

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 11
514-520 Castro Street /
San Francisco AIDS Foundation

1 [Planning Code - Landmark Designation - San Francisco AIDS Foundation]

2

3 **Ordinance amending the Planning Code to designate the San Francisco AIDS**
 4 **Foundation building, located at 514-520 Castro Street, Assessor's Parcel Block No.**
 5 **2695, Lot No. 002, on the west side of Castro Street between 18th and 19th Streets, as a**
 6 **landmark consistent with the standards set forth in Article 10 of the Planning Code;**
 7 **affirming the Planning Department's determination under the California Environmental**
 8 **Quality Act; and making public necessity, convenience, and welfare findings under**
 9 **Planning Code, Section 302, and findings of consistency with the General Plan, and the**
 10 **eight priority policies of Planning Code, Section 101.1.**

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

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

19 Section 1. Findings.

20 (a) Environmental and Land Use Findings.

21 (1) The Planning Department has determined that the Planning Code
 22 amendment proposed in this ordinance is subject to a Categorical Exemption from the
 23 California Environmental Quality Act (California Public Resources Code Sections 21000 et
 24 seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title
 25 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by
 regulatory agencies for protection of the environment (in this case, landmark designation).
 Said determination is on file with the Clerk of the Board of Supervisors in File No.

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

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

8 (3) The Board of Supervisors finds that the proposed landmark designation of
9 the San Francisco AIDS Foundation building is consistent with the General Plan and with
10 Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission
11 Resolution No. _____, which is incorporated herein by reference.

12 (b) General Findings.

13 (1) On October 21, 2025, the Board of Supervisors adopted Resolution No.
14 493-25, initiating landmark designation of the San Francisco AIDS Foundation building as a
15 San Francisco landmark pursuant to Section 1004.1 of the Planning Code. On October 24,
16 2025, the Mayor approved the resolution. Said resolution is on file with the Clerk of the Board
17 of Supervisors in File No. 250844.

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

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

1 (4) The Historic Preservation Commission, at its regular meeting of January 21,
2 2026, reviewed Planning Department staff’s analysis of the historical significance of the San
3 Francisco AIDS Foundation building set forth in the Landmark Designation Fact Sheet dated
4 January 21, 2026.

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

12 (6) The Board of Supervisors hereby finds that the San Francisco AIDS
13 Foundation building has a special character and special historical, cultural, architectural, and
14 aesthetic interest and value, and that its designation as a landmark will further the purposes of
15 and conform to the standards set forth in Article 10 of the Planning Code. In doing so, the
16 Board 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 San Francisco AIDS Foundation
20 building, located at 514-520 Castro Street, Assessor’s Parcel Block No. 2695, Lot No. 002, is
21 hereby designated as a San Francisco landmark consistent with the standards set forth in
22 Section 1004. Appendix A to Article 10 of the Planning Code is hereby amended to include
23 this property.

24
25 Section 3. Required Data.

1 (a) The description, location, and boundary of the landmark site consists of the
2 footprint of the building that housed the San Francisco AIDS Foundation, located on
3 Assessor's Parcel Block No. 2695, Lot No. 002, on the west side of Castro Street between
4 18th and 19th Streets in San Francisco's Castro/Upper Market neighborhood, as shown in the
5 Landmark Designation 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. 2025-010436DES. In brief, the San Francisco AIDS
9 Foundation, located at 514-520 Castro Street, is eligible for local designation because it is
10 significant as the original location of the office of the Kaposi's Sarcoma Research and
11 Education Foundation, later renamed the San Francisco AIDS Foundation. In the early 1980s,
12 San Francisco was among the first American cities to face the crisis of AIDS, a new disease
13 which had been rapidly spreading among gay men. In 1982, activist Cleve Jones was
14 approached by Dr. Marcus Conant about creating the Foundation as a community-based
15 organization to address the threat of AIDS and lobby the government for additional funds. The
16 Foundation initially operated from folding tables at the corner of 18th and Castro Streets but
17 within a few months opened their first office at the subject property. The office was stationed
18 in a tiny back room with a single telephone referral and information hotline staffed by
19 volunteers. Despite an initially unlisted phone number, their phone immediately rang off the
20 hook with calls seeking information and assistance. In September 1982, the organization
21 hosted a community forum at Everett Middle School, the first public event dedicated to
22 discussing the epidemic. The organization gained local and national recognition for its AIDS
23 expertise, and also informed the nation's first safe sex guidelines for gay men in
24 1982. Community fundraising and financial assistance from local and state sources led to
25 hiring paid staff and expanding their operations. In 1984, the San Francisco AIDS Foundation

1 was established as a non-profit organization, as it remains today. While the organization did
2 not remain at the subject property long, the building is significant for having housed one of first
3 agencies in the United States specifically addressing AIDS.

