Attachment 1
Planning Department Executive Summary

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

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 Francsico 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 doomed 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 Coffeehouse) 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 Coffeehouse, 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 Francsico'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 Francsico'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 Francsico – In 2016, the Historic Preservation Commission adopted the Citywide Historic Context Statement for LGBTQ History in San Francsico, 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 Francsico 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 6
102 Guerrero Street /
Geilfuss on Guerrero

[Planning Code - Landmark Designation - Geilfuss on Guerrero]

Ordinance amending the Planning Code to designate the Geilfuss on Guerrero, located at 102 Guerrero Street, Assessor's Parcel Block No. 3534, Lot No. 068, on the west side of Guerrero Street between Duboce Avenue and Clinton Park, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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

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

Section 1. Findings.

(a) Environmental and Land Use Findings.

(1) The Planning Department has determined that the Planning Code amendment proposed in this ordinance is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No.

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

(2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed landmark designation of the Geilfuss on Guerrero will serve the public necessity, convenience, and welfare for the reasons set forth in Historic Preservation Commission Resolution No. _____, recommending approval of the proposed designation, which is incorporated herein by reference.

(3) The Board of Supervisors finds that the proposed landmark designation of the Geilfuss on Guerrero is consistent with the General Plan and with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. _____, which is incorporated herein by reference.

(b) General Findings.

(1) On October 21, 2025, the Board of Supervisors adopted Resolution No. 489-25, initiating landmark designation of the Geilfuss on Guerrero as a San Francisco landmark pursuant to Section 1004.1 of the Planning Code. On October 24, 2025, the Mayor approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No. 250840.

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

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

(4) The Historic Preservation Commission, at its regular meeting of January 21, 2026, reviewed Planning Department staff's analysis of the historical significance of Geilfuss on Guerrero set forth in the Landmark Designation Fact Sheet dated January 21, 2025.

(5) On January 21, 2025, after holding a public hearing on the proposed designation and having considered the specialized analyses prepared by Planning Department staff and the Landmark Designation Fact Sheet, the Historic Preservation Commission recommended designation of the Geilfuss on Guerrero as a landmark consistent with the standards set forth in Section 1004 of the Planning Code, by Resolution No. _____. Said resolution is on file with the Clerk of the Board in File No. _____.

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

Section 2. Designation.

Pursuant to Section 1004.3 of the Planning Code, the Geilfuss on Guerrero, located at 102 Guerrero Street, Assessor's Parcel Block No. 3534, Lot No. 068, is hereby designated as a San Francisco landmark consistent with the standards set forth in Section 1004. Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

Section 3. Required Data.

(a) The description, location, and boundary of the landmark site consists of the footprint of the Geilfuss on Guerrero, located on Assessor's Parcel Block No. 3534, Lot No.

068, on the west side of Guerrero Street between Duboce Avenue and Clinton Park in San Francisco's Mission neighborhood, as shown in the Landmark Designation Fact Sheet.

(b) The characteristics of the landmark that justify its designation are described and shown in the Landmark Designation Fact Sheet and other supporting materials contained in Planning Department Record Docket No. 2025-010429DES. In brief, the Geilfuss on Guerrero, located at 102 Guerrero Street, is eligible for local designation because it is significant as a front line survivor of the Great 1906 Earthquake and Fire, an intact example of a Stick/Eastlake home, and an early example of the work of architect Henry Geilfuss. The Great 1906 Earthquake and Fire destroyed much of San Francisco's building stock, and the subject property is one of the few in the Inner Mission North which survived this disaster. Geilfuss, who was born in Germany in 1850 and immigrated to San Francisco in 1876, became a very prominent architect. He designed both residential and commercial buildings, and by 1900 had completed 450 San Francisco buildings. There are several examples of his work in the Mission neighborhood, but the property located at 102 Guerrero Street represents one of his ornate and early works for a wealthy client, whereas other nearby properties were designed later in his career.

