

File No. 250846

Committee Item No. 14

Board Item No. 41

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: October 6, 2025

Board of Supervisors Meeting:

Date: October 21, 2025

Cmte Board

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☐	☐	Legislative Digest
☐	☐	Budget and Legislative Analyst Report
☐	☐	Youth Commission Report
☒	☒	Introduction Form
☐	☐	Department/Agency Cover Letter and/or Report
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OTHER

☐	☒	<u>Planning Presentation – October 7, 2025</u>
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Prepared by: John Carroll

Date: October 3, 2025

Prepared by: John Carroll

Date: October 19, 2025

Prepared by: _____

Date: _____

1 [Initiating Landmark Designation - Most Holy Redeemer Church Complex]

2
3 **Resolution initiating a landmark designation under Article 10 of the Planning Code for**
4 **the Most Holy Redeemer Church Complex, consisting of 110 Diamond Street**
5 **(Church), 100 Diamond Street (Rectory), 115 Diamond Street (Convent), 117 Diamond**
6 **Street (School); Assessor's Parcel Block No. 2693, Lot No. 002 (Church), Assessor's**
7 **Parcel Block No. 2693, Lot No. 001 (Rectory), Assessor's Parcel Block No. 2694, Lot**
8 **No. 033 (Convent), Assessor's Parcel Block No. 2694, Lot No. 028 (School).**

9
10 WHEREAS, Under Planning Code, Section 1004.1, the Board of Supervisors may by
11 Resolution initiate landmark designation; and

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

16 WHEREAS, The Most Holy Redeemer Church Complex is significant for its association
17 with the growth of the Roman Catholic Church in San Francisco at the turn of the twentieth
18 century, as an important social asset for the Eureka Valley immigrant communities in the early
19 twentieth century, with the history of Roman Catholic relations with LGBTQ communities, and
20 for its early and continued use as an AIDS hospice; and

21 WHEREAS, In November 1900, the Archdiocese of San Francisco established the
22 Most Holy Redeemer parish, located at 110 Diamond Street, Assessor's Parcel Block
23 No. 2693, Lot No. 002, to serve the Irish, German, and Italian Catholic populations of Eureka
24 Valley, now commonly known as the Castro, and by 1901 the parish had completed the
25 subject Classical Revival church; and

1 WHEREAS, In addition to the church, in 1925 a convent and school were constructed
2 on the opposite side of Diamond Street, at 115-117 Diamond Street, Assessor's Parcel Block
3 No. 2694, Lots No. 033 and 028, and in 1939 a rectory was constructed to the north of the
4 church, at 100 Diamond Street, Assessor's Parcel Block No. 2693, Lot No. 001; and

5 WHEREAS, The church long served as a hub for neighborhood social events, in
6 addition to religious services; and

7 WHEREAS, While originally a conservative congregation, the church changed its
8 stance on LGBTQ inclusion in the early 1980s in response to shifting neighborhood
9 demographics; and

10 WHEREAS, The complex became an important local hub for the Castro's LGBTQ
11 residents with community based programs and assets when Federal resources were lacking;
12 including a shelter for homeless youth (1984), an AIDS support group (1984), an AIDS
13 minister, and development of the AIDS hospice; and

14 WHEREAS, In 1987, the defunct convent of Most Holy Redeemer Church in the Castro
15 became the Coming Home Hospice, reportedly the first AIDS hospice in the nation; and

16 WHEREAS, The property today has continued to house the Coming Home Hospice;
17 and

18 WHEREAS, The 2017 Eureka Valley Historic Context Statement identifies the Most
19 Holy Redeemer Church Complex as an important center of religious and social life in the
20 historically Catholic dominated Eureka Valley district for early immigrant groups including
21 Irish, German and Italian populations; and

22 WHEREAS, In 2016 the San Francisco Historic Preservation Commission adopted the
23 Citywide Historic Context Statement for LGBTQ History in San Francisco which provided
24 frameworks for identifying and evaluating sites for historical significance and integrity
25 associated with San Francisco's diverse and robust LGBTQ histories; and

1 WHEREAS, The Citywide Historic Context Statement for LGBTQ History was prepared
2 by qualified historians in accordance with the Secretary of the Interior's Standards; and

3 WHEREAS, Through applying the evaluative framework as outlined in the Citywide
4 Historic Context Statement for LGBTQ History, the property can be considered as an
5 individually eligible historic resource based on its strong association with LGBTQ History; and