4 (c) The particular features that should be preserved, or replaced in kind as determined
5 necessary, are those generally shown in photographs and described in the Landmark
6 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
7 2025-010436DES, and which are incorporated in this designation by reference as though fully
8 set forth herein. Specifically, the features that are character-defining and shall be preserved or
9 replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural
10 ornament, and materials of the property, identified as:

- 11 (1) Two-story height;
- 12 (2) Full lot width;
- 13 (3) Flat roof, red Spanish clay tile parapet with ornamental molding;
- 14 (4) Stucco cladding;
- 15 (5) Presence of glazed ground level storefronts;
- 16 (6) Decorative belt course;
- 17 (7) Second story angled bays with red Spanish tile clay roofs and ornamental
18 molding; and
- 19 (8) Shallow second story wood multi-lite windows below semi-circle ornamental
20 features.

21
22 Section 4. Effective Date.

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

1 Supervisors overrides the Mayor's veto of the ordinance.

2

3 APPROVED AS TO FORM:
4 DAVID CHIU, City Attorney

5 By: /s/ Peter Miljanich
6 PETER MILJANICH
7 Deputy City Attorney

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25



LANDMARK RESOLUTION INITIATION RESOLUTION NO. 1523

HEARING DATE: January 21, 2026

Record No.: 2025-010436DES
Project Address: 514-520 Castro Street (San Francisco AIDS Foundation)
Zoning: Castro Street Neighborhood Commercial (NCD) Zoning District
40-X Height and Bulk District
Block/Lot: 2695/002
Project Sponsor: Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Property Owner: AIDS Healthcare Foundation
6255 West Sunset Boulevard FL 21
Los Angeles, CA 90028
Staff Contact: Alex Westhoff 628-652-7314
Alex.Westhoff@sfgov.org

RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF THE SAN FRANCISCO AIDS FOUNDATION (514-520 CASTRO STREET), ASSESSOR'S PARCEL BLOCK NO. 2695, LOT NO. 002, 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. 493-25 to initiate Landmark Designation of the San Francisco AIDS Foundation (514-520 Castro Street), Assessor's Parcel Block No. 2695, Lot No. 005; 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 San Francisco AIDS Foundation 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 San Francisco AIDS Foundation'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 San Francisco AIDS Foundation 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 514-520 Castro Street is proper as the original location of the Kaposi's Sarcoma Research and Education Foundation, later renamed the San Francisco AIDS Foundation; and
7. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 514-520 Castro Street is proper for its association with the AIDS epidemic, one of the most significant events to shape LGBTQ history of the 20th and 21st centuries; and
8. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 514-520 Castro Street is proper as the Kaposi's Sarcoma Research and Education Foundation was established at the beginning of the AIDS epidemic, at a time when little was known about the disease and public resources were virtually non-existent for treatment, support, and research; and
9. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 514-520 Castro Street is proper as the Kaposi's Sarcoma Research and Education Foundation held the first ever public event specifically dedicated to discussing the epidemic, and the organization informed the nation's first safe sex guidelines for gay men in 1982; and
10. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 514-520 Castro Street is proper as it retains integrity of association, feeling, location, and setting from its 1982 period of significance; and
11. WHEREAS, the Historic Preservation Commission finds 514-520 Castro Street meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
12. 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 514-520 Castro Street's historical significance and retain historical integrity; and
13. 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
14. 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 514-520 Castro Street (aka San Francisco AIDS Foundation), Assessor's Parcel Block No. 2695, Lot No. 002, 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

San Francisco AIDS Foundation

Period of Significance: 1982

Significance Criteria: 1 (Events)

Statement of Significance: 514-520 Castro Street is significant as the original location of the office of the Kaposi's Sarcoma Research and Education Foundation, later renamed the San Francisco AIDS Foundation. In the early 1980s, San Francisco was amongst the first American cities to face the crisis of AIDS, a new disease which had been rapidly spreading amongst gay men. In 1982, activist Cleve Jones was approached by Dr. Marcus Conant about creating the Foundation as a community-based organization to address the threat of AIDS and lobby the government for additional funds. The Foundation initially operated from folding tables at the corner of 18th and Castro Streets but within a few months opened their first office at the subject property. The office was stationed in a tiny back room with a single telephone referral and information hotline staffed by volunteers. Despite an initially unlisted phone number, their phone immediately rang off the hook with calls seeking information and assistance. In September 1982, the organization hosted a community forum at Everett Middle School, the first public event dedicated to discussing the epidemic. The organization gained local and national recognition for its AIDS expertise, and also informed the nation's first safe sex guidelines for gay men in 1982.¹

