

File No. 260061

Committee Item No. 18

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: February 23, 2026

Board of Supervisors Meeting:

Date: _____

Cmte Board

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| ☐ | ☐ | 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

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Prepared by: John Carroll

Date: February 19, 2026

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

[Initiating Landmark Designation - Kirby House and Phoenix Brewery]

Resolution initiating landmark designation under Article 10 of the Planning Code for the buildings located at 560 Noe Street (Kirby House), Assessor's Parcel Block No. 3583, Lot No. 012, and 552 Noe Street (Phoenix Brewery), Assessor's Parcel Block No. 3583, Lot No. 011.

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

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

WHEREAS, The buildings located at 560 Noe Street, Assessor's Parcel Block No. 3583, Lot No. 012, and 552 Noe Street, Assessor's Parcel Block No. 3583, Lot. No. 011, were constructed in 1891 and 1887, respectively, in the Eureka Valley neighborhood, now commonly known as the Castro; and

WHEREAS, Brewing was a robust industry in Eureka Valley in the later part of the 19th Century until about 1910; and

WHEREAS, Thomas Kirby, an Irish immigrant, founded the Phoenix Brewery in 1876 and was living and operating in Noe Street by 1878; and

WHEREAS, Kirby produced ale, malt extract, and stout on site at the Phoenix Brewery Building (552 Noe Street), while residing at 560 Noe Street; and

WHEREAS, The Kirby House and Phoenix Brewery are the most intact identified examples of properties associated with Eureka Valley's early industrial history; and

1 WHEREAS, The Kirby House and Phoenix Brewery are significant as Eureka Valley's
2 earliest documented commercial brewing and bottling operation buildings; and

3 WHEREAS, In 2017, the San Francisco Historic Preservation Commission adopted the
4 Eureka Valley Historic Context Statement, which identified the properties as being eligible for
5 listing as a City Landmark for their association with early industrial development of Eureka
6 Valley; and

7 WHEREAS, 552 Noe Street has served as home to Ruby's Clay Studio and Gallery,
8 which was designated as a Legacy Business in 2016; and

9 WHEREAS, Ruby's Clay was established by noted California ceramic artist Ruby
10 O'Burke, who devoted more than twenty years to arts education work in San Francisco; and

11 WHEREAS, The buildings located at 552 and 560 Noe Street are intact examples of
12 Italianate architecture; and

13 WHEREAS, Through applying the evaluative framework as outlined in the Eureka
14 Valley Historic Context Statement, the properties can be considered as an individually eligible
15 historic resource based on year built, extant character-defining features, and sufficient
16 integrity; therefore be it

17 RESOLVED, The Board of Supervisors hereby initiates landmark designation of the
18 Kirby House and Phoenix Brewery under Planning Code, Section 1004.1; and, be it

19 FURTHER RESOLVED, The Board requests that the Planning Department prepare a
20 landmark designation report to submit to the Historic Preservation Commission for its
21 consideration of the full historical, architectural, aesthetic, and cultural interest and value of
22 the Kirby House and Phoenix Brewery; and, be it

23 FURTHER RESOLVED, The Board of Supervisors requests that the Historic
24 Preservation Commission consider whether the Kirby House and Phoenix Brewery warrant
25

landmark designation and submit its recommendation to the Board according to Article 10 of the Planning Code.

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☒ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☒ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Mandelman

Subject:

[Initiating Landmark Designation – Kirby House and Phoenix Brewery]

Long Title or text listed:

Resolution initiating landmark designation under Article 10 of the Planning Code for the buildings located at 560 Noe Street, Assessor's Parcel Block No. 3583, Lot No. 012, and 552 Noe Street, Assessor's Parcel Block No. 3583, Lot No. 011.

Signature of Sponsoring Supervisor:

