

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

1 [Planning Code - Landmark Designation - St. Matthew's Church]

2

3 **Ordinance amending the Planning Code to designate St. Matthew's Church, located at**
 4 **3281 16th Street, Assessor's Parcel Block No. 3567, Lot No. 34, on the south side of**
 5 **16th Street between Dolores and Guerrero Streets, as a landmark consistent with the**
 6 **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).

1 Said determination is on file with the Clerk of the Board of Supervisors in File No.
2 _____ and is incorporated herein by reference. The Board of Supervisors affirms
3 this determination.

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

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

13 (b) General Findings.

14 (1) On October 21, 2025, the Board of Supervisors adopted Resolution No.
15 486-25, initiating landmark designation of St. Matthew’s Church as a San Francisco landmark
16 pursuant to Section 1004.1 of the Planning Code. On October 24, 2025, the Mayor approved
17 the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No.
18 2520837.

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

22 (3) The Landmark Designation Fact Sheet was prepared by Planning
23 Department Preservation staff. All preparers meet the Secretary of the Interior’s Professional
24 Qualification Standards for historic preservation program staff, as set forth in Code of Federal
25

1 Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and
2 conformance with the purposes and standards of Article 10 of the Planning Code.

3 (4) The Historic Preservation Commission, at its regular meeting of January 21,
4 2026, reviewed Planning Department staff’s analysis of the historical significance of St.
5 Matthew’s Church set forth in the Landmark Designation Fact Sheet dated January 21, 2026.

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

12 (6) The Board of Supervisors hereby finds that St. Matthew’s Church has a
13 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, St. Matthew’s Church, located at
20 3281 16th Street, Assessor’s Parcel Block No. 3567, Lot No. 34, is hereby designated as a
21 San Francisco landmark consistent with the standards set forth in Section 1004. Appendix A
22 to Article 10 of the Planning Code is hereby amended to include this property.

23
24 Section 3. Required Data.
25

1 (a) The description, location, and boundary of the landmark site consists of the
2 footprint of the St. Matthew's Church, being on Assessor's Parcel Block No. 3567, Lot No.
3 034, on the south side of 16th Street between Dolores and Guerrero Streets in San
4 Francisco's Mission's neighborhood, as shown in the Landmark Designation Fact Sheet.

5 (b) The characteristics of the landmark that justify its designation are described and
6 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
7 Planning Department Record Docket No. 2025-010415DES. In brief, St. Matthew's Church at
8 3281 16th Street is eligible for local designation because it is significant for its exuberant
9 architectural expression as a Gothic Revival church. Gothic Revival was a departure from the
10 classical forms that were popular in America during the first half of the 19th century. Although
11 different in form and appearance when compared to previous styles, Gothic Revival buildings
12 expressed connections to medieval heritage, county landscapes, or religion. The Gothic
13 Revival style was a popular choice for residential and religious buildings during the early years
14 of expansion and Gold Rush period in San Francisco. The style continued in popularity into
15 the late 19th century. Extant examples of Gothic Revival architecture are rare in San
16 Francisco, though most surviving buildings are churches, with very few residences. The
17 building at 3281 16th Street was erected in 1907 by the German Evangelical Lutheran Church
18 and has been owned and occupied by the group since then. The subject property is located in
19 the Inner Mission North area, which was devastated by the Great 1906 Earthquake and Fire.
20 Development of the church was part of the first wave of Inner Mission redevelopment
21 following the disaster.