Community fundraising and financial assistance from local and state sources led to hiring paid staff and expanding their operations. In 1984 the San Francisco AIDS Foundation was established as a non-profit organization, as it remains today. While the organization did not remain at the subject property long, the building is significant for having housed one of first agencies in the United States specifically addressing AIDS.²

Integrity: For sites with significant social and/or cultural histories, the most important aspects of integrity are association, feeling, location and setting. The property retains these aspects of 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 height
- Full lot width
- Flat roof, red Spanish clay tile parapet with ornamental molding
- Stucco cladding
- Presence of glazed ground level storefronts
- Decorative beltcourse
- Second story angled bays with red Spanish tile clay roofs and ornamental molding
- Shallow second story wood multi-lite windows below semi-circle ornamental features

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

Address: 514-520 Castro Street

Block/Lot(s): 2695/002

Parcel Area: 6,250 square feet

Zoning: Castro Street NCD

Year Built: 1906

Architect: Unknown



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

² San Francisco AIDS Foundation, "Our 40 years of history: From 1982 to 2022". November 22, 2021.

patients with a deadly, unknown disease in their waiting and exam rooms, that the clinic begun by Drs. Conant and Volberding was moved to San Francisco General Hospital, UCSF's associated public teaching hospital.¹⁶⁵⁶ Dr. Mervyn Silverman, the City's director of public health, remembers the pervasive fear in San Francisco: "Policemen driving down the streets of the Castro District wearing surgical masks, nurses refusing to care for AIDS patients [and] a bus driver refusing to touch a transfer that was handed to him by a possibly gay male."¹⁶⁵⁷ Some funeral homes denied care for the bodies of AIDS patients; the Neptune Society and Sullivan's Funeral Home in the Castro (2254 Market Street, extant but threatened) were reportedly a few of the first to offer services to those felled by AIDS.¹⁶⁵⁸ In the early months of the disease, the only regular support services offered to those who were suffering from the disease were held at the Kaposi's clinic at UCSF and a weekly support group started by Bobbi Campbell and a grief counselor from the Shanti Project, held in a lounge at California Pacific Medical Center, Davies Campus, and in patients' homes.¹⁶⁵⁹

ESTABLISHMENT OF SF AIDS FOUNDATION

By September 1982, the disease had been named AIDS by the CDC, but the handful of scientists and community advocates focused on the growing epidemic battled apathy from elected officials, the scientific establishment, and most gay leaders. Dr. Marcus Conant approached activist Cleve Jones in 1982 about creating an organization that could mobilize the gay community to address the threat and pressure the government for additional funds. The resulting Kaposi's Sarcoma Research and Education Foundation (later renamed the San Francisco AIDS Foundation) initially operated from folding tables covered with flyers and leaflets at the corner of 18th and Castro Streets. Within a few months, it opened the first agency specifically addressing the new disease at 520 Castro Street (extant), where Jones recalled that, even though initially unlisted, their phone immediately rang off the hook with calls for help and information.¹⁶⁶⁰ The organization sponsored a community forum on AIDS in September 1982 at Everett Middle School—the first public event, according to Jones, dedicated to discussing the epidemic.¹⁶⁶¹ In October 1983, the KS/AIDS Foundation offices received national attention when a Florida hospital flew a critically ill AIDS patient to San Francisco and had him dumped at the organization's front door.¹⁶⁶²

BATHHOUSE BATTLES

Members of the gay community were working quickly to inform their compatriots about the risks associated with sexual activities and the possibly related effects of amyl nitrate poppers—but with no cause yet identified for the disease, the medical science regarding risk reduction remained unclear. In 1982, psychologists and other gay health professionals developed the nation's first safe

1656 Carol Pogash, *As Real as it Gets: The Life of a Hospital at the Center of the AIDS Epidemic* (New York: Birch Lane Press, 1992), 14.

1657 Christopher Dishman, "The San Francisco Bathhouse Battles of 1984: Civil Liberties, AIDS Risk, and Shift in Public Health Policy," *Journal of Homosexuality*, 44 (2003): 77.

1658 "San Francisco Funeral Home Could Close Soon Following Big Rig Crash," May 15, 2014, accessed May 16, 2014, <http://sanfrancisco.cbslocal.com/2014/05/15/san-francisco-funeral-home-could-close-soon-following-big-rig-crash/>. SF general AIDS nurse Diane Jones recalled that the Neptune Society was "always helpful" and that Pacific Internment Mortuary on Folsom Street gave free and discounted burial services to patients who died. Diane Jones, interviewed by Donna Graves, July 17, 2014.

1659 Shilts, *And the Band Played On*, 123. Steve Peskind recalls the early meetings at Davies Medical Center, "AIDS and the Castro," *Out in the Castro*, 146-47. Peskind says the weekly support group grew and moved to the KS Foundation offices on Castro and later a large room at MCC (page 148).

1660 Shilts, *And the Band Played On*, 161. The initial address of 520 Castro Street is from "The View From Here: Cleve Jones and Dr. Marcus Conant," San Francisco AIDS Foundation, accessed June 1, 2014, <http://www.sfaf.org/hiv-info/hot-topics/from-the-experts/the-view-from-here-cleve-jones-marcus-conant-2011.html>.

1661 Jones with Dawson, *Stitching a Revolution*, 91-93.

1662 Thompson, *Long Road to Freedom*, 240.



40TH ANNIVERSARY

Our 40 years of history: From 1982 to 2022

Join us every month in 2022 as we take a look back at the storied history of SFAF--reflecting on how our history inspires our work, and what more we must do to ensure that health justice is achieved for us all.

By San Francisco AIDS Foundation

November 22, 2021

4 Minute Read



Photo: 1986, courtesy of the UC San Francisco Library, Special Collections

The history of San Francisco AIDS Foundation begins in April of 1981, when the news of a strange and aggressive form of cancer afflicting otherwise healthy, young gay men reached San Francisco.

Dr. Marcus Conant, a San Francisco-based dermatologist, [heard news of Kaposi's sarcoma cases from a colleague](#) in New York, and soon became aware that there were San Francisco residents with this strange new disease. Other gay men were falling seriously ill from pneumocystis pneumonia, normally only found to develop in people with weakened immune systems. A handful of doctors across the nation discussed amongst themselves and at conferences—what could be causing these cases of Kaposi's sarcoma and pneumocystis pneumonia?

That summer, on June 5, the Centers for Disease Control [published the first official Morbidity and Mortality Weekly Report \(MMWR\)](#) of what would come to be known as AIDS—sharing news of an unusual outbreak of *Pneumocystis carinii* pneumonia (PCP) among five “active homosexuals.”

Cleve Jones, legislative assistant and political consultant for San Francisco assembly member Art Agnos, met with Dr. Conant soon after the MMWR was published.

“Dr. Conant was very prescient, and understood that this was a calamity that was about to unfold,” said Jones. “He knew we would need to raise millions of dollars, which is why he reached out to Agnos’ office, because at the time, Agnos was on the Health Committee and on the Ways and Means committee. He was powerful in terms of the purse strings.”

The two met at Zuni Cafe, on Market Street in San Francisco, to discuss the disease which seemed to cripple the immune systems of otherwise healthy young gay men.

When Jones spoke with his boss, Agnos realized the

seriousness of the situation now unfolding. Jones remembers that Agnos told him, “You don’t need to come into the office anymore.” Along with Dr. Conant, Jones began to work on how to raise awareness and share information about Kaposi’s Sarcoma.

In April 1982, Dr. Marcus Conant, Frank Jacobson, Cleve Jones, Richard Keller, Bob Ross, and Dr. Paul Volberding formed the Kaposi’s Sarcoma Research and Education Foundation, which would later be renamed the San Francisco AIDS Foundation.

In the first year, the organization existed in a very small office on Castro and 18th Street, seeing a limited number of clients and operating a single-telephone information and referral Hotline. The organization was operated entirely by volunteers.





The site of the first office of the KS Foundation, an organization which would later become San Francisco AIDS Foundation. The office, stationed in a tiny back room at 520 Castro Street, contained a single telephone referral and information hotline staffed by volunteers. (Photo: Mick Hicks, 1982)

It wasn't long before the organization gained recognition locally and nationally as a trusted source of information. As the epidemic grew, the organization expanded with funding from local and state sources and grassroots community fundraising. They were able to hire paid staff.

In 1983, the organization split into national and local chapters, and in 1984 the local chapter renamed itself the San Francisco AIDS Foundation and officially separated its affiliation from the National Kaposi's Sarcoma Research & Education Foundation. In February 1984, the San Francisco AIDS Foundation was established as a not-for-profit entity.

Over the years, our grassroots community organization has evolved—adding and iterating services to respond to the changing landscape of HIV. Building, from the ground up, systems of care to support and educate people living with and at risk for HIV.

“One of the most remarkable things to me is just how completely unprepared we were,” said Jones. “We were this tiny, vulnerable community, and only had been

decriminalized a few years earlier. There was so little support, so we had to create this infrastructure from scratch. None of us knew what we were doing, and even the medical doctors had to do this community organizing work. This remains one of the things that I'm most proud of—what we created, out of thin air.”

Over 40 years, San Francisco AIDS Foundation has grown from a tiny grassroots operation run by volunteers to an established organization serving more than 25,000 clients yearly.

Commemorating 40 years

Join us every month in 2022 as we mark 40 years of service to the community.

On this occasion, we take a look back and share our storied history of leadership in HIV prevention, education, advocacy, and care. We celebrate the remarkable individuals at SFAF and in the community who have pushed forward innovation with compassion. We honor those we have lost to HIV along the way. We also reflect on the many ways our organization has grown and evolved to respond to the changing landscape of HIV and the changing needs of our community.

As we look back on our history, we approach the future with hope, and with a renewed sense of all that our passion and ingenuity can bring to enact positive change in our community. We will act in bold and brave ways to reach an end to the AIDS epidemic, and ensure that health justice is achieved for all of us living with or at risk for HIV.

After 40 years, we will not lose sight of our commitment to our community, and our vision for a brighter future.

40th Anniversary Articles

FROM AWARENESS TO ACTIVISM

Our history enacting change in bold, visible ways.

FROM CRISIS TO COM

Over 40 years, members of community programs – in BBE and El Grupo – have gathered together to learn about HIV and support each other in times of crisis. We build communities built on compassion, and love.

[VIEW ALL POSTS](#)

**ABOUT
THE
AUTHOR**

**SAN
FRANCISCO
AIDS
FOUNDATION**

San Francisco AIDS Foundation promotes health, wellness and social justice for communities most impacted by HIV



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

Dear San Francisco Historic Preservation Commission,

On behalf of San Francisco AIDS Foundation (SFAF), I am writing to express support for Landmark Designation of 514-520 Castro Street. This building served as the original home of the SFAF, then called the Kaposi's Sarcoma Research and Education Foundation, established in 1982.

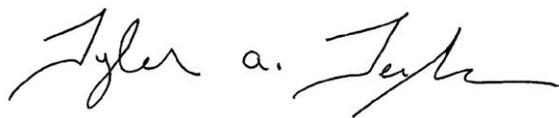
The significance of SFAF's establishment is of international importance. Our history actually began in 1981, when news of a strange and aggressive form of cancer affecting gay men reached San Francisco. After months without additional information coming in, a committed group of volunteers scraped together enough money to rent out a small office on the second floor of a building on Castro and 18th Streets (514-520 Castro) and established the Kaposi's Sarcoma Research and Education Foundation in April 1982. They plugged in a phone, and even though the phone number had never been published, the phone began to ring. This became the first AIDS telephone information and referral Hotline; and the KS Foundation was only the second organization in the U.S. founded to respond to this new crisis.

As the devastation of the AIDS crisis grew over the years, the not-for-profit agency expanded its menu of services, branching out with community-led support groups, policy and advocacy work, needle exchange and syringe access, HIV and STI testing and prevention, housing subsidies, AIDS education, sexual health services, substance use services, and more. Now, SFAF's vision is for a future where health justice is achieved for all people living with or at risk for HIV.

Today, SFAF treats thousands of clients in-person every year, and connects another 2M people around the world with online education resources.

While SFAF has grown tremendously since 1982, the importance of its beginnings at the subject property cannot be understated. Designating this site as an Article 10 Landmark will help ensure that the stories associated with this time and place, which had such a profound impact on LGBTQ History, will stay alive in the public memory. I strongly urge you to support the designation of the San Francisco AIDS Foundation's original location as an Article 10 Landmark.

In Community,

A handwritten signature in black ink that reads "Tyler a. TerMeer". The signature is written in a cursive, flowing style.

Tyler TerMeer, PhD
Chief Executive Officer
San Francisco AIDS Foundation



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
514-520 Castro Street		2695002
Case No.		Permit No.
2025-010436PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> 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).	
<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"/>	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.
<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>	