Character-Defining Features

- Flat roof
- Two-story height
- Symmetrical facade
- Brick construction with cast iron detailing
- Four ionic pilasters at the ground floor and four Corinthian pilasters at the second floor, both with complete entablatures
- Ground-story large segmental arched central opening with carriage doors flanked on each side by smaller symmetrical arched doorways
- Glazed transoms
- First floor denticulated beltcourse
- Four rounded arched double hung sash windows with Doric columnettes
- Cornice with dentils, modillions, and large enriched brackets at each end



Firehouse : Hose Company #30

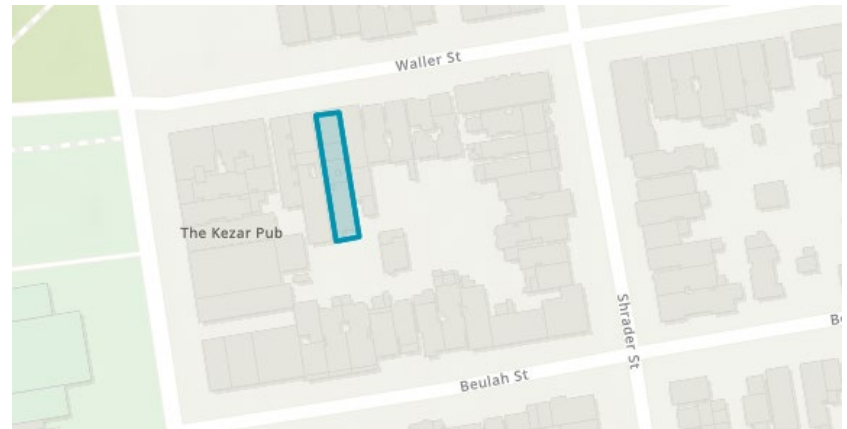
Significant as one of San Francisco's earliest extant firehouses, for its association with Haight Ashbury's early history, as well as an intact example of Italianate architecture.

Period of Significance: 1895

Significance Criteria: 1 (Events) & 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.



Address: 1757 Waller Street

Block/Lot: 1250/029

Zoning: Haight Street NCD

Parcel Area: 6,350 square feet

Year Built: 1895

Architect: N/A



Firehouse : Hose Company #30

Character-Defining Features

- Two-story height
- Full lot width
- Flat roof with bracketed cornice line
- Granite and wood construction
- Symmetrical façade
- Arched windows
- Carriage doors below transom windows
- Street level narrow entry doors with arched windows
- Denticulated belt course
- First-story molded panels with lettering ("Chemical 5", "S.F.F.D." and "Truck 12")
- Second story molded panels with circle motif
- Decorative Classical-inspired plaster moldings at both levels





Meg Christian

I know
you know



Tracks from Meg Christian's 1974 debut album were recorded at the Full Moon Coffeehouse. Source: Discogs

Full Moon Coffeehouse

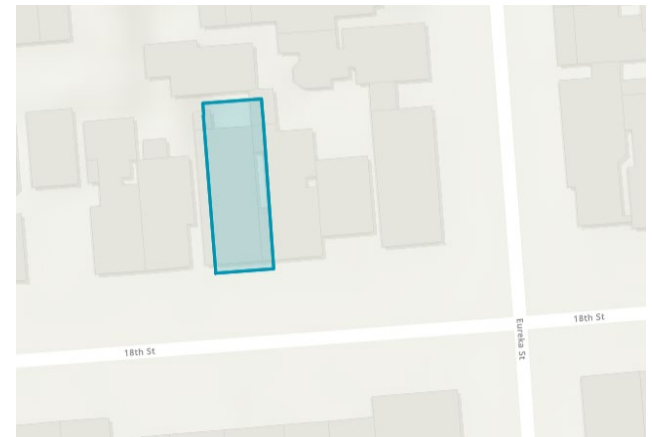
Significant for its early association with the Castro as an LGBTQ enclave, as an early lesbian social space, and as San Francisco's first explicitly women-only establishment.

Period of Significance: 1974-1977

Significance Criteria: 1 (Events)

Historic Context Statement: Citywide Historic Context Statement for LGBTQ History in San Francisco (2016)

Past Survey/Evaluations: N/A



Address: 4416 18 th Street	Block/Lot: 1650/017
Zoning: RH-2	Parcel Area: 1,934 square feet
Year Built: 1908	Architect: N/A

Full Moon Coffeehouse

Character-Defining Features

- Three-story height
- Flat roof
- Bracketed cornice
- Angled bays at 2nd and 3rd floors
- Wood siding
- Ground level residential entryway with terrazzo steps
- Ground level storefront with recessed entry vestibule, tripartite design including bulkheads, plate glass display windows, and transoms, flanked by square columns



Geilfuss on Guerrero

Significant as a front-line survivor of the Great 1906 Earthquake and Fire, an intact example of a Stick/Eastlake home, and an early example of the work of architect Henry Geilfuss.

Period of Significance: 1850-1906

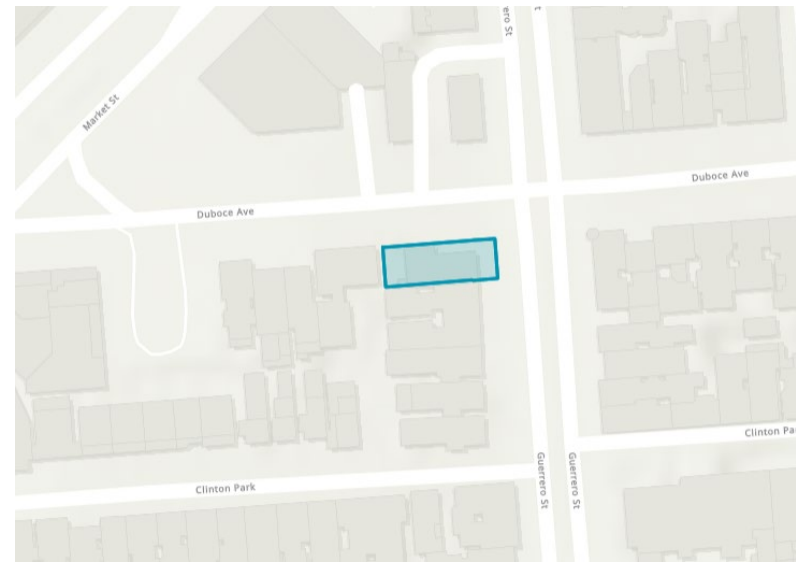
Significance Criteria: 1 (Events) and 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: San Francisco Planning Department, Inner Mission North Historic Resource Survey (2004 and 2011); Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.



Source: DCP 1976 Survey



Address: 102 Guerrero Street

Block/Lot: 6531/011

Zoning: RTO-M

Parcel Area: 3,226 square feet

Year Built: 1873

Architect: Henry Geilfuss

Geilfuss on Guerrero

Character-Defining Features

- Corner property location
- Physical and visual connection between front and north side facade of the house and street
- Two-story height
- Flat roof with cornice
- Wood construction
- Full-height angled bays with decorative ornamentation
- Wood windows with ogee lugs
- Arched window openings on both visible facades
- Elaborate wooden ornamentation
- Stickwork: applied wooden elements mimicking interior structural supports
- Elongated brackets at the cornice line extending down the full length of the building





circa 1960s-1970s, photograph by Henri Leleu, GLBT Historical Society, Collection #1997-13

Maud's

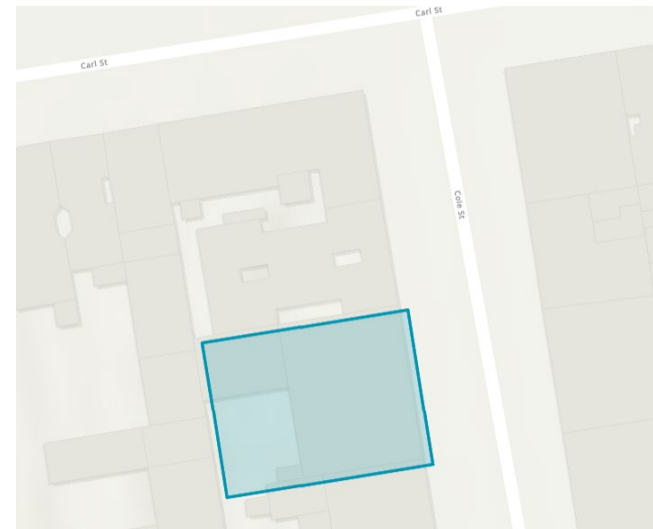
Significant for its early association with San Francisco's lesbian community, including prominent LGBTQ businesswoman and activist Rikki Streicher.