22 (c) The particular features that should be preserved, or replaced in kind as determined
23 necessary, are those generally shown in photographs and described in the Landmark
24 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
25 2025-010415DES, and which are incorporated in this designation by reference as though fully

1 set forth herein. Specifically, the features that are character-defining and shall be preserved or
2 replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural
3 ornament, and materials of the property, identified as:

- 4 (1) Siting and relationship of the building to the street;
- 5 (2) Two-story height;
- 6 (3) Wood cladding;
- 7 (4) Roof configuration;
- 8 (5) Building plan;
- 9 (6) Entry approach with lancet opening, steeply pitched decorative pediment
10 surrounds, recessed heavy wood-paneled doors, and clover like foils on doors
11 and transoms;
- 12 (7) Primary façade with three bays, including slightly recessed center bay with
13 clover-like foils and large central rose windows in lancet opening;
- 14 (8) Steeply-pitched front gable roof with asphalt shingles;
- 15 (9) Right tower with pyramidal hipped roof and cross;
- 16 (10) Lancet stained glass windows;
- 17 (11) Balustrade and pinnacles at roof; and
- 18 (12) Lancet secondary entry doors.

19
20 Section 4. Effective Date.

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

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APPROVED AS TO FORM:
DAVID CHIU, City Attorney

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



LANDMARK RESOLUTION INITIATION RESOLUTION NO. 1516

HEARING DATE: January 21, 2026

Record No.: 2025-010415DES
Project Address: 3281 16th Street (St. Matthew's Church)
Zoning: RM-1 (RESIDENTIAL-MIXED, LOW DENSITY) Zoning District
 40-X Height and Bulk District
Block/Lot: 3567/034
Project Sponsor: Planning Department
 49 South Van Ness Avenue, Suite 1400
 San Francisco, CA 94103
Property Owner: St. Matthews Lutheran Church
 3281 16th Street
 San Francisco, CA 94103
Staff Contact: Alex Westhoff 628-652-7314
 Alex.Westhoff@sfgov.org

RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF THE SAINT MATTHEW’S CHURCH (3281 16TH STREET), ASSESSOR’S PARCEL BLOCK NO. 3567, LOT NO. 034, 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. 486-25 to initiate Landmark Designation of the St. Matthew’s Church (3281 16th Street), Assessor’s Parcel Block No. 3567, Lot No. 034; 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 St. Matthew’s Church 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 St. Matthew's Church'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 St. Matthew's Church 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 St. Matthew's Church is proper as an exemplary example of Gothic Revival architecture in San Francisco; and
7. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of St. Matthew's Church is proper as it includes intact features including its steeply-pitched front gable roof, large central rose window in lancet opening, and tower with pyramidal hipped roof and cross; and
8. WHEREAS, the Historic Preservation Commission finds that St. Matthew's Church meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
9. 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 St. Matthew's Church's historical significance and retain historical integrity; and
10. 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
11. 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 3281 16th Street (aka St. Matthew's Church), Assessor's Parcel Block No. 3567, Lot No. 034, 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

St. Matthew's Church

Period of Significance: 1907

Significance Criteria: 3 (Architecture)

Statement of Significance: 3281 16th Street was erected in 1907 by the German Evangelical Lutheran Church and has been owned and occupied by the group since then.¹ The subject property is located in the Inner Mission North area, which was devastated by the Great 1906 Earthquake and Fire. Development of the church was part of the first wave of Inner Mission redevelopment following the disaster. The property is significant for its exuberant architectural expression as a Gothic Revival church. Gothic Revival was a departure from the classical forms that were popular in America during the first half of the 19th century. Although different in form and appearance when compared to previous styles, Gothic Revival buildings expressed connections to medieval heritage, county landscapes, or religion. The Gothic Revival style was a popular choice for residential and religious buildings during the early years of expansion and Gold Rush period in San Francisco. The style continued in popularity into the late 19th century. By 1880, the Gothic Revival style had mostly been replaced by Victorian style architecture but remained a popular choice for religious architecture well into the 20th century. Extant examples of Gothic Revival architecture are rare in San Francisco, though most surviving buildings are churches, with very few residences.²

Integrity: The subject property retains full integrity.

