

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 15
4200 20th Street /
Bob Ross House

1 [Planning Code - Landmark Designation - Bob Ross House]

2

3 **Ordinance amending the Planning Code to designate the Bob Ross House, located at**
 4 **4200 20th Street, Assessor's Parcel Block No. 2696, Lot No. 14A, on the north side of**
 5 **20th Street between Collingwood and Castro 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.

15

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

17

18 Section 1. Findings.

19 (a) Environmental and Land Use Findings.

20 (1) The Planning Department has determined that the Planning Code
 21 amendment proposed in this ordinance is subject to a Categorical Exemption from the
 22 California Environmental Quality Act (California Public Resources Code Sections 21000 et
 23 seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title
 24 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by
 25 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 the Bob Ross House 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 the Bob Ross House 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.
15 491-25, initiating landmark designation of the Bob Ross House 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 250842.

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 the Bob
5 Ross House 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 the Bob Ross House as a landmark consistent with
10 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 of Supervisors in File No. _____.

12 (6) The Board of Supervisors hereby finds that the Bob Ross House 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 of Supervisors
16 hereby 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 Bob Ross House, located at
20 4200 20th Street, Assessor’s Parcel Block No. 2696, Lot 14A, is hereby designated as a San
21 Francisco landmark consistent with the standards set forth in Section 1004. Appendix A to
22 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 Bob Ross House, located at 4200 20th Street, Assessor's Parcel Block No.
3 2696, Lot 014A, on the north side of 20th Street between Castro and Collingwood Streets in
4 San Francisco's Castro/Upper Market neighborhood, as shown in the Landmark Designation
5 Fact 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. 2025-010443DES. In brief, the Bob Ross House at
9 4200 20th Street is eligible for local designation for its association with events surrounding the
10 establishment of San Francisco's LGBTQ communities, specifically as the home of Bob Ross.
11 Ross, along with Paul Bentley, founded the Bay Area Reporter (BAR) in 1971, which is
12 reportedly the oldest LGBTQ weekly in continuous publication in the United States. The BAR
13 was founded as a way to provide more comprehensive information for and about the gay
14 community. The BAR was distributed at bars because, according to Ross, "that's where
15 people got their knowledge." Bob Ross, who remained the publisher of the BAR until his death
16 in 2003, also cofounded the Tavern Guild, which raised money and provided support for
17 numerous pro-gay politicians. He held frequent political and professional events at the subject
18 property. Ross was instrumental in helping Harvey Milk win election and was one of four
19 names on Milk's short list to replace him if he died in office. Mayor Dianne Feinstein turned to
20 Ross and others to undertake a joint investigation into the police response after the riot that
21 erupted in the wake of the Dan White verdict. Ross also served on the board of the Gay
22 Games and cofounded the LGBTQ mental health organization Operation Concern. He also
23 served for many years on the Golden Gate Bridge District Board and on the board of trustees
24 of the San Francisco Ballet, illustrating the reach that some prominent gay leaders achieved
25 into the halls of power.

1 (c) The particular features that should be preserved, or replaced in kind as determined
2 necessary, are those generally shown in photographs and described in the Landmark
3 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
4 2025-010443DES, and which are incorporated in this designation by reference as though fully
5 set forth herein. Specifically, the features that are character-defining and shall be preserved
6 or replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural
7 ornament, and materials of the property identified as:

- 8 (1) Two story massing;
- 9 (2) Flat roof;
- 10 (3) Corner location;
- 11 (4) Ground level brick cladding and upper level stucco cladding;
- 12 (5) Two arched garage door openings with recessed entry doors and
13 decorative brick arches;
- 14 (6) Side recessed primary entry door;
- 15 (7) Curved front bays with wood windows with vertical divided lites;
- 16 (8) Secondary facade angled bay with wood windows with vertical divided
17 lites; and
- 18 (9) Classically inspired cornice line with egg and dart molding.