Period of Significance: 1967-1986

Significance Criteria:
1 (Events) and 2 (Persons)

Historic Context Statement: Citywide Historic Context Statement for LGBTQ History in San Francisco (2016)

Past Survey/Evaluations: N/A



Address: 925-941 Cole Street **Block/Lot:** 1272/003

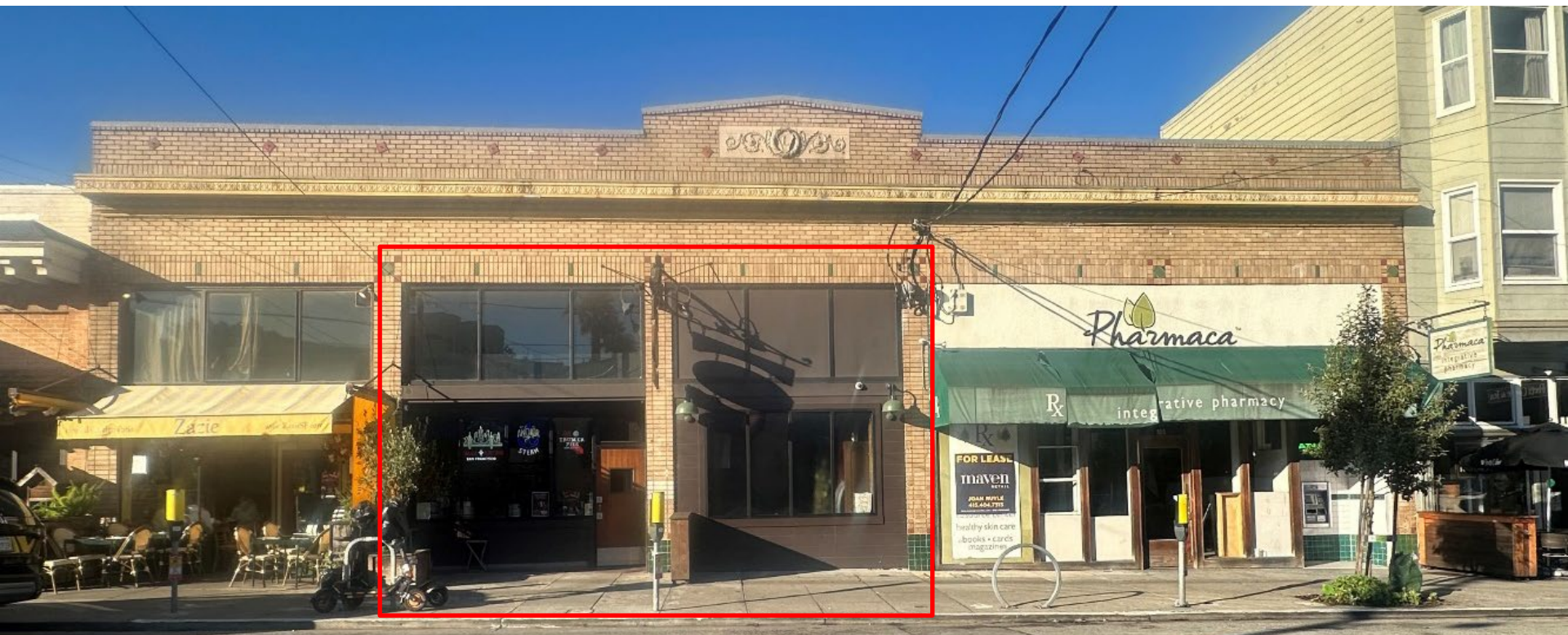
Zoning: Cole Valley NCD **Parcel Area:**
7,496 square feet

Year Built: 1916 **Architect:**
Louis M. Gardner

Maud's

Character-Defining Features

- One story, double-height
- Full lot width
- Decorative brick and tile cladding
- Flat roof, parapet with ornamental panel, diamond ornamentation at roofline
- Cornice with floral pattern
- Storefronts, including the middle two storefronts with angled entryway, bulkhead, ground level window openings and transom window openings
- Interior conjoined double storefront bar configuration, including its volume, location at front of building, spatial relationship, and wood pillar partitions
- Rear patio space





Mission Folk Victorian Home

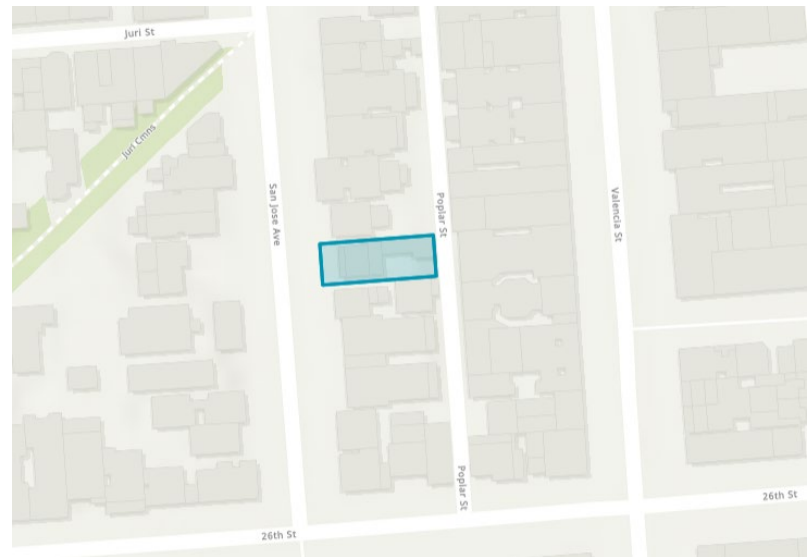
Significant for its association with early settlement of San Francisco's Mission District, as well as being an early and intact example of Folk Victorian architecture.

Period of Significance: 1865-1880

Significance Criteria: 1 (Events) and 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: South Mission Historic Resource Survey (2010)



Address: 361 San Jose Avenue

Block/Lot: 6531/021A

Zoning: RM-1

Parcel Area: 6,381 square feet

Year Built: 1865 (c.)

Architect: N/A

Mission Folk Victorian Home

Character-Defining Features

- Location of the house on the property with front and side setbacks
- Physical and visual connection between front facade of the house and street
- One-and-a-half story massing
- Horizontal wood siding
- Rectangular plan
- Side-gable shingled roof
- West facing primary facade
- Primary front entry with wood paneled door
- Full-length front porch with wood railing and pent roof supported by square capitals with sawn ornamental wood brackets
- Multi-lite wood sash windows with flattened window surrounds





1982, photograph by Mick Hicks

SF AIDS Foundation

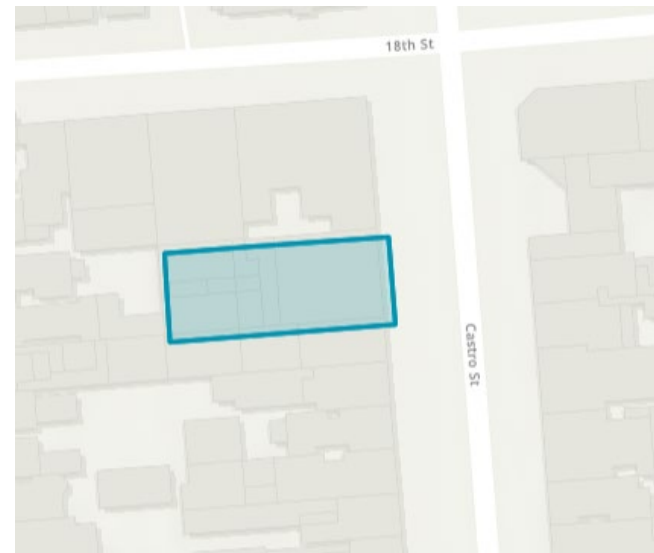
Significant as the original location of the Kaposi's Sarcoma Research and Education Foundation, one of the nation's first AIDS organizations.

Period of Significance: 1982

Significance Criteria: 1 (Events)

Historic Context Statement: Citywide Historic Context Statement for LGBTQ History in San Francisco (2016)

Past Survey/Evaluations: San Francisco Citywide Cultural Resources Survey



Address:

514-520 Castro Street

Block/Lot:

2695/002

Zoning: Castro Street NCD

Parcel Area:

6,250 square feet

Year Built: 1906

Architect: N/A

SF AIDS Foundation

Character-Defining Features

- Two-story height
- Flat roof, red Spanish clay tile parapet with ornamental molding
- Stucco cladding
- Presence of glazed ground level storefronts
- Full lot width
- Decorative beltcourse
- Second story angled bays with red Spanish tile clay roofs and ornamental molding
- Shallow second story wood multi-lite windows below semi-circle ornamental features





St. Matthew's Church

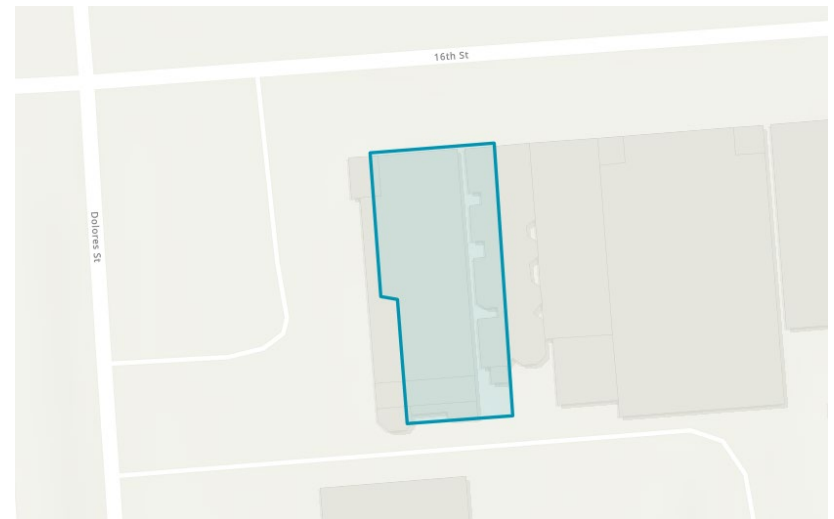
Significant for its exuberant architectural expression as a Gothic Revival church.

Period of Significance: 1907

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: San Francisco Planning Department, Inner Mission North Historic Resource Survey (2004 and 2011); Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.