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

- 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

Past Survey(s)/Historic Context Statement(s): 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

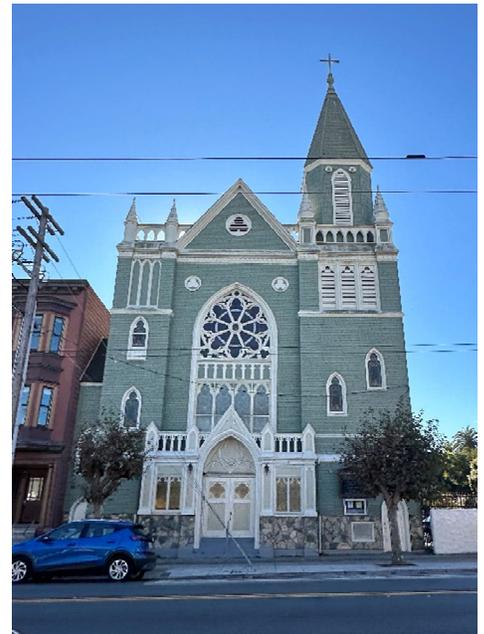
Block/Lot(s): 3567/034

Parcel Area: 5,144 square feet

Zoning: RM-1

Year Built: 1907

Architect: Unknown



¹ San Francisco Planning Department, Department of Parks and Recreation, Primary Record (3281 16th Street), 2003

² San Francisco Planning Department, Early Settlement Era Styles (1849-1906) Historic Context Statement, 2025

Page 1 of 3 Resource name(s) or number(assigned by recorder) **3281 16th Street**

P1. Other Identifier: St. Matthäus-Kirche (St. Mathew's Church) **Form Number 114**

P2. Location: Not for Publication Unrestricted *a. County San Francisco

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 3281 16th ST City San Francisco Zip 94110

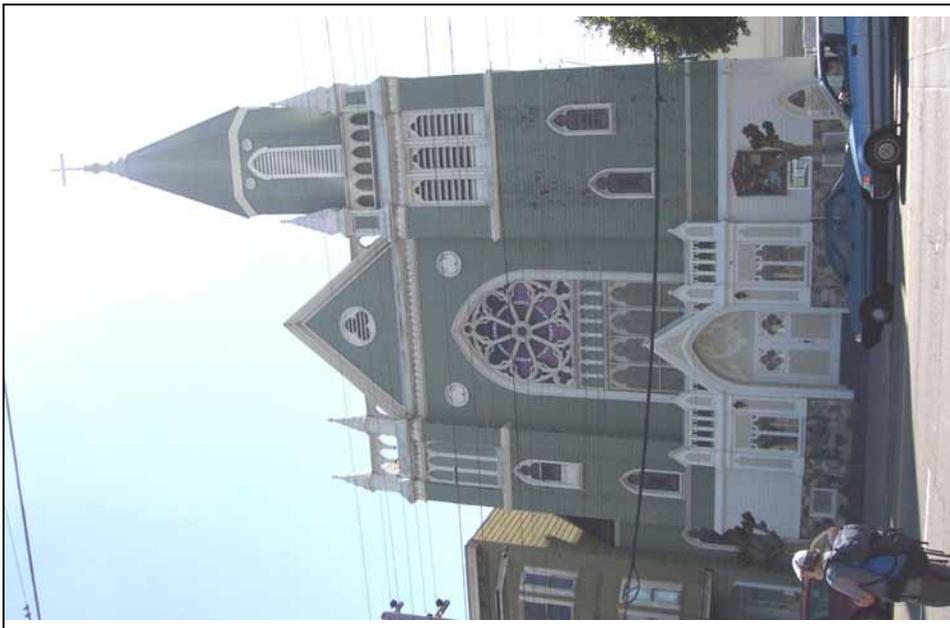
e. Other Locational Data: Assessor's Block and Lot 3567 034