6 WHEREAS, The Citywide Historic Context Statement for LGBTQ History identifies the
7 Coming Home Hospice as a property which may be eligible for City Landmark status; and

8 WHEREAS, The Castro LGBTQ Cultural District's 2024 Cultural History, Housing and
9 Economic Sustainability Strategies (CHHESS) report includes the strategy, "Ensure the
10 Historic Preservation Commission and/or the Board of Supervisors prioritize further municipal
11 landmarking and state and national nomination of Castro LGBTQIA+ historical sites..."; and

12 WHEREAS, The building exterior remains sufficient integrity to convey its significance
13 as the Most Holy Redeemer Church Complex; now, therefore, be it

14 RESOLVED, The Board of Supervisors hereby initiates landmark designation of the
15 Most Holy Redeemer Church Complex under Planning Code, Section 1004.1; and, be it

16 FURTHER RESOLVED, The Board requests that the Planning Department prepare a
17 landmark designation report to submit to the Historic Preservation Commission for its
18 consideration of the full historical, architectural, aesthetic, and cultural interest and value of
19 the Most Holy Redeemer Church Complex; and, be it

20 FURTHER RESOLVED, The Board of Supervisors requests that the Historic
21 Preservation Commission consider whether the Most Holy Redeemer Church Complex
22 warrants landmark designation and submit its recommendation to the Board according to
23 Article 10 of the Planning Code.

FAMILY ZONING PLAN LANDMARKING PROGRAM

D8



Family Zoning Plan Landmarking Criteria

- **Historic Resource Status Code (CEQA) :** *A except existing A10-11 properties and listed or formally determined eligible NRHP or CRHR*
- **Zoning :** All Districts, except RH and P
- **Dwelling Units # :** 0-1