Address: 3281 16th Street

Block/Lot: 3567/034

Zoning: RM-1

Parcel Area: 5,144 square feet

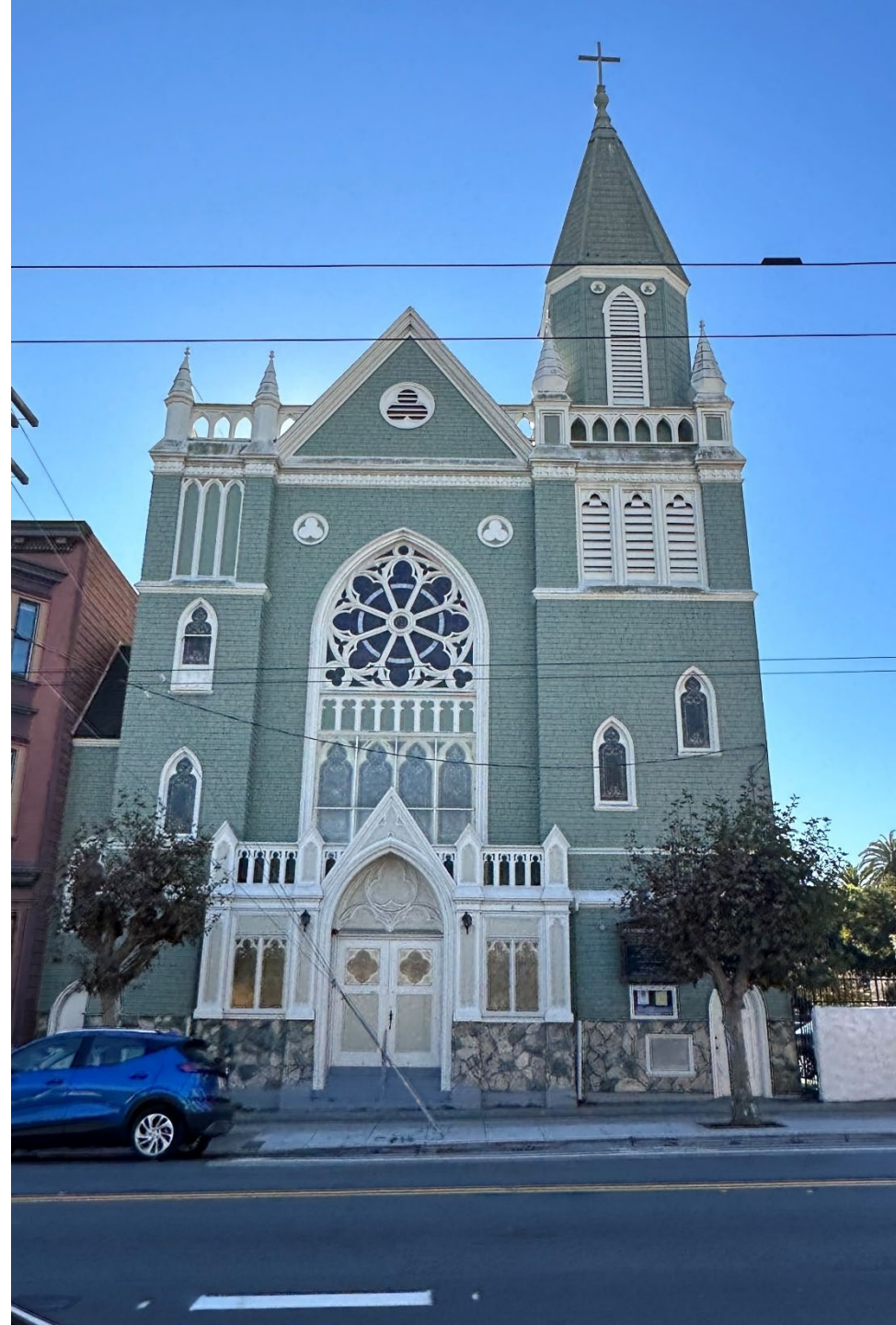
Year Built: 1907

Architect: John Lofquist

St. Matthew's Church

Character-Defining Features

- Siting and relationship of the building to the street
- Two-story height
- Wood cladding
- Roof configuration
- Building plan
- Entry approach with lancet opening, steeply pitched decorative pediment surrounds, recessed heavy wood-paneled doors, and clover like foils on doors and transoms
- Primary facade with three bays including slightly recessed center bay with clover like foils and large central rose windows in lancet opening
- Steeply-pitched front gable roof with asphalt shingles
- Right tower with pyramidal hipped roof and cross
- Lancet stained glass windows
- Balustrade and pinnacles at roof
- Lancet secondary entry doors





St. Nicholas Cathedral

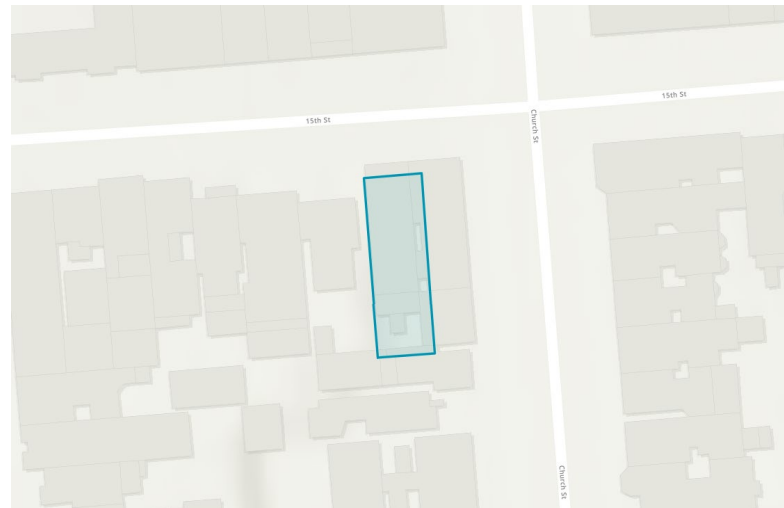
Significant as an exemplary example of Gothic Revival architecture.

Period of Significance: 1904-1960

Significance Criteria: 3 (Architecture)

Historic Context Statement: N/A

Past Survey/Evaluations: Market and Octavia Area Plan Historic Resource Survey (2008), Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968



Address: 2005 15th Street

Block/Lot: 3558/074

Zoning: RTO

Parcel Area: 3,197 square feet

Year Built: 1904

Architect: N/A

St. Nicholas Cathedral

Character-Defining Features

- Two-story massing and rectangular plan, wood frame
- Stucco molded cladding at ground level of primary facade
- Recessed heavy wood-paneled door primary entrance door and four street facing ground level wood double hung windows
- Primary facade with three bays
- Slightly projecting second story center bay with corner boards and large pointed arched stained glass window
- Two side bays with pilaster corner boards terminating in egg and dart cornice at roofline and cartouche and vine ornaments below the arched stained glass windows and rose and cross motifs at the apex of the windows
- Steeply-pitched front gable roof with asphalt shingle, square centered steeple with fish-scale shingles
- Tower with pyramidal hipped roof with gable dormers with louvered vents
- Onion finial and Russian Orthodox cross
- Pointed arched stain glass windows on exposed west elevation



THANK YOU



San Francisco
Planning

San Francisco Planning
www.sfplanning.org

Landmark Designation Program
sfplanning.org/landmark-designation-program

SF Planning

49 South Van Ness Ave
Suite 1400
San Francisco, CA 94103

(628) 652-7372
cpc.landmark@sfgov.org

Attachment 1
Planning Department Executive Summary



LANDMARK DESIGNATIONS RECOMMENDATION EXECUTIVE SUMMARY

HEARING DATE: JANUARY 21, 2026

Record Nos. / Names /

Addresses / APNs:

- 2025-010434DES** - American Indian Historical Society / Chautauqua House (1451 Masonic Avenue, 1270/002)
- 2025-010430DES** - Mission Folk Victorian Home (361 San Jose Avenue, 6531/021A)
- 2025-010429DES** - Geilfuss on Guerrero (102 Guerrero Street, 3534/068)
- 2025-010428DES** - Engine Company No. 13 (1458 Valencia Street, 6531/011)
- 2025-010411DES** - Firehouse : Hose Company #30 (1757 Waller Street, 1250/029)
- 2025-010416DES** - Saint Paul’s Church (1660 Church Street, 6619/001)
- 2025-010414DES** - St. Nicholas Cathedral (2005 15th Street, 3558/074)
- 2025-010415DES** - St. Matthew’s Church (3281 16th Street, 3567/034)
- 2025-010431DES** - Bank of Italy Branch Building (400-410 Castro Street, 2647/035)
- 2025-010441DES** - Most Holy Redeemer Church Complex (110 Diamond Street, 2693/001; 100 Diamond Street, 2693/002; 115 Diamond Street, 2694/033 and 117 Diamond Street, 2694/028)
- 2025-010439DES** - Sha’ar Zahav (Historic Location) (220 Danvers Street, 2702/019)
- 2025-010435DES** - Maud’s (925-941 Cole Street, 1272/003)
- 2025-010443DES** - Bob Ross House (4200 20th Street, 2696/014A)
- 2025-010438DES** - Full Moon Coffeehouse (4416 18th Street, 2650/017)
- 2025-010437DES** - Castro Rock Steam Baths (578-582 Castro Street, 2695/013)
- 2025-010436DES** - San Francisco AIDS Foundation (514-520 Castro Street, 2695/002)

Zoning:

- RH-2** (Residential-House, Two Family) Zoning District / 40-X Height and Bulk District : 1451 Masonic Avenue, 220 Danvers Street
- RH-3** (Residential-House, Three Family) Zoning District / 40-X Height and Bulk District : 100-117 Diamond Street, 4200 20th Street, 4416 18th Street
- RM-2** (Residential-Mixed, Moderate Density) Zoning District / 40-X Height and Bulk District : 361 San Jose Avenue
- RTO** (Residential Transit District) / 50-X Height and Bulk District : 102 Guerrero Street, 2005 15th Street
- RM-1** (Residential-Mixed, Low Density) / 40-X Height and Bulk District : 1660 Church Street, 3281 16th Street

NCT (Valencia Street Neighborhood Commercial Transit) / 55-X Height and Bulk District : 1458 Valencia Street

NCD (Haight Street Neighborhood Commercial) / 40-X Height and Bulk District : 1757 Waller Street

NCD (Castro Street Neighborhood Commercial) / 65-B Height and Bulk District : 400-410 Castro Street, 582 Castro Street, 514-520 Castro Street

NCD (Cole Valley Neighborhood Commercial) / 40-X Height and Bulk District : 929-941 Cole Street

Cultural Districts: **Castro LGBTQ Cultural District** (400-410 Castro Street, 100-117 Diamond Street, 220 Danvers Street, 4200 20th Street, 4416 18th Street, 582 Castro Street, 514-520 Castro Street)
American Indian Cultural District (102 Guerrero Street, 2005 15th Street, 3281 16th Street)

Project Sponsor: San Francisco Planning Department
49 South Van Ness, Suite 1400
San Francisco, CA 94103

Staff Contact: Alex Westhoff, (628-652-7314), alex.westhoff@sfgov.org

Environmental Review: Categorical Exemption

RECOMMENDATION: Recommend Landmark Designations to Board of Supervisors

Background

The Family Zoning Plan (FZP) Landmark Designation Program (Program) is being undertaken in conjunction with the implementation of FZP, with the objective of allowing for more housing, while still preserving San Francisco's most cherished architectural, cultural, and/or historical resources. This Program is being overseen by the Planning Department in conjunction with District Supervisors and project partners. The Program includes designating properties which are currently identified as Category A-rated historical resources through past Surveys and Historic Resource Reviews, as Planning Code Article 10 Landmarks. Phase 1 of this effort focuses on properties outside of Public and RH Zoning Districts, with 0-1 dwelling units. In addition, properties with strong underrepresented community associations as identified in Cultural Historic Context Statements, are also being considered. Later phases of the Program will recommend additional Article 10 Landmarks that fall within the RH Zoning Districts, are identified through the San Francisco Citywide Cultural Resources Survey, and/or are identified through future Cultural Historic Context Statements.