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a three-bay, wood shingle-clad, frame religious building. The ground story features a fieldstone base and a centrally placed tripartite main entry. The entry is a designed allusion of a cancellata dividing the holy from the lay. A pair of wood paneled doors with quatrefoil stained glass windows are located in a pointed arch containing trefoil tracery. To either side divided by paneled pilasters are paired stained glass windows. Above the windows spans a decorative arcade. An arched top service door is located to the west side of the façade. The upper portion of the building is divided vertically into three unequal sections: the first, and smallest bay contains a tower section, a large central section, and a large tower in the third building bay. A small portion of the building containing a single stained glass window is set back from the street east of the first tower section. The tower projects slightly from the main building wall and contains a single stained glass window at a second and third floor level. A trim band divides the third and fourth levels. The fourth level contains a tripartite tracery. The central section of the main façade's upper level contains a large pointed arch tracery containing a row of four stained glass windows, an arcade, and a stained glass rose window. Above and to either side of the tracery are trefoil medallions. Above this section is the gable end of the building, the tympanum contains a round louvered vent with a trefoil pattern within it. The larger western tower is the campanile. The double-height intermediate level contains two single stained glass windows in pointed arch frames spaced; presumably ascending a staircase. A trim band divides the intermediate level and the fourth level. The fourth level contains three louvered vents in the bell room. An octagonal spire with a pointed arch louver and trefoil medallions on alternating faces rises above the campanile. The façade is divided by beltcourse between the first and second levels and a second beltcourse at the second level. The cornice is made of pressed tin and contain a wide band of clovers and a wide plain band. There is an open arcaded parapet across the towers that intersects the gable. Above the corners of each tower and parapet are metal finials. The roof is gabled.

***P3b. Resources Attributes:** HP16. Religious Building **Style or Period** Gothic Revival

***P4. Resources Present:** Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)

View From 16th Street
looking south
4/1/02

***P6. Date Constructed/Age and Sources**

1907 Historic

Assessor's Parcel Info; cornerstone

***P7. Owner and Address:**

GERMAN EVANGELICAL LUTH CHURCH

3281 16th Street
San Francisco CA 94103

***P8. Recorded by:**

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded** 8/29/2002

***P10. Survey Type** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Here Today Listed

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *Resource name(s) or number **3281 16th Street**

CHR Status Code **3CS**

B1. Historic Name: SAINT MATTHEW'S LUTHERAN CHURCH

B2. Common Name:

B3. Original Use: Church

B4. Present Use: Church

***B6 Construction History:**

Erected in 1907.

***B5 Architectural Style:** Gothic Revival

***B7. Moved?** No

Date: _____ **Original Location** _____

***B8. Related Features:**

B9a. Architect: unknown

B9b. Builder: unknown

***B10. Significance:** Theme Post-1906 reconstruction

Area: San Francisco 1906 fire-zone

Period of Significance 1906-1913 Property Type Other

Applicable Criteria (NR): C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was vacant. In 1894, it was owned by A.E. Thompson. In 1905, the lot was still vacant. The vacant lot was unaffected by the earthquake and fire of 1906. The present building was erected in 1907 by the German Evangelical Lutheran Church., and has been owned and occupied by the group since then.

CONTEXT: Buildings in the Inner Mission North survey area that do not fit into one of the residential property types, and are not commercial properties are classified here as "Other". Examples of this category include churches, union halls, government buildings, sculpture, and ancillary buildings. Popular at the same time as the Greek revival and partially in response to the austerity of that style, the Gothic Revival style has deep roots in the romantic ideals of the 17th century. The chief characteristic of the style is pointed arched openings for both doors and windows, asymmetrical massing, steeply pitched gable roofs, bargeboards at the eaves and label or drip moldings over the doors and windows. This style represents 1% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

(See Continuation Sheet)

B11. Additional Resources Attributes: _____

(Sketch Map with north arrow required)