Cultural Contexts



Status

Historic Contexts

African American



American Indian



Chinese American



Counterculture



Filipino American



German American



Irish American



Italian American



Japanese American



Jewish



LGBTQ+



Middle East & North
African American



Pacific Islander



Pan-Latino



Russian American



Women's History



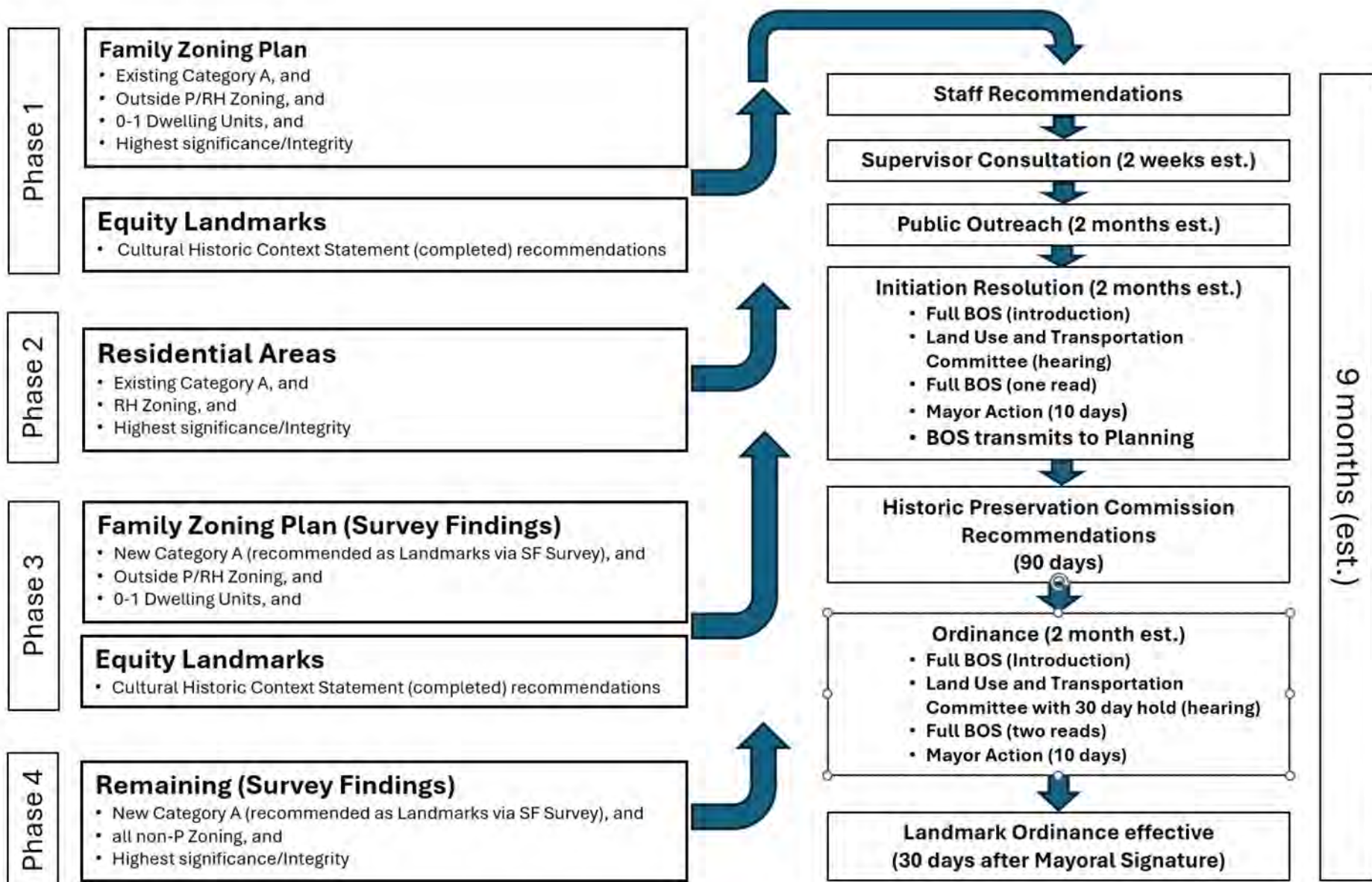
South Asian American



Southeast Asian
American



Because each of San Francisco's cultural groups are distinct in their histories, practices, and cultural resources, cultural contexts *do not* require grouping into any sub-contexts. Because each cultural context document will explore a broad range of topics, cultural contexts also *do not* require division into separate theme documents. Cultural contexts will inevitably support the citywide context statement as a whole and find relevance in many of the other thematic and architectural contexts.



Family Zoning Plan District 8 Proposed Landmarks

1



Chautauqua House

2



Maud's

3



San Francisco AIDS Foundation

4



Firehouse: Hose Company #30

5



St. Nicholas Cathedral

6



361 San Jose Avenue

7



Castro Rock Steam Baths

8



Full Moon Coffeehouse

9



Sha'ar Zahav (Historic Location)

10



St. Matthew's Church

11



102 Guerrero Street

12



Engine Company No. 13

13



St. Paul's Church

14



Bank of Italy Branch Building

15



Most Holy Redeemer Church Complex

16



Bob Ross House



Firehouse : Hose Company #30



Address: 1757 Waller St.