(c) The particular features that should be preserved, or replaced in kind as determined necessary, are those generally shown in photographs and described in the Landmark Designation Fact Sheet, which can be found in Planning Department Record Docket No. 2025-010429DES, and which are incorporated in this designation by reference as though fully set forth herein. Specifically, the features that are character-defining and shall be preserved or replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of the property identified as:

(1) Corner property location;

(2) Physical and visual connection between front and north side façade of the house and street;

(3) Two-story height;

(4) Flat roof with cornice;

(5) Wood construction;

(6) Full-height angled bays with decorative ornamentation;

(7) Wood windows with ogee lugs;

(8) Arched window openings on both visible façades;

(9) Elaborate wooden ornamentation;

(10) Stickwork (applied wooden elements mimicking interior structural supports); and

(11) Elongated brackets at the cornice line extending down the full length of the building.

Section 4. Effective Date.

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

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter Miljanich

PETER MILJANICH
Deputy City Attorney

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

LANDMARK RESOLUTION
INITIATION
RESOLUTION NO. 1518

HEARING DATE: January 21, 2026

Record No.:	2025-010429DES
Project Address:	102 Guerrero Street (Geilfuss on Guerrero)
Zoning:	RTO (RESIDENTIAL TRANSIT ORIENTED DISTRICT) Zoning District 50-X Height and Bulk District
Block/Lot:	3534/068
Project Sponsor:	Planning Department 49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103
Property Owner:	Ludden Revocable Trust 102 Guerrero St c/o Robert P & Teresa L Ludden, trustees 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 GEILFUSS ON GUERRERO (102 GUERRERO ST), ASSESSOR'S PARCEL BLOCK NO. 3534, LOT NO. 068, 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. 489-25 to initiate Landmark Designation of 102 Guerrero Street, Assessor's Parcel Block No. 3534, Lot No. 068; 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 Geilfuss on Guerrero 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 Geilfuss on Guerrero'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 Geilfuss on Guerrero 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 the Geilfuss on Guerrero is proper as an intact example of a Stick/Eastlake style home; and

7. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of the Geilfuss on Guerrero is proper as it is a survivor of the Great 1906 Earthquake and Fire, which destroyed much of San Francisco's building stock; and

8. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of the Geilfuss on Guerrero is proper as an early and ornate example of the work of prominent German American architect Henry Geilfuss who designed around 450 buildings in San Francisco; and

9. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of the Geilfuss on Guerrero is proper as it includes intact features including elongated brackets at the cornice line extending down the full length of the building, elaborate wooden ornamentation, and stickwork mimicking interior structural supports; and

10. WHEREAS, the Historic Preservation Commission finds that the Geilfuss on Guerrero 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 the Geilfuss on Guerrero'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 102 Guerrero Street (aka Geilfuss on Guerrero), Assessor's Parcel Block No. 3534, Lot No. 068, 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

ARTICLE 10 LANDMARK DESIGNATION FACT SHEET

Geilfuss on Guerrero

Address: **102 Guerrero Street**
Block/Lot(s): 3534/068
Parcel Area: 3,226 square feet
Zoning: RTO-M
Year Built: 1873
Architect: Henry Geilfuss

Period of Significance: 1850-1906

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

Statement of Significance: 102 Guerrero Street is significant as a front line survivor of the Great 1906 Earthquake and Fire, an intact example of a Stick/Eastlake home, and an early example of the work of architect Henry Geilfuss. The Great 1906 Earthquake and Fire destroyed much of San Francisco's building stock, and the subject property is one of the few in the Inner Mission North which survived this disaster.[1] The Stick/Eastlake style was popular in San Francisco in the 1880s and 1890s, replacing Italianate as the most popular residential frame building style. As with many other styles of the time, Stick/Eastlake architecture was greatly influenced by pattern books and mass-produced ornamentation, both of which contributed to the style's affordability and proliferation nationwide. The Stick/Eastlake style can be viewed as the connecting style that facilitated the transition from Gothic Revival architecture to Queen Anne architecture.[2] Geilfuss, who was born in Germany in 1850 and immigrated to San Francisco in 1876, became a very prominent architect. He designed both residential and commercial buildings and by 1900, had completed 450 San Francisco buildings.[3] There are several examples of his work in the Mission neighborhood, but this represents one of his ornate, and early works for a wealthy client, whereas other nearby properties were designed later in his career. The property was restored in 1980.

Integrity: The subject property retains sufficient integrity, though setting and feeling changed abruptly in 1906.

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

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

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.