***B12. References:**

Herer Today 295. City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

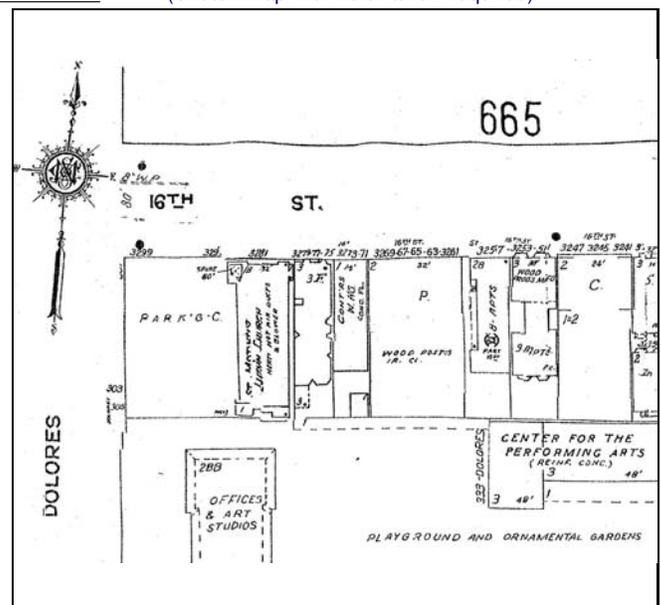
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

***B14 Evaluator:**

N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



B10. Continued

ASSESSMENT: This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This building is individually eligible for the California Register for its architectural expression. The building takes a strictly European ecclesial style, and applies an American skin of shingles resulting in an individual expression of Gothic Revival style. The level of ornamentation evident in the rose window, and other windows and front entry displays the level of pride that the congregation had in the erection of their place of worship in the face of a city-wide construction boom, following the destruction of the Mission in 1906. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1907 in the Gothic Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; wood cladding; roof configuration; building plan; entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as the rose window, pierced parapets, spires, and fenestration pattern.

Seventh Street

700 (1905) Constructed of solid brick and occupying a complete block, this warehouse is one of the few that survived the fire and earthquake unscathed.

Sharon Street

79 (1895) A suggestion of Eastlake (especially in the portico) creeps into this Stick Style cottage. The original stairs and door grace the house.

Sharp Place

12 (1902) An entranceway, enclosed with stained glass, is located on the south side of this house. The gable roof has curled corner brackets with dentil molding.

Shotwell Street

306 Here is an almost complete block of Victorian homes, around the corner from Saint Charles School. The structures are all Stick Style except 306, which has slanted bays, decorative cornice and gabled roof and was built in the 1880's.

522 (c. 1870) A quiet witness to the past is this Italianate house, which lacks the verticality usual in that style.

648 (c. 1884) This interesting false-front Italianate structure has a limited amount of detailing.

650-52 (c. 1899) This Stick Style residence with semi-Mansard roof is notable for its identical pediment hoods over the lower bay and entrance.

658 (c. 1899) This frame residence in Colonial Revival Style is heavily quoined and has a slanted bay on the lower floor.

651-57 The flat-fronted Italianate house at 661-63 stands out in this row of essentially Stick Style buildings with assorted details.

682 (c. 1870) Owned by the same family since its construction, this residence is centered on an uncommonly large lot. The uncomplicated design of the house is

enhanced by fishscale shingles and shuttered windows.

1150-52 (c. 1875) Window detailing is essential to the character of this flat-front Italianate. The lower floor windows are arched and capped by squeezed pediments.

1164 (c. 1899) Designed and built by German architect-builder Robert Trost as his own residence, this Tudor house displays definite influences from the architecture of his native land.

Sixteenth Street

3150 (1908) Engine #7 Firehouse. Under the Van Ness Ordinance this site was reserved for Fire Department purposes in 1867-68. This—the third structure on the site—was one of several "temporary" frame firehouses constructed after the quake. The Classic Revival building will either be demolished or sold when Engine Company #7 moves to Red Rock Hill.

3281 (1907) Saint Matthew's Lutheran Church. The only church in the city offering complete services in both German and English, this green shingled Gothic structure displays lancet arches, turrets, and a beautiful rose window.