At the July 29th, 2025 Board of Supervisors hearing, District 8 Supervisor Rafael Mandelman initiated sixteen properties as outlined in this case report, as the Program's District 8 Phase 1 Article 10 Landmarks. Of the initiated landmarks, eight properties have known underrepresented community associations, including seven properties from the adopted LGBTQ Historic Context Statement, and one property from the draft American Indian Historic Context Statement. The other eight properties are existing Category A-rated historic resources,

with 0-1 dwelling units, outside of Public and RH Zoning Districts, that were identified by Planning Department Preservation Staff as having exemplary architectural, historical and/or cultural significance. Subsequent to initiation, the sixteen landmark designation initiation resolutions were recommended by the Land Use and Transportation Committee on October 6, 2025, adopted by the Board of Supervisors on October 21, 2025, and signed by Mayor Daniel Lurie on October 24, 2025. Planning Department staff have concurrently been working with other San Francisco District Supervisors on identifying potential Article 10 Landmarks in their respective districts as part of the Program.

Property Descriptions

The following sixteen properties are recommended as the Program's District 8 Phase 1 Article 10 Landmarks:

1451 Masonic Avenue (American Indian Historical Society / Chautauqua House) is a two-story single-family residential property with attached garage in the Ashbury Heights neighborhood near Buena Vista Park, constructed circa 1900. The property includes smooth stucco siding, a hipped roof, wood windows, and appears to have been subject to few exterior alterations. From 1967-1986 the property served as the headquarters of the American Indian Historical Society, also known as the Chautauqua House.

361 San Jose Avenue (Mission Folk Victorian Home) is one-and-a-half story, single-family residential property in the lower Mission neighborhood, near the boundaries of Bernal Heights and Noe Valley. Amongst the oldest extant buildings in the neighborhood, the wood-framed property is a rare example of Folk Victorian architecture in San Francisco with intact features including its full length front porch and square capitals with sawn ornamental wood brackets. The property was built circa 1865, pursuant to an 1869 U.S. Coast Survey Map.

102 Guerrero Street (Geilfuss on Guerrero) is a two-story residential property in the upper Mission neighborhood, near the boundaries of the Castro/Upper Market neighborhood. Constructed in 1873, the home was designed by prominent San Francisco based architect Henry Geilfuss, and restored in 1980. The home displays exemplary features characteristic of Stick-Eastlake style including style including elongated brackets extending the full length of the building, elaborate wooden ornamentation, and applied stickwork mimicking interior structural supports.

1458 Valencia Street (Engine Company No. 13) is a two-story residential property in the lower Mission neighborhood near the boundaries of Bernal Heights and Noe Valley. Constructed in 1883, the property is San Francisco's oldest firehouse, and served as such until 1958. The property is a rare brick firehouse in Italianate design and has been subject to few exterior alterations.

1757 Waller Street (Firehouse: Hose Company #30) is a two-story office building in the Haight Ashbury neighborhood near the eastern boundary of Golden Gate Park. The property was constructed as a firehouse in 1895, and served as such in 1956. The building is constructed of granite and wood in the Italianate style.

1660 Church Street (Saint Paul's Church) is a one-story church in the Noe Valley neighborhood, near the boundaries of Bernal Heights and Glen Park. Constructed in 1901, the property is an exemplary example of Gothic Revival architecture, designed by Shea and Shea which included Architect of Merit Frank Shea. The

property is clad in stone with decorative features including lancet windows, rose windows, and copper capped spires.

2005 15th Street (St. Nicholas Cathedral) is a two-story church in the Castro/Upper Market neighborhood, just southeast of Market Street, near the western boundary of the Mission. Constructed in 1904, the property is an exemplary example of Gothic Revival architecture. Originally constructed as St. Luke's German Evangelical Church, the property was acquired by the Russian Orthodox Church and renamed St. Nicholas Cathedral in 1960, at which point the onion domed finial and Orthodox cross were added.

3281 16th Street (St. Matthew's Church) is a two-story church in the Mission neighborhood near Mission Dolores. Constructed in 1907, the property is an exemplary example of Gothic Revival architecture. The wood clad building includes decorative features such as a rose window, lancet openings, and pyramidal hipped roof and cross.

400-410 Castro Street (Bank of Italy Branch Building) is a two-story, commercial building in the Castro/Upper Market neighborhood, at the southwest corner of the Castro and Market Streets intersection near other existing Article 10 landmarks including Twin Peaks Tavern, the Castro Theatre and the Rainbow Flag Installation at Harvey Milk Plaza. The property was constructed in 1922 as the Bank of Italy, and later became a Bank of America branch, followed by continued commercial uses. The building includes a non-historic southern addition built past the period of significance. The building is an intact example of Beaux Arts architecture.

100-117 Diamond Street (Most Holy Redeemer Church Complex) consists of four buildings including the Church (110 Diamond Street), Rectory (100 Diamond Street), Convent (115 Diamond Street), and School (117 Diamond Street) in the Castro/Upper Market neighborhood near the Eureka Valley Recreation Center. The buildings were constructed independently between the years of 1901-1939. The Complex has a layered history, including initially serving as an important turn-of-the-century religious and social hub for Eureka Valley's immigrant communities including Irish, German and Italian residents. The Complex's later significance includes the Coming Home Hospice in the former convent, which was established in 1987 as reportedly the nation's first AIDS hospice.

220 Danvers Street (Sha'ar Zahav (Historic Location)) is a single-family two-story dwelling in the Castro/Upper Market neighborhood near Kite Hill Open Space and Twin Peaks. The building was constructed as a church in 1904, serving as the Church of Jesus Christ of Latter Day Saints until it was purchased by Sha'ar Zahav, San Francisco's first gay Jewish synagogue, in 1983. Sha'ar Zahav, then occupied the property until 1998 when it moved to its present location on Dolores Street. The property was then converted to a residence, though the wood framed building retains features characteristic of religious properties including lancet windows and a front tower.

925-941 Cole Street (Maud's) is a one-story commercial property in Cole Valley, near Golden Gate Park. Constructed in 1916, the one-story, double height, brick clad building includes several commercial storefronts. From 1967-1986 the middle two storefronts were occupied by Maud's, one of San Francisco's earliest, most popular, and longest running lesbian bars. The storefronts have been subject to exterior alterations since construction, though the center two storefronts have not been significantly altered from its period of significance, and the former Maud's location continues to be used as a bar.

4200 20th Street (Bob Ross House) is a single-family one-story over garage corner residential property clad in stucco and brick in the Castro/Upper Market neighborhood near the Noe Valley boundary. The property was constructed in 1916 by builders Orrin Knox and Son, with a detached garage constructed at the western end of the lot in 1925. From 1977-1993, the property served as the home of Bay Area Reporter co-founder Bob Ross who was instrumental in helping Harvey Milk win the Board of Supervisors election, and held frequent political and professional events out of the property.

4416 18th Street (Full Moon Coffeeshouse) is a mixed-use building in the Castro/Upper Market neighborhood. The three-story building includes ground floor commercial below two stories of residential units. Constructed in 1908, the building retains Classical Revival features including a bracketed cornice and angled bays, though the windows have been replaced. From 1974-1977 the ground level commercial space served as the Full Moon Coffeeshouse, credited as San Francisco's first women-only establishment, and a popular social space for lesbians at a time when the Castro was largely dominated by gay men.

578-582 Castro Street (Castro Rock Steam Baths) is a three-story mixed-use building in the Castro/Upper Market neighborhood near the Eureka Valley Recreation Center. The property was constructed in 1895 by builder Fernando Nelson, and retains Stick-Eastlake features including elaborate wooden ornamentation and elongated brackets at the cornice line extending down the building. From 1971-1977 the Castro Rock Steam baths occupied the lower portion of the building, which was an important social center for gay men in the Castro's 1970s heydays before the onset of AIDS.

514-520 Castro Street (San Francisco AIDS Foundation) is a two-story mixed-use building with ground floor retail in the Castro/Upper Market neighborhood. Constructed in 1906, the property includes Mediterranean Revival features such as red Spanish clay tile roofs, ornamental molding, and a decorative beltcourse, though ground level storefronts are fairly altered. In 1982, the property served as the original home of the San Francisco AIDS Foundation, one of the nation's first AIDS organizations.

Compliance With Planning Code

Article 10 of the Planning Code

The executive summary and analysis under review was prepared by Department preservation staff, who meet the Secretary of the Interior's professional qualifications. The Department has determined that the subject properties meet the requirements for eligibility as individual landmarks pursuant to Article 10 of the Planning Code. The justification for its inclusion is explained in detail in the attached Landmark Designation Fact Sheets, and briefly in this Executive Summary.