[1] San Francisco Planning Department, 102 Guerrero *DPR Form (Inner Mission North Survey),* 2003
[2] San Francisco Planning Department, *Victorian Era Styles Historic Context Statement (1870-1910)*, 2024
[3] San Francisco Planning Department, *Architecture, Planning, and Preservation Professionals: A Collection of Biographies*, 2024

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____
Other Listings _____
Review Code _____ Reveiwer _____ Date _____

 Resource name(s) or number(assigned by recorder) **102 Guerrero Street**

P1. Other Identifier: 100 Guerrero **Form Number** 239

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

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

c. Address 102 Guerrero ST **City** San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3534 068

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

This is a two-story, two-bay, wood-clad, frame San Francisco Stick residential building. There is a garden area in the front and side setbacks and a high iron fence surrounding the property. Heavy trim boards divide the façade vertically. The first bay contains a recessed entry on the first floor and a single window with a heavily trimmed window surround and projecting hood. The second bay is occupied by a sculpted bay window on the first and second floors. The windows on the first floor have arched tops. Heavy trim adorns the sculpted bay.

The secondary façade on Duboce in three bays, the first blind, the second contains two single windows on each floor. The third bay consists of an "L" projection with three single windows in the Duboce elevation, and a single window facing Guerrero.

The windows are 1/1 wood double hung. The cornice and parapet are trimmed with brackets and panels. They follow the profile of the sculpted bay. The roof is gabled behind the parapet.

***P3b. Resources Attributes:** HP2. Single Family Property **Style or Period** Italianate

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

P5b. Photo: (view and date)
View From Guerrero Street
looking west
11/21/2001

***P6. Date Constructed/Age and Sources**
1883 ☑ Historic
Architect & Engineer (Heritage File)

***P7. Owner and Address:**
CALHOUN ROBIN C

102 Guerrero 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, page 104 and 271; 1976 Architecture Survey, 4. CABN Feb1883

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Recor ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number 239

 *Resource name(s) or number **102 Guerrero Street** CHR Status Code **3B**

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-Family Dwelling **B4. Present Use:** Single-Family Dwelling

***B6 Construction History:** ***B5 Architectural Style:** Italianate

Built 1883 for Adolph Beth for $7000. Formerly owned by R.C. Archdiocese of S.F. and Walden House, Inc. (orphanage) Residential Care Facility. Restored 1980 by Roy Killeen. Wide, ornate bays; extensively embellished colonettes & window frames. Entry porch removed.

***B7. Moved?** ☑ No **Date:** _____ **Original Location** _____

***B8. Related Features:**
Fire line

B9a. Architect: Geilfuss, Henry **B9b. Builder:** unknown

***B10. Significance:** **Theme** Pre-Fire Residential Development **Area:** San Francisco Outside Fire Zone

Period of Significance 1850-1906 **Property Type** Single Family **Applicable Criteria (NR):** A, C

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

HISTORY: Several sources attribute a construction date of 1873, however, the California Architect and Building news of February 1883 lists the commission of the buiding by Adolph Beth for $7,000. Beth owned a liquor saloon and restaurant at the southeast corner of Post and Kearny Streets. In the 1882-3 city directory he is shown living at 210 Eleventh Street; in 1883-4 at the southwest corner of Ridley (Duboce) and Guerrero. Soon, it was sold to the Comte Family, who also owned an adjacent large, two-story over basement Italianate dwelling, now the site of 104-114 Guerrero. August Comte Jr. (a lawyer) had wed Marie Pauline Soltes in San Francisco in August, 1872. In 1894, the property was listed as owned Marie P. Comte, who unfortunately died in the previous year. The 1903 city telephone directory lists August Comte Jr, residing here at 102 Guerrero. The property, along with the rest of the block survived the 1906 earthquake and fire. By 1911, August Comte Jr. had a second wife, Ella, and lived at 3851 Clay Street. By 1920, August Comte Jr. died, and the lot was split from that of 104-114 Guerrero, but his widow, Ella LaFaille Comte, still also owned both. In 1935, the property was owned by Walter and Josephine Gordon, and in 1946 by Harold and Carolyn Chase. In 1955, the building was converted into four apartments by the Chase family, and in 1961, a portion of the rear of the lot was split off. In the recent past, the building was run as an orphanage by the Archdiocese of San Francisco and by Walden House, as a residential care facility.
CONTEXT: Single-family dwellings have been built throughout the history of building in San Francisco. In the Inner Mission North survey area: 10% of the single-family homes were built before the disaster of 1906, between 1850 and 1905; 30% were built in the reconstruction phase, from 1906-1913; and 60% were built in the infill development phase from 1914 to 1930. Many of the reconstruction-era single-family dwellings were small, and located at the rear of a lot, with the later intention of adding a building at the front of the lot. The Italianate style incorporated elements of Roman or Italian classical decoration and is characterized by straight rooflines, bracketed cornices and picturesque asymmetry. (See Continuation Sheet)