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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

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



LANDMARK RESOLUTION INITIATION RESOLUTION NO. 1527

HEARING DATE: January 21, 2026

Record No.: 2025-010443DES
Project Address: 4200 20th Street
Zoning: RH-3 (Residential House, Three Family) Zoning District
40-X Height and Bulk District
Block/Lot: 2696/014A
Project Sponsor: Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Property Owners: Page Brownlee Family Living Trust
4200 20th Street c/o Page Anthony H & Brownlee Synthia S, Trustees
San Francisco, CA 94114
Page Family Trust – Marital Trust
4200 20th St. c/o Page Anthony H Trustee
San Francisco, CA 94114
Staff Contact: Alex Westhoff 628-652-7314
Alex.Westhoff@sfgov.org

RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF BOB ROSS HOUSE (4200 20TH STREET), ASSESSOR'S PARCEL BLOCK NO. 2696, LOT NO. 014A, 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. 491-25 to initiate Landmark Designation of the Bob Ross House (4200 20th Street), Assessor's Parcel Block No. 2696, Lot No. 014A; 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 Bob Ross House 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 the Bob Ross House'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 the Bob Ross House 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 4200 20th Street is proper as the residence of Bob Ross, a historically significant individual in San Francisco's LGBTQ community, who resided at the property from 1977-1993; and
7. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 4200 20th Street is proper as Bob Ross co-founded the Bay Area Reporter, which is considered the United States' oldest LGBTQ weekly in continuous publication; and
8. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 4200 20th Street is proper as Bob Ross was an important figure in San Francisco's LGBTQ community, holding frequent political and professional events at the subject property; and
9. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 4200 20th Street is proper as it retains full integrity from its 1977-1993 period of significance; and
10. WHEREAS, the Historic Preservation Commission finds 4200 20th Street 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 4200 20th Street's 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 4200 20th Street (aka Bob Ross House), Assessor's Parcel Block No. 2696, Lot No. 014A, 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

Bob Ross House

Period of Significance: 1977-1993

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

Statement of Significance: 4200 20th Street is significant for its association with events surrounding the establishment of San Francisco's LGBTQ communities, specifically as the home of Bob Ross. Ross, along with Paul Bentley, founded the Bay Area Reporter (BAR) in 1971, which is reportedly the oldest LGBTQ weekly in continuous publication in the U.S. The BAR was founded as a way to provide more comprehensive information for and about the gay community. The BAR along with the Sentinel, which started a few years later, were San Francisco's first successful gay periodicals which combined cultural reporting with advertisements. The periodicals were essential political tools, covering campaigns against Proposition 6 and other efforts targeting the LGBTQ community. The periodicals additionally played an important role throughout the AIDS epidemic, including increasing awareness, raising funds and commemorating victims. The BAR was distributed at bars because, according to Ross, "that's where people got their knowledge."

Ross, who remained the publisher of the BAR until his death in 2003, also cofounded the Tavern Guild, which raised money and provided support for numerous pro-gay politicians. He held frequent political and professional events at the subject property. Ross was instrumental in helping Harvey Milk win election and was one of four on Milk's short list to replace him if he died in office. Mayor Dianne Feinstein turned to Ross and others to undertake a joint investigation into the police response after the 1979 White Night riot. Ross also served on the board of the Gay Games and cofounded the LGBTQ mental health organization Operation Concern. He also served for many years on the Golden Gate Bridge District Board and on the board of trustees of the San Francisco Ballet.¹

Integrity: The property retains full integrity from its period of significance.

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

- 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

Past Survey(s)/Historic Context Statement(s): Citywide Historic Context Statement for LGBTQ History in San Francisco (2016)

Address: 4200 20th Street

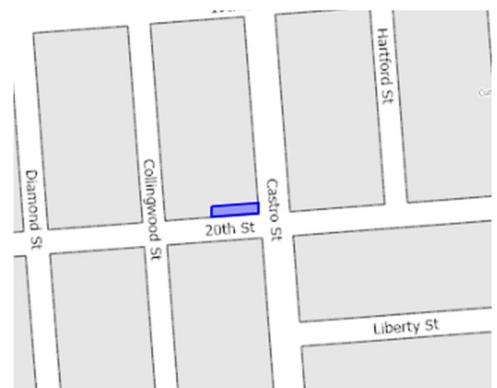
Block/Lot(s): 2696/014A

Parcel Area: 3,750 square feet

Zoning: Residential-House, Three Family

Year Built: 1925

Architect: Orrin Knox and Son (builder)