Block/Lot(s): 1250/029

Zoning: Haight Street NCD

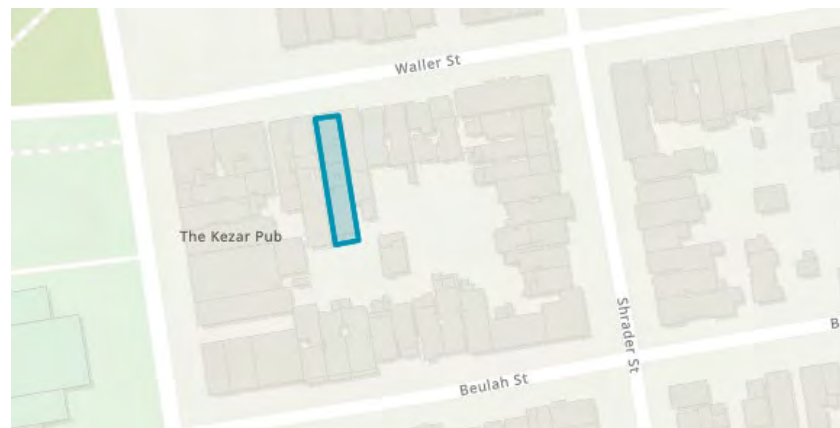
Year Built: 1896

Architect: Unknown

Period(s) of Sig.: 1896-1956

Historic Context Statement:
Counter-Culture

Past Survey/Evaluations:
Here Today



Maud's



Address: 929-941 Cole Street

Block/Lot(s): 1272/003

Zoning: Cole Valley NCD

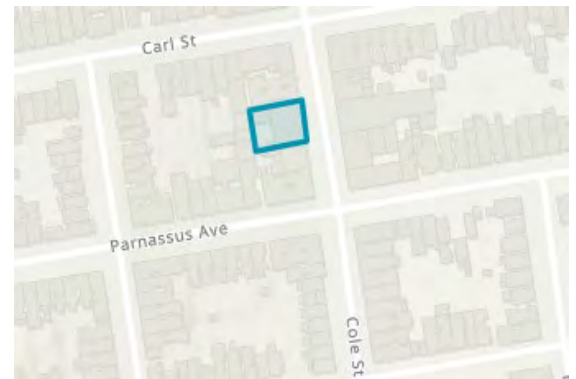
Year Built: 1916

Architect: Louis M Gardner

Period(s) of Sig.: 1966-1989

Historic Context Statement: LGBTQ, Counter-Culture

Past Survey/Evaluations :Neighborhood Commercial Corridors Survey (2015), Historic Resource Evaluation Response (2015)



St. Matthew's Church



Address: 3281 16th St.

Block/Lot(s): 3567/034

Zoning: RM-1

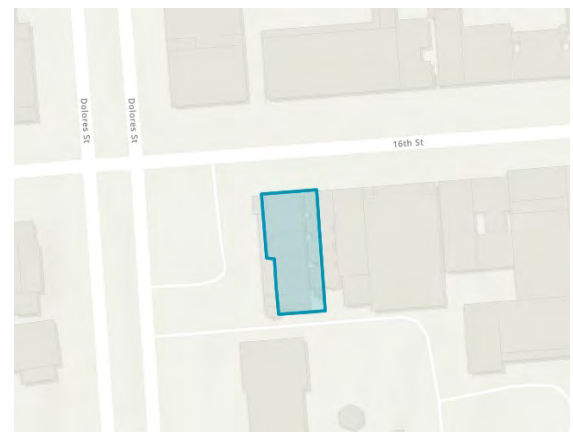
Year Built: 1907

Architect: N/A

Period(s) of Sig.:1907

Historic Context Statement : N/A

Past Survey/Evaluations: Inner Mission (2004 & 2011), Here Today (1968)



St. Nicholas Cathedral



Address: 2005 15th St.

Block/Lot(s): 3558/074

Zoning: RTO

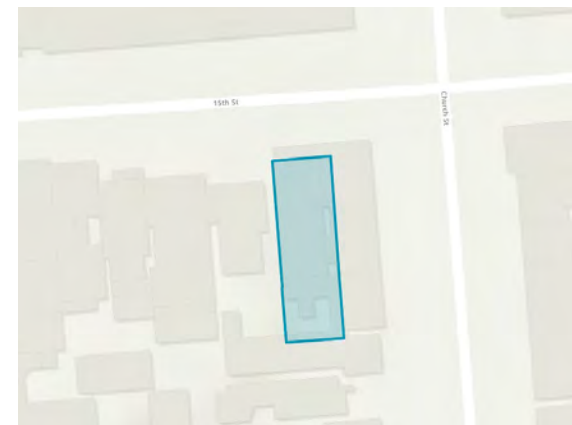
Year Built: 1904

Architect: Unknown

Period(s) of Sig.: 1904-1960

Historic Context Statement : Russian American

Past Survey/Evaluations: Here Today (1968),
Market Octavia (2010)



Saint Paul's Church



Address: 1660 Church St.

Block/Lot(s): 6619/001

Zoning: RM-1

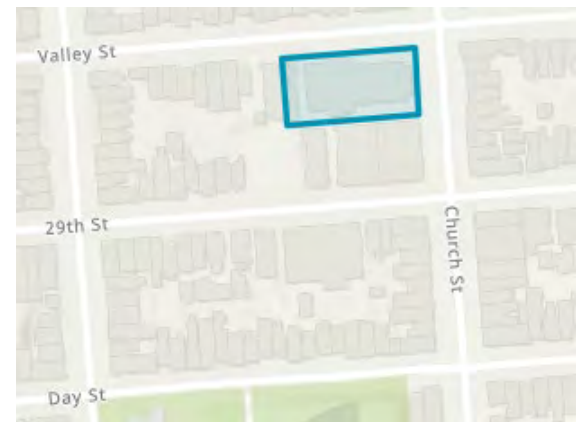
Year Built: 1901

Architect: Shea & Shea

Period(s) of Sig.: 1901

Historic Context Statement : Architect Bios, Pan-Latino

Past Survey/Evaluations: Here Today (1968)



102 Guerrero St.



Address : 102 Guerrero St.