B11. Additional Resources Attributes: _____

***B12. References:**
Here Today 104;271
AS 4. 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, 1920, 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)

(Sketch Map with north arrow required)

B10. Continued

Entrance windows are typically balustrade and doors are paired and capped by a hood. False fronts are also a distinguishing feature. Walls can be stone or brick but are most commonly of rustic wood siding, especially for houses. This style represents 3% of the building stock in the Inner Mission North survey area 1850-1957. A small section of the Inner Mission North survey area survived the earthquake and fire of 1906. The surviving structures are all residential buildings, primarily dating from the 1870s and 1880s, although only 6% of the properties in the survey area date from this period.

ASSESSMENT: This building appears to contribute to a district that is eligible for the National Register under Criterion A and C. The district qualifies under Criterion A, for associations with events that have made a significant contribution to the broad patters of our history because the buildings are of the few in the Inner Mission North survey area that are front-line survivors of the 1906 earthquake and fire that destroyed the majority of San Francisco. The buildings each contribute to the district under Criterion C, as they embody the distinctive characteristics of balloon frame housing stock in San Francisco erected before 1906, as well as possessing high artistic values in their rich ornamentation. Other buildings of the same period, with similar histories, styles, and ornamentation in nearby areas have been listed in the National, California, and Local Registers as part of the Liberty Hill Historic District. The Architect, Henry Geilfuss, was a very prominent architect in San Francisco. He was born in Germany in 1850, and came to San Francisco in 1876, and began designing both residential and commercial buildings by 1879, working to 1917. By 1900, he had completed 450 San Francisco buildings. There are several examples of his work in the Inner Mission North survey area, and this represents one of his ornate, early works for a wealthy client, where the remainder represent his later career. 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 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 it is little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, workmanship, materials, and association. The setting and feeling abruptly changed in 1906, but have been fairly consistent since the 1910s.

FEATURES: Character defining features that include, but may not be limited to: siting and relationship of the building to the street, the concrete retaining wall, with landscaped front and side yards; cladding materials (rustic wood siding); roof configuration, materials and treatment; building plan; staircases and entry approach; windows and doors including surrounds and glazing; and architectural elements such as the ornate carved moldings on the projecting bay window, and elsewhere, and bracketed and paneled parapet.

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
102 Guerrero Street		3534068
Case No.		**Permit No.**
2025-010429PRJ		
☐ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.
Historic Landmark Designation (DES)

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).

☐	**Class 1 - Existing Facilities. (CEQA Guidelines section 15301)** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**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.
☐	**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: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
■	**Other ____** Class 8: Actions by Regulatory Agencies for Protection of the Environment
☐	**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:	
■	**Category A:** Known Historical Resource.
☐	**Category B:** Potential Historical Resource (over 45 years of age).
☐	**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.	
☐	**Change of use and new construction.** Tenant improvements not included.
☐	**Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	**Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	**Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	**Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	**Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	**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.
☐	**Façade or storefront alterations** that do not remove, alter, or obscure character -defining features.
☐	**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.	
■	Project is not listed.
☐	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.	
☐	**Reclassification of property status**. *(Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval)* ☐ Reclassify to Category A ☐ Reclassify to Category C ☐ Lacks Historic Integrity ☐ Lacks Historic Significance
☐	Project involves a **known historical resource (CEQA Category A)**
☐	Project does not substantially impact character-defining features of a historic resource (see Comments)
☐	Project is compatible, yet differentiated, with a historic resource.
☐	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.	
■	**Project can proceed with EXEMPTION REVIEW**. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
Comments by Preservation Planner: landmark designation, no physical changes.	
Preservation Planner Signature: Alex Westhoff	

EXEMPTION DETERMINATION

■	**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.**	
	Project Approval Action: Board of Supervisors approval of landmark designation	**Signature:** Alex Westhoff 01/07/2026
	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. 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.	