Significance:

Underrepresented Landmark Types: Several of the proposed landmark designations address one of the priorities established by the Historic Preservation Commission for new landmarks, specifically due to associations with underrepresented communities, as follows:

- **American Indian** - If designated, the American Indian Historical Society / Chautauqua House at 1451 Masonic Avenue would be the first Article 10 Landmark specifically designated for its association with American Indian history. To date, there are no Article 10 Landmarks designated for their associations with San Francisco's American Indian community. While certain existing Landmarks, such as Mission Dolores (Article 10 Landmark #1) have associations with American Indian history, the designation report completely ignores the American Indian association and the harmful impact of colonization.
- **LGBTQ** – Of the Program's sixteen District 8 Phase 1 Article 10 Landmarks, seven have LGBTQ associations as listed below. To date, ten out of 321 Article 10 Landmarks have been designated specifically for their associations with LGBTQ History.
 - 100-117 Diamond Street (Most Holy Redeemer Church Complex) – significant for its history of Roman Catholic relations with LGBTQ communities, and for its use as the Coming Home Hospice, reportedly the nation's first AIDS hospice.
 - 220 Danvers Street (Sha'ar Zahav (Historic Location)) – significant for its historical association with San Francisco's LGBTQ Jewish community as the original home of Sha'ar Zahav, San Francisco's first gay synagogue.
 - 925-941 Cole Street (Maud's) – significant as the location of one of San Francisco's earliest, most popular and longest running lesbian bars.
 - 4200 20th Street (Bob Ross House) – significant as the former residence of Bay Area Reporter co-founder Bob Ross, who held frequent political and professional events out of the property.
 - 4416 18th Street (Full Moon Coffeehouse) – significant as the location of San Francisco's first women only establishment.
 - 582 Castro Street (Castro Rock Steam Baths) – significant as an important social center for gay men in the 1970s.
 - 514-520 Castro Street (San Francisco AIDS Foundation) – significant as the original location of one of the nation's first AIDS organizations in the early 1980s.
- **Women** – Two of the proposed LGBTQ landmarks, have strong associations with San Francisco Lesbian history; specifically 925-941 Cole Street (Maud's) and 4416 18th Street (Full Moon Coffeehouse). To-date

only one out of 321 existing designated Article 10 landmark has a particularly strong association with Lesbian history, specifically the Lyon-Martin House (Article 10 Landmark #292 at 651 Duncan Street). Approximately eight additional Article 10 landmarks have known associations with other facets of women's history, though in many cases the designation reports do not discuss this history in detail.

- **Jewish** – One of the proposed LGBTQ Landmarks, also has a strong association with San Francisco Jewish American history. Specifically, 220 Danvers Street as the historic location of Sha'ar Zahav, San Francisco's first Gay Jewish synagogue. To date, seven of the existing Article 10 Landmarks have known Jewish American associations, though in many cases the designation reports do not discuss this history.

Public/Neighborhood Input

Planning Department staff conducted outreach and engagement for property owners, occupants and other interested community members, as follows:

- **Castro LGBTQ Cultural District** – On 2/12/2025, Planning Department staff presented to the Castro LGBTQ Cultural District Land Use Committee, specifically highlighting the proposed landmarks with LGBTQ associations located within the Cultural District's boundaries.
- **American Indian Cultural District** – On 3/5/2025, Planning Department staff presented to the American Indian Cultural District, given the historical association of 1451 Masonic Avenue (American Indian Historical Society / Chautauqua House). San Francisco Heritage staff also attended the meeting.
- **Community Forums** – In conjunction with District 8 Supervisor Rafael Mandelman's office, the Planning Department hosted an in-person and virtual community forum (4/2/2025 and 4/3/2025, respectively) on the proposed FZP District 8 Phase 1 Landmarks. Property owners, occupants, and registered neighborhood groups were invited to attend. The forums provided an opportunity for attendees to learn more about the FZP Landmark Program, as well as benefits and requirements associated with landmarked properties.
- **Property Owner Conversations** - Since the April 2025 Community Forums, Planning Department staff have had subsequent meetings and/or phone conversations with property owners on a case-by-case basis, including the property owners of 925-941 Cole Street and 4200 20th Street. Additionally, Department received an email in support of landmark designation from the property owners of 361 San Jose Avenue which is attached to this case report.
- **Property Owner Notification** – Consistent with Article 10 of the Planning Code, property owners of all sixteen proposed landmarks were provided with a written 20 day notice of this Historic Preservation Commission hearing.

Additionally, the Program has been featured by the press including articles in the Bay Area Reporter (4/10/2025, 10/3/25, and 10/21/25), and the SF Examiner (9/26/2025).

Issues & Other Considerations

- **Past Historic Resource Surveys** – To identify the Program’s proposed landmarks, properties which were already identified as Category A historic resources, through past historic resource surveys, were reviewed. Relevant past historic resource surveys include:
 - Here Today, San Francisco’s Architectural Heritage. Text by Roger Olmstead and T.H. Watkins, San Francisco, CA, Chronicle Books, 1968 – This 300+ book includes the Junior League of San Francisco Inc.’s survey information of over 2,500 buildings. The findings of this survey were adopted by the Board of Supervisors on May 11, 1970; Resolution No. 268-70.
 - Inner Mission North Historic Resource Survey – Completed in 2011, this multi-phased survey built upon a 2004 Historic Context Statement, and evaluated buildings for historical significance and integrity. The Survey area was roughly bound by Duboce Avenue to the north, Shotwell Street to the east, 20th Street to the South, and Dolores Street to the west.
 - Market and Octavia Plan Historic Resource Survey – Adopted in 2009, the Market and Octavia Plan Historic Resource Survey was completed by the community in partnership with the Planning Department, with consultants Page & Turnbull, following the adoption of the Market & Octavia Plan.
 - South Mission Historic Resource Survey – Adopted in 2010, the South Mission Historic Resource Survey documented and assessed approximately 3,800 individual buildings, including nearly 1,00 individual properties and contributors to 13 historic districts.
- **Citywide Historic Context Statement for LGBTQ History in San Francisco** – In 2016, the Historic Preservation Commission adopted the Citywide Historic Context Statement for LGBTQ History in San Francisco, authored by Donna J. Graves and Shayne E. Watson. The 400+ page document provides a detailed history of San Francisco’s robust LGBTQ history through the 1990s. The document also provides recommendations for protecting and interpreting LGBTQ historic properties in San Francisco, with a list of properties that may be eligible for City Landmark, California Register, and/or National Register status. Six of the proposed landmarks as outlined in this case report came from this list of recommendations including the Coming Home Hospice, Most Holy Redeemer Church Complex, Sha’ar Zahav (Historic Location), Maud’s, the Full Moon Coffeehouse, Castro Rock Steam Baths, and the San Francisco AIDS Foundation.
- **Castro LGBTQ Cultural District CHHESS Report** – In 2024 the Castro LGBTQ Cultural District completed their Cultural History, Housing, and Economic Sustainability Strategies (CHHESS Report). The CHHESS Report included the following Heritage Recognition & Preservation strategy:
 - Ensure the Historic Preservation Commission and/or the Board of Supervisors prioritize further municipal landmarking and state and national nomination of Castro LGBTQIA+ historical sites, notably those representing the experiences of women, BIPOC individuals, bisexuals, and transgender and gender-nonconforming people, as well as histories of neighborhood debates over diversity, belonging displacement, and gentrification. Pursue landmarking the five additional Castro sites referenced in the Citywide LGBTQ+ Cultural Heritage Strategy (2020) “that

may be eligible for City Landmark, California Register, or National Register status,” as well as the home of Bay Area Reporter publisher Bob Ross (4200 20th St.) as suggested in the Eureka Valley Historic Context Statement (adopted by the Planning Commission on December 20, 2017).

Five of the proposed landmarks, as outlined in this case report, are located within the Cultural District’s boundaries, and were identified in the LGBTQ Historic Context Statement. The proposal of these five properties, along with the Bob Ross House, support the Castro LGBTQ Cultural District’s CHHESS Report strategy as listed above.

- **American Indian Historic Context Statement** – The San Francisco Planning Department, in collaboration with the American Indian Cultural District and the Association of Ramaytush Ohlone is developing the San Francisco American Indian National Register Multiple Property Document and Historic Context Statement (AIHCS) to document the history of American Indians in San Francisco from time immemorial to the present day, including highlighting significant places, stories and cultural traditions. The history and significance of the American Indian Historical Society / Chautauqua House (1451 Masonic Avenue), will be discussed in greater detail in the AIHCS.

Basis for Recommendation

The Department recommends that the Historic Preservation Commission recommend to the Board of Supervisors landmark designation of the sixteen Family Zoning Plan District 8 Phase 1 Landmark Designations as outlined in this case report as they meet the provisions of Article 10 of the Planning Code regarding Landmark Designation.

Attachments

Exhibit 1 – American Indian Historical Society / Chautauqua House (1451 Masonic Avenue)

- A) Historic Preservation Commission Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 2 - Mission Folk Victorian Home (361 San Jose Avenue)

- A) Historic Preservation Commission Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution
- G) Property Owner Email

Exhibit 3 - Geilfuss on Guerrero (102 Guerrero Street)

- A) Historic Preservation Commission Resolution
- B) Fact Sheet
- C) Background Report/Documentation

- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

- Exhibit 4 - Engine Company No. 13 (1458 Valencia Street)
- A) Historic Preservation Commission Resolution
 - B) Fact Sheet
 - C) Background Report/Documentation
 - D) Map and Context Images
 - E) Draft Ordinance
 - F) Board of Supervisor Initiation Resolution

- Exhibit 5 - Firehouse : Hose Company #30 (1757 Waller Street)
- A) Historic Preservation Commission Resolution
 - B) Fact Sheet
 - C) Background Report/Documentation
 - D) Map and Context Images
 - E) Draft Ordinance
 - F) Board of Supervisor Initiation Resolution

- Exhibit 6 – Saint Paul’s Church (1660 Church Street)
- A) Historic Preservation Commission Resolution
 - B) Fact Sheet
 - C) Background Report/Documentation
 - D) Map and Context Images
 - E) Draft Ordinance
 - F) Board of Supervisor Initiation Resolution

- Exhibit 7 - St. Nicholas Cathedral (2005 15th Street)
- A) Historic Preservation Commission Resolution
 - B) Fact Sheet
 - C) Background Report/Documentation
 - D) Map and Context Images
 - E) Draft Ordinance
 - F) Board of Supervisor Initiation Resolution

- Exhibit 8 - St. Matthew's Church (3281 16th Street)
- A) Historic Preservation Commission Resolution
 - B) Fact Sheet
 - C) Background Report/Documentation
 - D) Map and Context Images
 - E) Draft Ordinance
 - F) Board of Supervisor Initiation Resolution

- Exhibit 9 - Bank of Italy Branch Building (400-410 Castro Street)

- A) Historic Preservation Commission Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 10 - Most Holy Redeemer Church Complex (110 - 117 Diamond Street)

- A) Historic Preservation Commission Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 11 - Sha'ar Zahav (Historic Location) (220 Danvers Street)

- A) Historic Preservation Commission Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 12 - Maud's (925-941 Cole Street)

- A) Historic Preservation Commission Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 13 - Bob Ross House (4200 20th Street)

- A) Historic Preservation Commission Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 14 - Full Moon Coffeehouse (4416 18th Street)

- A) Historic Preservation Commission Resolution
- B) Fact Sheet
- C) Background Report/Documentation

- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 15 - Castro Rock Steam Baths (582 Castro Street)

- A) Historic Preservation Commission Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 16 – San Francisco AIDS Foundation (514-520 Castro Street)

- A) Historic Preservation Commission Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Attachment 8
400-410 Castro Street /
Bank of Italy Branch Building

1 [Planning Code - Landmark Designation - Bank of Italy Branch Building]

2

3 **Ordinance amending the Planning Code to designate the Bank of Italy Branch Building,**
 4 **located at 400-410 Castro Street, Assessor's Parcel Block No. , Lot No. , on the west**
 5 **side of Castro Street between 18th and Market Streets, as a landmark consistent with**
 6 **the standards set forth in Article 10 of the Planning Code; affirming the Planning**
 7 **Department's determination under the California Environmental Quality Act; and**
 8 **making public necessity, convenience, and welfare findings under Planning Code,**
 9 **Section 302, and findings of consistency with the General Plan, and the eight priority**
 10 **policies of Planning Code, Section 101.1.**

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

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

19 Section 1. Findings.

20 (a) Environmental and Land Use Findings.

21 (1) The Planning Department has determined that the Planning Code
 22 amendment proposed in this ordinance is subject to a Categorical Exemption from the
 23 California Environmental Quality Act (California Public Resources Code Sections 21000 et
 24 seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title
 25 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by
 regulatory agencies for 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.

1 _____ and is incorporated herein by reference. The Board of Supervisors affirms
2 this determination.

3 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
4 the proposed landmark designation of the Bank of Italy Branch Building will serve the public
5 necessity, convenience, and welfare for the reasons set forth in Historic Preservation
6 Commission Resolution No. _____, recommending approval of the proposed
7 designation, which is incorporated herein by reference.

8 (3) The Board of Supervisors finds that the proposed landmark designation of
9 the Bank of Italy Branch Building is consistent with the General Plan and with Planning Code
10 Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.
11 _____, which is incorporated herein by reference.

12 (b) General Findings.

13 (1) On October 21, 2025, the Board of Supervisors adopted Resolution No.
14 490-25, initiating landmark designation of Bank of Italy Branch Building as a San Francisco
15 landmark pursuant to Section 1004.1 of the Planning Code. On October 24, 2025, the Mayor
16 approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in
17 File No. 250841.

18 (2) Pursuant to Charter Section 4.135, the Historic Preservation Commission
19 has authority “to recommend approval, disapproval, or modification of landmark designations
20 and historic district designations under the Planning Code to the Board of Supervisors.”

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

1 (4) The Historic Preservation Commission, at its regular meeting of January 21,
2 2026, reviewed Planning Department staff's analysis of the historical significance of the Bank
3 of Italy Branch Building set forth in the Landmark Designation Fact Sheet dated January 21,
4 2026.

5 (5) On January 21, 2026, after holding a public hearing on the proposed
6 designation and having considered the specialized analyses prepared by Planning
7 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
8 Commission recommended designation of the Bank of Italy Branch Building as a landmark
9 consistent with the standards set forth in Section 1004 of the Planning Code, by Resolution
10 No. _____. Said resolution is on file with the Clerk of the Board of Supervisors in File No.
11 _____.

12 (6) The Board of Supervisors hereby finds that the Bank of Italy Branch Building
13 has a special character and special historical, cultural, architectural, and aesthetic interest and
14 value, and that its designation as a landmark will further the purposes of and conform to the
15 standards set forth in Article 10 of the Planning Code. In doing so, the Board hereby
16 incorporates by reference the findings of the Landmark Designation Fact Sheet.

17
18 Section 2. Designation.

19 Pursuant to Section 1004.3 of the Planning Code, the Bank of Italy Branch Building,
20 located at 400-410 Castro Street, Assessor's Parcel Block No. , Lot No. , is hereby designated
21 as a San Francisco landmark consistent with the standards set forth in Section 1004.
22 Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

23
24 Section 3. Required Data.

1 (a) The description, location, and boundary of the Landmark site consists of the
2 footprint of the Bank of Italy Branch Building, located on Assessor's Parcel Block No. 2647,
3 Lot No. 035, on the west side of Castro Street between Market and 18th Streets in San
4 Francisco's Castro/Upper Market neighborhood, as shown in the Landmark Designation Fact
5 Sheet.

6 (b) The characteristics of the Landmark that justify its designation are described and
7 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
8 Planning Department Record Docket No. 2025-010431DES. In brief, the Bank of Italy Branch
9 Building, located at 400-410 Castro Street, is eligible for local designation because it is
10 significant for its association with commercial development of the Eureka Valley
11 neighborhood, now commonly known as the Castro. Its construction, along with the
12 development of the Castro Theatre, Hibernia Bank, and a few automotive-related businesses,
13 reflect the establishment of Eureka Valley as an identifiable district within San Francisco. In
14 the early part of the twentieth century, Eureka Valley was developing as a suburban district of
15 the city, well connected by transit. However, through the 1906 earthquake and fires, World
16 War I, the economic boom of the 1920s, and the Great Depression, the neighborhood
17 transitioned to a self-sustaining urban district. Along with the residential development boom,
18 the early twentieth century also saw the neighborhood's most intensive period of commercial
19 development. While 18th Street had served as the primary commercial corridor in the
20 neighborhood through the 1910s, Market Street began to see commercialization around this
21 time. This commercialization further continued along Castro Street between 18th and Market
22 Streets, where the subject property lies. The subject property occupies a prominent corner
23 location and helped link commercial growth on Market Street with the intersection of Castro
24 and 18th Streets. The property is also significant as a good example of Beaux Arts
25 architecture, which originated from architectural curriculum taught at the École des Beaux-Arts

1 in Paris and was one of the most popular architectural movements at the turn of the century.
2 The property was designed by Edward Foulkes, who attended the École des Beaux-Arts.
3 Additionally, it embodies characteristics typical of neighborhood branch banks from the 1920s,
4 including large exterior windows and a large interior volume.

5 (c) The particular features that should be preserved, or replaced in kind as determined
6 necessary, are those generally shown in photographs and described in the Landmark
7 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
8 2025-010431DES, and which are incorporated in this designation by reference as though fully
9 set forth herein. Specifically, the features that are character-defining and shall be preserved or
10 replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural
11 ornament, and materials of the original portion of the property, identified as:

- 12 (1) Corner location and curved building configuration;
- 13 (2) One-story, double height;
- 14 (3) Flat roof;
- 15 (4) Bracketed cornice with decorative molding;
- 16 (5) Brick with stucco finish exterior;
- 17 (6) Large arched fixed windows with divided lites,
- 18 (7) Decorative keystones;
- 19 (8) Central entry with pediment and decorative molding;
- 20 (9) Bulkhead.

21
22 Section 4. Effective Date.

23 This ordinance shall become effective at 12:00 a.m. on the 31st day after enactment.
24 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance
25 unsigned or does not sign the ordinance within 10 days of receiving it, or the Board of



LANDMARK RESOLUTION INITIATION RESOLUTION NO. 1520

HEARING DATE: January 21, 2026

Record No.: 2025-010431DES
Project Address: 400-410 Castro Street (Bank of Italy Branch Building)
Zoning: Castro Street Neighborhood Commercial (NCD) Zoning District
65-B Height and Bulk District
Block/Lot: 2647/035
Project Sponsor: Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Property Owner: Pegasus Passage LLC
1 Harbor Drive, Suite 205
Staff Contact: Alex Westhoff 628-652-7314
Alex.Westhoff@sfgov.org

RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF THE BANK OF ITALY BRANCH BUILDING (400-410 CASTRO STREET), ASSESSOR'S PARCEL BLOCK NO. 2647, LOT NO. 035, AS LANDMARK NO. XXX CONSISTENT WITH THE PURPOSES AND STANDARDS OF ARTICLE 10.

Preamble

1. WHEREAS, at a public hearing on October 21, 2025, the Board of Supervisors voted to adopt Resolution No. 488-25 to initiate Landmark Designation of the Bank of Italy Branch Building (400-410 Castro Street), Assessor's Parcel Block No. 2647, Lot No. 035; and
2. WHEREAS, Mayor Lurie signed the Resolution on October 24, 2025 and the Clerk of the Board transmitted it to the Planning Department on November 7, 2025; and
3. WHEREAS, Department staff, who meet the Secretary of Interior's Professional Qualification Standards prepared the Landmark Designation Fact Sheet for the Bank of Italy Branch Building which was reviewed for accuracy and conformance with the purposes and standards of Article 10; and

4. WHEREAS, the Historic Preservation Commission, at its regular meeting of January 21, 2026 reviewed Department staff's analysis of Bank of Italy Branch Building's historical significance pursuant to Article 10 and recommended Landmark designation through this Resolution; and
5. WHEREAS, the Historic Preservation Commission finds that the Landmark designation for Bank of Italy Branch Building is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
6. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of Bank of Italy Branch Building is proper as a good example of Beaux Arts architecture in San Francisco; and
7. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of Bank of Italy Branch Building is proper as it embodies characteristics typical of neighborhood branch buildings from the 1920s including large exterior windows and a larger interior volume; and
8. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of Bank of Italy Branch Building is proper for its association with commercial development of the Eureka Valley Neighborhood, now commonly known as the Castro; and
9. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of Bank of Italy Branch Building is proper as it includes intact features including its bracketed cornice with decorative molding; large arched fixed windows with divided lites, decorative keystones, and central entry with pediment and decorative molding; and
10. WHEREAS, the Historic Preservation Commission finds that Bank of Italy Branch Building meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
11. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features, as identified in the Landmark Designation Fact Sheet, should be considered for preservation under the proposed landmark designation as they relate to Bank of Italy Branch Building historical significance and retain historical integrity; and
12. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that landmarks and historic buildings be preserved, and will serve the public necessity, convenience and welfare pursuant to Planning Code, Section 302; and
13. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and now therefore, be it

RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 400-410 Castro Street (aka Bank of Italy Branch Building), Assessor's Parcel Block No. 2647, Lot No. 035, as a Landmark pursuant to Article 10 of the Planning Code.