Block/Lot(s) : 3534/068

Zoning : RTO

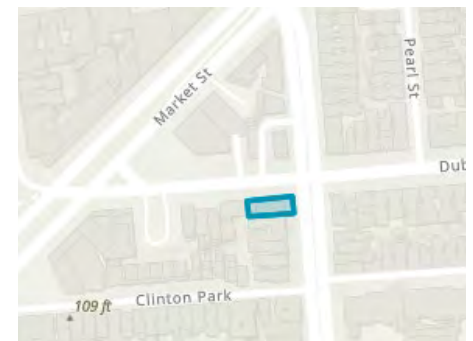
Year Built : 1873

Architect : Henry Geilfuss

Period(s) of Sig.:1873

Historic Context Statement : N/A

Past Survey/Evaluations: Inner Mission North (2004/2011), Here Today (1968)



Bank of Italy Branch Building



Address: 400-410 Castro St

Block/Lot(s): 2647/035

Zoning: Castro Street NCD

Year Built: 1922

Architect: Edward T. Foulkes

Period(s) of Sig.: 1922

Historic Context Statement : Eureka Valley

Past Survey/Evaluations: National Register (1993)



Bob Ross House



Address: 4200 20th Street

Block/Lot(s): 2696/014A

Zoning: RH-3

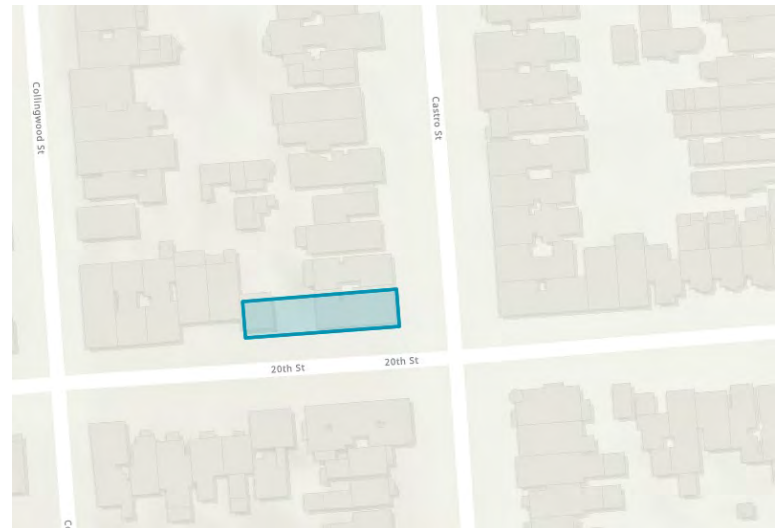
Year Built: 1925

Architect: Orrin Knox and Son (builder)

Period(s) of Sig.: 1977-1993

Historic Context Statement: LGBTQ

Past Survey/Evaluations: N/A



Castro Rocks Steam Baths



Address: 582 Castro Street

Block/Lot(s) : 2695/013

Zoning : Castro Street NCD

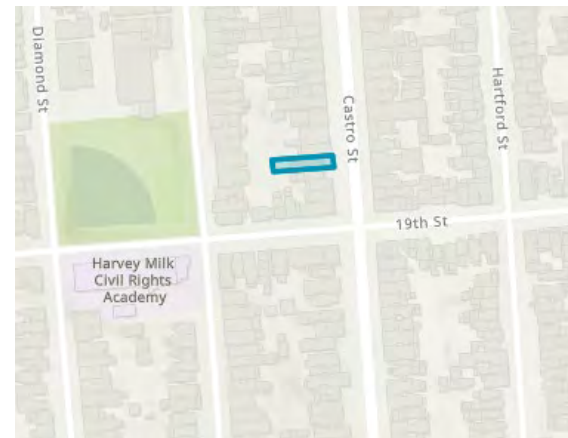
Year Built: 1897

Architect: Fernando Nelson (builder)