¹ Donna J. Graves and Shayne E. Watson, Citywide Historic Context Statement for LGBTQ History in San Francisco, March 2016

radical tabloid's pages frequently used terms such as "gay genocide" and ran drawings of bullets exploding in the faces of police officers. Thorpe argued that lesbians and gays in the U.S. would achieve equality only by wrenching it forcibly from straight society. The publication closed down by the end of 1971.¹³³⁵

Another gay liberation periodical, *Gay Sunshine: A Journal of Gay Liberation*, was published in Berkeley by a collective of gay men starting in 1970. The debut issue featured an interview with Huey P. Newton, one of the few Black leaders who expressed sympathy for the struggles of gay men and lesbians.¹³³⁶ *Gay Sunshine* moved to San Francisco within a year under the leadership of Winston Leyland, who called it a "quarterly male gay lib tabloid of activism, literature and culture... with a small national circulation."¹³³⁷ Under Leyland, *Gay Sunshine* shifted toward more literary concerns, running interviews with prominent gay writers such as William Burroughs, Jean Genet, Allen Ginsberg, Christopher Isherwood, Gore Vidal, and Tennessee Williams.¹³³⁸

Other Gay Periodicals

Drummer Magazine (1971–1999) moved from Los Angeles to San Francisco in 1977 and brought a focus on the leather community to the gay press. Published by Alternate Publishing Company, the magazine was for "masculine-identified gay men," according to editor from 1977 to 1979, Jack Fritscher. *Drummer* began at 1730 Divisadero Street but in 1980 moved to a building in the South of Market neighborhood (15 Harriet Street, extant), which housed the "boy-lesque" *Stars Magazine*.¹³³⁹

A paper called the *San Francisco Bay Times* became the first newspaper in the city to be jointly published by both gay men and lesbians in 1978. In 1979, the *Times* evolved into a popular monthly (later biweekly) events calendar called *Coming Up!* (847 Valencia Street), then changed its name back to the *San Francisco Bay Times* in 1988.¹³⁴⁰ The *Bay Times* continues to publish as of early 2016.

Bay Area Weeklies

Two long-running commercially published gay weeklies were launched in San Francisco in the first half of the 1970s. The *Bay Area Reporter* was founded in 1971, and the *San Francisco Sentinel* (500 Hayes Street, extant) started up three years later. Both weeklies combined cultural reporting and news with pages of ads that created the first commercially successful gay periodicals in San Francisco. The *Sentinel* went through several changes of leadership, including founder Charles Morris and Bill Beardemphl, and had an on-and-off relationship with pioneering gay reporter Randy Alfred. The paper stopped publication as a weekly in 1995.

Bay Area Reporter and Bob Ross

The *Bay Area Reporter* is reportedly the oldest LGBTQ weekly in continuous publication in the U.S.¹³⁴¹ It was founded by Bob Ross and Phil Bentley in 1971 as a way to provide more comprehensive information for and about the gay community. Known informally as the *BAR*, the paper was distributed at bars because, according to Ross, "that's where people got their

1335 Ibid., 370.

1336 Ibid., 126.

1337 Winston Leyland, "Introduction," in Winston Leyland, ed., *Out in the Castro* (San Francisco: Leyland Publications, 2002), 12.

1338 Charles Kirtley, "The Pioneering Role of Winston Leyland in Gay Publishing," Spring 1988, accessed June 12, 2014, http://www.leylandpublications.com/article_leyland.html.

1339 Jack Fritscher, *Gay San Francisco: Eyewitness Drummer Magazine*, 2013, <http://www.jackfritscher.com/>. Fritscher says Embry bought the Harriet Street building in 1980 and that *Drummer's* office was at 1730 Divisadero Street.

1340 Tom Zoellner, "Roland Schembari -- Co-Founder of S.F. Bay Times," *San Francisco Chronicle*, February 24, 2000. 288 7th Street is address for SFBT in 1990s from The Gay, Lesbian, Bisexual, Transgender Historical Society Sites Database.

1341 "About the B.A.R.," *Bay Area Reporter*, accessed June 7, 2014, <http://www.ebar.com/about/>.

knowledge.”¹³⁴² Full-page ads for bars ran on its front cover, and the paper carried a column of bar-related news inside. The *BAR* also ran articles on politics, civil rights, and the arts.¹³⁴³

The New Right backlash of the late 1970s and early 1980s inspired a new level of professionalism in the gay press. George Mendenhall, former *Vector* editor who became news editor of the *BAR* in the late 1970s, remembers, “The gay press had matured. We took journalism a lot more serious than in the beginning of the decade. We had to. Marching in the streets wasn’t going to get us liberated. The battlefield was the ballot box—and that called for a new kind of gay journalism.”¹³⁴⁴ The *BAR* and *The Sentinel* ran copious coverage of campaigns that lesbians and gays mounted against Proposition 6 and other New Right assaults, as well as articles about antigay violence and community efforts to curb it.¹³⁴⁵

By the early 1980s, the *BAR* (1528 15th Street, extant) and the *Sentinel* were examples of gay newspapers that could turn a profit by combining community news with abundant ads for gay bars, nightclubs, and bathhouses.¹³⁴⁶ The papers drew criticism in the early years of the AIDS epidemic for weak coverage of the epidemic; opponents charged them with sacrificing their readers’ health to ad revenue from bathhouses and other commercial sex establishments. But within a few years, the papers were covering the impact of AIDS on local lives, as well as advances in research and treatment. From December 1981 to August 1984, the *Sentinel* featured the “Gay Cancer Journal” by Bobbi Campbell, known as San Francisco’s “KS [Kaposi’s Sarcoma] Poster Boy”; the column juxtaposed research findings with reports on the funerals of Campbell’s friends.¹³⁴⁷ In 1989, the *BAR* devoted eight full pages to over 600 images of people who had died of AIDS.¹³⁴⁸ The *BAR* and other gay periodicals also played an important role in the increasingly important crusade to raise funds for AIDS.¹³⁴⁹ In August 1998, the *BAR* made national news when it reported that it had received no obituaries for the week, the first time that had happened since the AIDS epidemic began.

Bob Ross, who remained the publisher of the *BAR* until his death in 2003, was an influential figure in San Francisco LGBTQ history. A cofounder of the Tavern Guild, Ross raised money and provided support for numerous pro-gay politicians. He held frequent political and professional events at his home at the corner of 20th and Castro Streets (4200 20th Street, extant). Ross was instrumental in helping Harvey Milk win election and was one of four names on Milk’s short list to replace him if he died in office along with Frank Robinson, Anne Kronenberg, and Harry Britt. Mayor Dianne Feinstein reportedly vetoed Ross because he had recently been elected the first Emperor of the Imperial Court—a yearlong role bestowed by election of court members. Yet, after the riot that erupted in the wake of the Dan White verdict, Feinstein turned to Ross and others to undertake a joint investigation into the police response.¹³⁵⁰ Ross served on the board of the Gay Games and cofounded the LGBTQ mental health organization Operation Concern. He also served for many years on the Golden Gate Bridge District Board and on the board of trustees of the San Francisco Ballet, illustrating the reach that some prominent gay leaders achieved into the halls of power.¹³⁵¹

1342 Szymanski, “Bob Ross: 30 Years of *Bay Area Reporter*,” 107.

1343 Streimatter, *Unspeakable*, 191, 208.

1344 *Ibid.*, 219.

1345 *Ibid.*, 239. The *BAR* and *Sentinel* published photos of gay people who had disappeared, a precursor to the images of missing children that would appear on America’s milk cartons a decade later.

1346 Cynthia Laird of the *Bay Area Reporter* shared the paper’s following addresses: 1550 Howard Street, in 1980; 1528 15th Street in 1982-1988; 395 9th Street, 1989-mid-2013; 225 Bush Street #1700, 2013-14; 44 Gough Street #204, July 2014-present.

1347 Streimatter, *Unspeakable*, 263-264

1348 Nanette Asimov, “Bob Ross—Pioneering Gay Journalist and Activist,” *San Francisco Chronicle*, December 12, 2003.

1349 Streimatter, *Unspeakable*, 266.

1350 *Ibid.*, 225.

1351 Asimov, “Bob Ross.”



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) |
| 4200 20th Street | | 2696014A |
| Case No. | | Permit No. |
| 2025-010443PRJ | | |
| <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> | |