South Van Ness Avenue

1321 (c. 1884) The details have been carefully handled on this fine Italianate.

Spofford Alley

39-49 (1907) Kwang Yin Temple—a Buddhist temple—was once on this site. After the fire this brick building, which shows some Chinese influence, was built.

Spruce Street

100 (1909) This brown shingled, multi-gabled house, had a third floor added by Hyman and Appleton in 1922.

Stanyan Street

1248 (c. 1903) Recalling the 1890's, this residence has an unusual turreted Queen Anne corner tower

surmounted by a finial. Only its architectural simplicity and the pitch of the roof suggest the later date.

Steiner Street

908 (1888) The Corinthian pillars at the entrance and the commanding bracketed cornice of this house are of interest here.

1057 (1890) This amazing Queen Anne has a broad facade which is composed of corner towers, a gable, a dormer, double-arched entranceway with balustrade above, a frieze, and unevenly spaced windows.

1823 (1881) This handsomely-proportioned Italianate has quoining and prominent brackets at the cornice.

1827-29 (c. 1885) Nice details—including quoins—appear on this Italianate house.

2030-30½ (1884) A sculptural effect is achieved in the facade of this Italianate set of flats, which is adjacent to commercial properties on California Street.

2126 (1884) A prominent portico and an unusual vertical use of boards under the eaves are interesting facets of this house's Stick Style architecture.

2148 (1876) Details on this late Italianate-Stick Style house are so disciplined that the front almost becomes Classic Revival.

2150 (1877) Meticulously-handled intermediate cornices are of interest on this Italianate house, which has had red brick steps and a garage added.

2204, 2206 and 2208 (1873) A row of three outstanding Italianates, these were no doubt constructed by the same builder. Variations occur mainly in the entrance porches, although 2204 is now distinct from the others because of the addition of shingles and the loss of some window trim.

2231 (1874) This trim flat-front Italianate has a roof that would appear to be newer than the house. A Thomas Church garden adds charm to the back and like the



January 20, 2025

TO: San Francisco Historic Preservation Commission

RE: Article 10 Landmark Designation 2025-010415DES
St. Matthew's Lutheran Church
3281 16th Street

Dear Commissioners:

We are writing in strong support of granting landmark designation to St. Matthew's Lutheran Church.

Designed by architect John Lofquist of Shea and Lofquist, the church was inspired by the founding pastor's home church in Hildesheim, Germany, and reflects a distinctive European ecclesiastical style that is rare in San Francisco. Its architecture, scale, and craftsmanship make it a notable and valued presence in the neighborhood.

St. Matthew's is also distinguished by its remarkable stained-glass windows, among the finest in the Bay Area. The window above the altar, for example, was a gift from Helene Strybing, well known to San Franciscans for her philanthropy and for funding what is now the San Francisco Botanical Garden in Golden Gate Park. Another window honors Albrecht Kuner, a German immigrant who arrived in San Francisco in 1849 and later engraved the official State Seal of California. These windows connect the church not only to its congregation, but to the broader civic and cultural history of the city and state.

In addition to its architectural and artistic significance, St. Matthew's continues a long tradition of serving the German-speaking community. It is the only Lutheran church in Northern California to offer weekly bilingual services in German and English, drawing worshipers from throughout the Bay Area and preserving an important cultural heritage.

For its architectural character, artistic features, and enduring cultural role, St. Matthew's Lutheran Church is well deserving of landmark designation. I respectfully urge the Commission to approve this nomination.

Sincerely,

Beate J. Chun

Rev. Beate Chun
Pastor

A handwritten signature in black ink, appearing to read "Steven Crabiel".

Steven Crabiel
President, Church Council



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3281 16th Street		3567034
Case No.		Permit No.
2025-010415PRJ		
<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.
<p>Comments by Preservation Planner: landmark designation, no physical changes</p>	
<p>Preservation Planner Signature: Alex Westhoff</p>	

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>	