Period(s) of Sig.: 1971-1977

Historic Context Statement: LGBTQ

Past Survey/Evaluations : Historic Resource
Evaluation Response, 2013



San Francisco AIDS Foundation



Address: 520 Castro Street

Block/Lot(s) : 2695/002

Zoning : Castro Street NCD

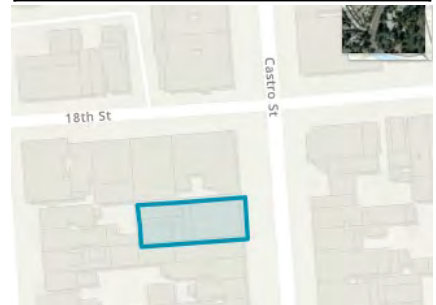
Year Built: 1906

Architect: N/A

Period(s) of Sig.: 1982

Historic Context Statement: LGBTQ,
Eureka Valley

Past Survey/Evaluations: Historic
Resource Evaluation Response,
2013



Full Moon Coffeehouse



Address: 4416 18th St

Block/Lot(s): 2650/017

Zoning: Residential-House, Three Family (RH-3)

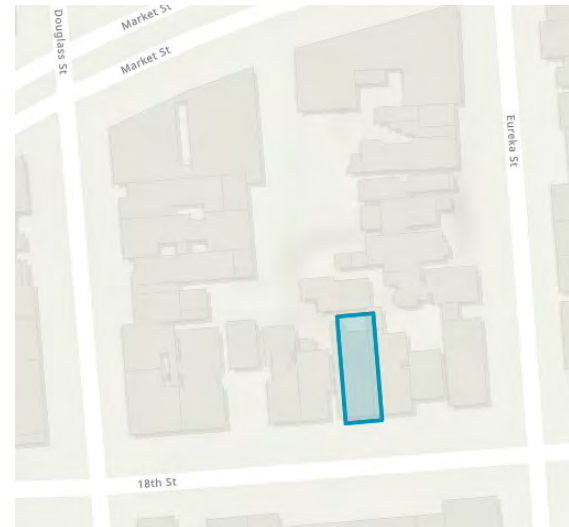
Year Built: 1900 (c.)

Architect: N/A

Period(s) of Sig.: 1974-1977

Historic Context Statement: LGBTQ

Past Survey/Evaluations: N/A



Most Holy Redeemer Church Complex



Address: 110 Diamond (Church), 100 Diamond Street (Rectory), 115 Diamond (Convent) 117 Diamond Street (School)

Block/Lot(s): 2693/002 (Church) 2693/001 (Rectory), 2694/033 (Convent), 2694/028 (School)

Zoning: Residential House, Two-Family (Church and Rectory); Residential House, Three-Family (School and Convent)

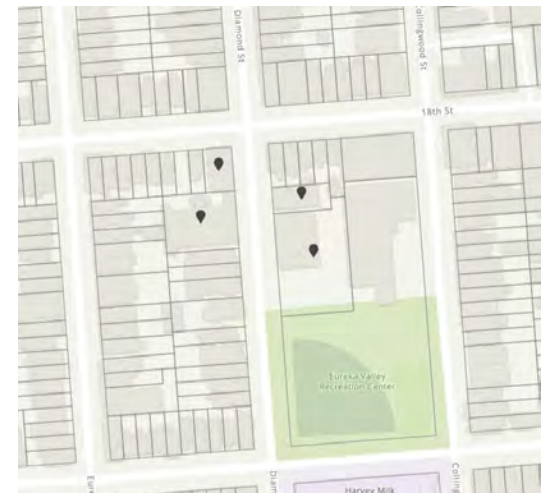
Year Built: 1901 (Church), 1939 (Rectory), 1925 (Convent), 1925 square feet (School)

Architect: Charles J.I. Devlin (Church), John J. Foley (Rectory), Shea and Shea (Convent), Unknown (School)

Period(s) of Sig.: 1901-1999

Historic Context Statement: LGBTQ, Eureka Valley

Past Survey/Evaluations: N/A



Sha'ar Zahav (Historic Location)



Address: 220 Danvers St.