I hereby certify that the Historic Preservation Commission **ADOPTED** the foregoing Resolution on January 21, 2026.



Jonas P. Ionin
Commission Secretary

AYES: Cox, Tsern Strang, Baroni, Baldauf, Vergara, Foley, Matsuda

NAYS: None

ABSENT: None

ADOPTED: January 21, 2026

Bank of Italy Branch Building

Period of Significance: 1922-1941

Significance Criteria: 1 (Events) & 3 (Architecture)

Statement of Significance: Originally constructed as the Bank of Italy, 400-410 Castro Street is significant for its association with commercial development of the Eureka Valley neighborhood, now commonly known as the Castro. Its construction, along with the development of the Castro Theatre, Hibernia Bank, and a few automotive related business contemporary to this time period, reflect the establishment of Eureka Valley as an identifiable district within San Francisco. In the early part of the twentieth century, Eureka Valley was developing as a suburban district of the city, well connected by transit. However, through the 1906 earthquake and fires, World War 1, and the economic boom of the 1920s and the Great Depression, the neighborhood transitioned to a self-sustaining urban district. Along with the residential development boom, the early twentieth century also saw the neighborhood's most intensive period of commercial development. While 18th Street had served as the primary commercial corridor in the neighborhood through the 1910s, Market Street began to see commercialization around this time. This commercialization further continued along Castro Street between 18th and Market Streets, where the subject property lies. The subject property occupies a prominent corner location and helped link commercial growth on Market Street with the intersection of Castro and 18th Streets.¹

The property is also significant as a good example of Beaux Arts architecture, which originated from architectural curriculum taught at the École des Beaux-Arts in Paris and was one of the most popular architectural movements at the turn of the century.² The property was designed by Edward Foulkes who attended the École.³ Additionally, it embodies characteristics typical of neighborhood branch banks from the 1920s including large exterior windows and a larger interior volume.

Integrity: The subject property retains full integrity. While the southernmost bay is a later addition, it is compatible with the original portion of the building.

Character Defining Features: All those exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of the property identified as:

- Corner location and curved building configuration
- One-story, double height
- Flat roof
- Bracketed cornice with decorative molding
- Brick with stucco finish exterior
- Large arched fixed windows with divided lites, decorative keystones
- Central entry with pediment and decorative molding
- Bulkhead

Past Survey(s)/Historic Context Statement(s): National Register of Historic Places, Section 106 Study (1993)

Address: 400-410 Castro Street

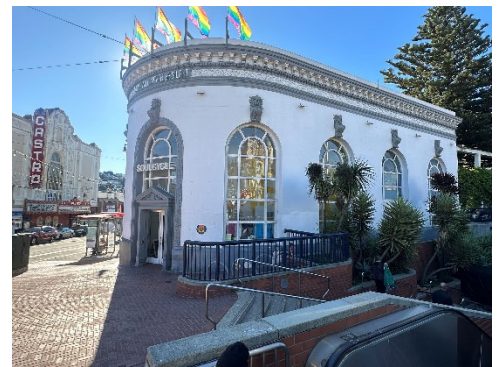
Block/Lot(s): 2647/035

Parcel Area: 4,206 square feet

Zoning: Castro Street NCT

Year Built: 1922

Architect: Edward T. Foulkes



¹ Elaine B Stiles, *Eureka Valley Historic Context Statement*, December 2017

² San Francisco Planning Department, *Progressive Era & Early Revival Styles (1890-1930) Historic Context Statement*, 2023

³ UC Berkeley College of Environmental Design, "Edward Foulkes (1874-1976)." Accessed November 24, 2025 via <https://ced.berkeley.edu/collections/foulkes-edward>

RC Station, 376 Castro Street, built 1963

BANKS (1920s)

As buildings that represented the stability and financial assets of their occupants, bank buildings in the Eureka Valley neighborhood occupy the most prominent positions in the commercial district and present the classical architectural styling to underwrite these ideas. The Bank of America branch (1922) at Castro and Market streets and the Hibernia Savings and Loan branch at Castro and 18th streets have characteristics typical of neighborhood branch banks in the period, including prominent location, classical architectural styling, masonry exteriors, large street-facing windows, and a large interior volume for banking operations and customer service.



Left: Hibernia Bank, Classical Revival, 501 Castro St., built 1928

Right: Bank of Italy branch, Classical Revival, 400-10 Castro St., built 1922

THEATERS (1920s)

Theater spaces in Eureka Valley ranged from small nickelodeon or store front spaces to the purpose-built Castro Theater (429 Castro Street, Landmark #100). Storefront theaters were similar in scale and design to other commercial buildings in the study area.



Castro Theater, 429-31 Castro St., built 1922 (Landmark #100)



January 20, 2026

Diane Matsuda, President
S.F. Historic Preservation Commission

Dear Diane and all HPC Commissioners:

On behalf of the staff and advisory board members of the Castro LGBTQ Cultural District, I am pleased to submit this letter in support of recommending to the Board of Supervisors Landmark Designation for the following parcels being considered at the January 21, 2026 HPC meeting.

400-410 Castro Street (Bank of Italy Branch Building)
925-941 Cole Street (Maud's)
100-117 Diamond Street (Most Holy Redeemer Church Complex)
220 Danvers Street (Sha'ar Zahav (Historic Location))
4200 20th Street (Bob Ross House)
4416 18th Street (Full Moon Coffeehouse)
578-582 Castro Street (Castro Rock Steam Baths)
514-520 Castro Street (San Francisco AIDS Foundation)
101-121 Taylor Street (Compton's Cafeteria and Site of the Compton's Cafeteria Riot)

In 2024, the Castro LGBTQ Cultural District completed our Cultural History, Housing, and Economic Sustainability Strategies (CHHESS Report). The CHHESS Report included the following Heritage Recognition & Preservation strategy:

Ensure the Historic Preservation Commission and/or the Board of Supervisors prioritize further municipal landmarking and state and national nomination of Castro LGBTQIA+ historical sites, notably those representing the experiences of women, BIPOC individuals, bisexuals, and transgender and gender-nonconforming people, as well as histories of neighborhood debates over diversity, belonging displacement, and gentrification. Pursue landmarking the five additional Castro sites referenced in the Citywide LGBTQ+ Cultural Heritage Strategy (2020) "that may be eligible for City Landmark, California Register, or National Register status," as well as the home of Bay Area Reporter publisher Bob Ross (4200 20th St.) as suggested in the Eureka Valley Historic Context Statement (adopted by the Planning Commission on December 20, 2017).

www.castro-lgbtq.org

Five of the proposed landmarks, as outlined in Alex Westhoff's case report, are located within the Cultural District's boundaries, and were identified in the LGBTQ Historic Context Statement. The proposal of these five properties, along with the Bob Ross House, support the Castro LGBTQ Cultural District's CHHESS Report strategy.

Mission: The Castro LGBTQ Cultural District is committed to preserving, sustaining, and promoting the rich cultural legacy of the Castro and its significance to San Francisco's LGBTQ+ community and beyond. Our goals are to highlight the structures and sites important to our history; foster racial, ethnic, gender and cultural diversity among residents and businesses; and create a safe, beautiful, and inclusive space for LGBTQ+ and allied communities, to visit from around the world and call the Castro home. The Castro LGBTQ Cultural District is a fiscally sponsored project of the San Francisco Lesbian Gay Bisexual Transgender Community Center.

Thank you for your time with this. I may be reached at taquirre@castrolgbtq.org with any questions about this.

Best,

A handwritten signature in blue ink that reads "Tina Aguirre" with a stylized flourish at the end.

Tina Aguirre
Castro LGBTQ Cultural District Director



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
400-410 Castro Street		2647035
Case No.		Permit No.
2025-010431PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Historic Landmark Designation (DES)</p>		

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. (CEQA Guidelines section 15303) Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. (CEQA Guidelines section 15332) New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<input checked="" type="checkbox"/>	Other _____ Class 8: Actions by Regulatory Agencies for Protection of the Environment
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:

Planner Signature: Don Lewis

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:

<input checked="" type="checkbox"/>	Category A: Known Historical Resource.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age).

PROPOSED WORK CHECKLIST

Check all that apply to the project.

<input type="checkbox"/>	Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	Addition(s) not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
<input type="checkbox"/>	Façade or storefront alterations that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed.
<input type="checkbox"/>	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.	
<input type="checkbox"/>	<p>Reclassification of property status. (<i>Attach HRRER Part I relevant analysis; requires Principal Preservation Planner approval</i>)</p> <p><input type="checkbox"/> Reclassify to Category A</p> <p style="text-align: right;"><input type="checkbox"/> Reclassify to Category C</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Integrity</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Significance</p>
<input type="checkbox"/>	Project involves a known historical resource (CEQA Category A)
<input type="checkbox"/>	Project does not substantially impact character-defining features of a historic resource (see Comments)
<input type="checkbox"/>	Project is compatible, yet differentiated, with a historic resource.
<input type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
Note: If ANY box above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
Comments by Preservation Planner: landmark designation, no physical changes	
Preservation Planner Signature: Alex Westhoff	

EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</p>	
	<p>Project Approval Action: Board of Supervisors approval of landmark designation</p>	<p>Signature: Alex Westhoff 01/07/2026</p>
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link.</p> <p>Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.</p>	

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

LAND USE AND TRANSPORTATION COMMITTEE

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold public hearings to consider the following proposals and said public hearings will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, April 6, 2026

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subject: **File No. 260151.** Ordinance amending the Planning Code to designate the Bob Ross House, located at 4200-20th Street, Assessor's Parcel Block No. 2696, Lot No. 14A, on the north side of 20th Street between Collingwood and Castro Streets, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.

Subject: **File No. 260152.** Ordinance amending the Planning Code to designate the Sha'ar Zahav (Historic Location), located at 220 Danvers Street, Assessor's Parcel Block No. 2702, Lot No. 019, on the west side of Danvers Street between Caselli Avenue and 19th Street, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.

Subject: **File No. 260153.** Ordinance amending the Planning Code to designate the American Indian Historical Society / Chautauqua House, located at 1451 Masonic Avenue, Assessor's Parcel Block No. 1270, Lot No. 002, on the west side of Masonic Avenue between Frederick and Java Streets, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.

- Subject:** **File No. 260154.** Ordinance amending the Planning Code to designate the Bank of Italy Branch Building, located at 400-410 Castro Street, Assessor's Parcel Block No. 2647, Lot No. 035, on the west side of Castro Street between 18th and Market Streets, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.
- Subject:** **File No. 260155.** Ordinance amending the Planning Code to designate the Castro Rock Steam Baths, located at 578-582 Castro Street, Assessor's Parcel Block No. 2695, Lot No. 013, on the west side of Castro Street between 19th and 18th Streets, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.
- Subject:** **File No. 260156.** Ordinance amending the Planning Code to designate Engine Company No. 13, located at 1458 Valencia Street, Assessor's Parcel Block No. 6531, Lot No. 011, on the west side of Valencia Street between 25th and 26th Streets, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.
- Subject:** **File No. 260157.** Ordinance amending the Planning Code to designate the Hose Company #30 Firehouse, located at 1757 Waller Street, Assessor's Parcel Block No. 1250, Lot No. 029, on the south side of Waller Street between Stanyan and Shrader Streets, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.
- Subject:** **File No. 260158.** Ordinance amending the Planning Code to designate the Full Moon Coffeehouse, located at 4416-18th Street, Assessor's Parcel Block No. 2650, Lot No. 017, on the north side of 18th Street between Eureka and Douglass Streets, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.

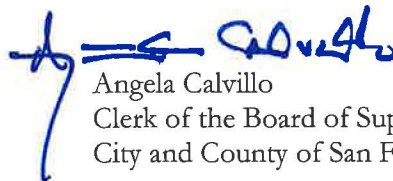
- Subject:** **File No. 260159.** Ordinance amending the Planning Code to designate the Geilfuss on Guerrero, located at 102 Guerrero Street, Assessor's Parcel Block No. 3534, Lot No. 068, on the west side of Guerrero Street between Duboce Avenue and Clinton Park, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.
- Subject:** **File No. 260160.** Ordinance amending the Planning Code to designate Maud's, located at 929-941 Cole Street, Assessor's Parcel Block No. 1272, Lot No. 003, on the west side of Cole Street between Parnassus Avenue and Carl Street, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.
- Subject:** **File No. 260161.** Ordinance amending the Planning Code to designate the Mission Folk Victorian Home, located at 361 San Jose Avenue, Assessor's Parcel Block No. 6531, Lot No. 21A, on the east side of San Jose Avenue between 25th and 26th Streets, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.
- Subject:** **File No. 260162.** Ordinance amending the Planning Code to designate the San Francisco AIDS Foundation building, located at 514-520 Castro Street, Assessor's Parcel Block No. 2695, Lot No. 002, on the west side of Castro Street between 18th and 19th Streets, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.
- Subject:** **File No. 260163.** Ordinance amending the Planning Code to designate St. Matthew's Church, located at 3281-16th Street, Assessor's Parcel Block No. 3567, Lot No. 34, on the south side of 16th Street between Dolores and Guerrero Streets, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.

Subject: **File No. 260164.** Ordinance amending the Planning Code to designate St. Nicholas Cathedral, located at 2005-15th Street, Assessor's Parcel Block No. 3558, Lot No. 74, on the south side of 15th Street between Sharon and Church Streets, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, April 3, 2026.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org) ~ (415) 554-4445



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:bjj:ams



January 30, 2026

Ms. Angela Calvillo, Clerk of the Board of Supervisors
Honorable Supervisor Peskin
Board of Supervisors
City and County of San Francisco
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Via email only: angela.calvillo@sfgov.org

Re: **Transmittal of Planning Department Case Numbers:**

- 2025-010411DES, 1757 Waller Street/Firehouse: Hose Company #30, BOS File No. 250835**
- 2025-010414DES, 2005 15th Street/St. Nicholas Cathedral, BOS File No. 250838**
- 2025-010415DES, 3281 16th Street/St. Matthew's Church, BOS File No. 250837**
- 2025-010428DES, 1458 Valencia Street/Engine Company No. 13, BOS File No. 250850**
- 2025-010429DES, 102 Guerrero Street/Geilfuss on Guerrero, BOS File No. 250840**
- 2025-010430DES, 361 San Jose Avenue/Mission Folk Victorian Home, BOS File No. 250848**
- 2025-010431DES, 400-410 Castro Street/Bank of Italy Branch Building, BOS File No. 250841**
- 2025-010434DES, 1451 Masonic Avenue/American Indian Historical Society / Chautauqua House, BOS File No. 250849**
- 2025-010435DES, 925-941 Cole Street/Maud's, BOS File No. 250836**
- 2025-010436DES, 514-520 Castro Street/San Francisco AIDS Foundation, BOS File No. 250844**
- 2025-010437DES, 582 Castro Street/Castro Rock Steam Baths, BOS File No. 250843**
- 2025-010438DES, 4416 18th Street/Full Moon Coffeehouse, BOS File No. 250845**
- 2025-010439DES, 220 Danvers Street/Shahar Zahav (Historic Location), BOS File No. 250847**
- 2025-010443DES, 4200 20th Street/Bob Ross House, BOS File No. 250842**

Dear Ms. Calvillo and Supervisor Mandelman,

On January 21, 2026, the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider Supervisor Mandelman's ordinances (Board File Nos. 250835, 250838, 250837, 250850, 250840, 250848, 250841, 250849, 250836, 250844, 250843, 250845, 250847, 250842) to landmark: 1757 Waller Street/Firehouse: Hose Company #30, 2005 15th Street/St. Nicholas Cathedral, 3281 16th Street/St. Matthew's Church, 1458 Valencia Street/Engine Company No. 13, 102 Guerrero Street/Geilfuss on Guerrero, 361 San Jose Avenue/Mission Folk Victorian Home, 400-410 Castro Street/Bank of Italy Branch Building, 1451 Masonic Avenue/American Indian Historical Society / Chautauqua House, 925-941 Cole Street/Maud's, 514-520 Castro Street/San Francisco AIDS

Foundation, 582 Castro Street/Castro Rock Steam Baths, 4416 18th Street/Full Moon Coffeehouse, 220 Danvers Street/Shahar Zahav (Historic Location), and 4200 20th Street/Bob Ross House (respectively).

At the hearing, the HPC voted to **approve** the resolutions to recommend landmark designations pursuant to Article 10 of the Planning Code.

The proposed landmark designations are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight – Categorical).

Please find attached documents related to the HPC's actions. Also attached is an electronic copy of the proposed ordinances, drafted by Deputy City Attorney Andrew Ruiz-Esquide. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Audrey Merlone, Acting Manager of Legislative Affairs

Cc: Vicki Wong, City Attorney's Office
Jen Low, Legislative Aide
Erica Major, Office of the Clerk of the Board
Calvin Ho, Legislative Aide (Supervisor Mandelman)
Melanie Mathewson, Legislative Aide (Supervisor Mandelman)
Rich Sucre, Planning Department, P-IV Landmarks
Alex Westhoff, Planning Department
Bos.legislation@sfgov.org
Board.of.Supervisors@sfgov.org

Attachments:

Attachment 1 – Planning Department Executive Summary dated January 21, 2026

Attachment 2 - 1757 Waller Street/Firehouse: Hose Company #30

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1514 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 3 - 2005 15th Street/St. Nicholas Cathedral

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1515 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 4 - 3281 16th Street/St. Matthew's Church

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1516 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Letter of Support
- (E) Categorical Exemption Checklist

Attachment 5 - 1458 Valencia Street/Engine Company No. 13

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1517 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 6 - 102 Guerrero Street/Geilfuss on Guerrero

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1518 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 7 - 361 San Jose Avenue/Mission Folk Victorian Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1519 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Letter of Support
- (E) Categorical Exemption Checklist

Attachment 8 - 400-410 Castro Street/Bank of Italy Branch Building

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1520 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Letter of Support
- (E) Categorical Exemption Checklist

Attachment 9 - 1451 Masonic Avenue/American Indian Historical Society / Chautauqua House

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1521 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 10 - 925-941 Cole Street/Maud's

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1522 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet

- (D) Letter of Support
- (E) Categorical Exemption Checklist

Attachment 11 - 514-520 Castro Street/San Francisco AIDS Foundation

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1523 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Letters of Support
- (E) Categorical Exemption Checklist

Attachment 12 - 582 Castro Street/Castro Rock Steam Baths

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1524 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Letter of Support
- (E) Categorical Exemption Checklist

Attachment 13 - 4416 18th Street/Full Moon Coffeehouse

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1525 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Letter of Support
- (E) Categorical Exemption Checklist

Attachment 14 - 220 Danvers Street/Shahar Zahav (Historic Location)

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1526 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Letter of Support
- (E) Categorical Exemption Checklist

Attachment 15 - 4200 20th Street/Bob Ross House

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1527 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Letter of Support
- (E) Categorical Exemption Checklist