Block/Lot(s): 2702/019

Zoning: RH-2

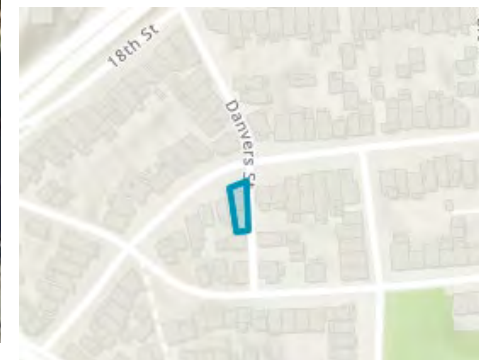
Year Built: 1904

Architect: Unknown

Period(s) of Sig.: 1983-1998

Historic Context Statement : LGBTQ

Past Survey/Evaluations: N/A



361 San Jose Avenue



Address: 361 San Jose Avenue

Block/Lot(s): 6531/021A

Zoning: RM-2

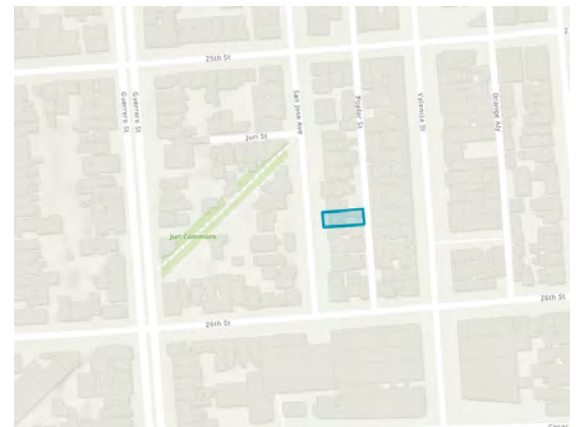
Year Built: 1865 (c.)

Architect: N/A

Period(s) of Sig.: 1865

HCS: Early Settlement Era Styles

Past Survey/Evaluations: South Mission (2010)



Chautauqua House



Address: 1451 Masonic Avenue

Block/Lot(s): 1270/002

Zoning: Residential-House, Two Family

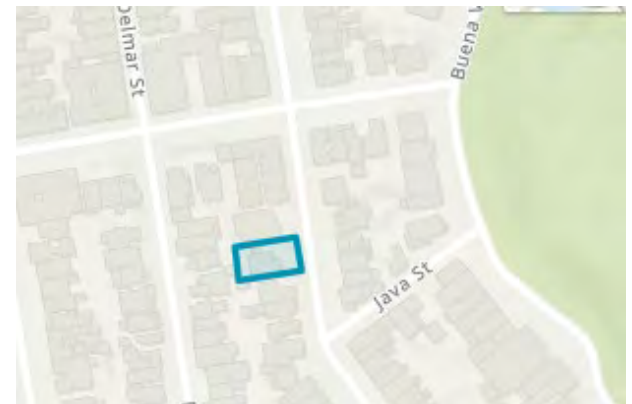
Year Built: 1900 (c.)

Architect: N/A

Period(s) of Sig.: 1967-1986

Historic Context Statement: American Indian

Past Survey/Evaluations: Historic Resource Evaluation Response, 2019



Engine Company No. 13



Address: 1458 Valencia St.

Block/Lot(s): 6531/011

Zoning: Valencia Street NCT

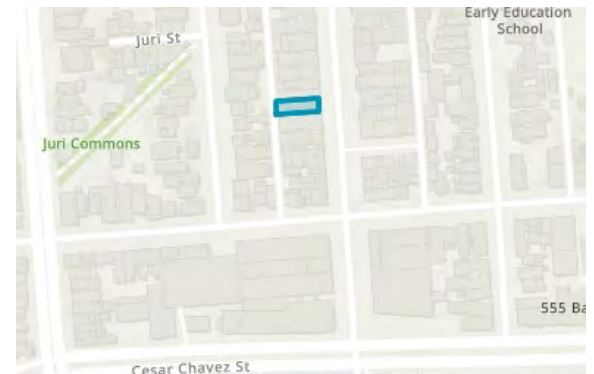
Year Built: 1883

Architect: N/A)

Period(s) of Sig.: 1883 – 1958

Historic Context Statement: N/A

Past Survey/Evaluations: South Mission Historic Resources Survey (2010) – 3S, Here Today (1968)



THANK YOU



**San Francisco
Planning**

San Francisco Planning
www.sfplanning.org

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

SF Planning

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

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

Introduction Form

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

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

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

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

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

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

- ☐ Yes ☐ No

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

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: