

1 [Planning Code - Landmark Designation - St. Matthew's Church]

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3 **Ordinance amending the Planning Code to designate St. Matthew's Church, located at**  
 4 **3281 16th Street, Assessor's Parcel Block No. 3567, Lot No. 34, on the south side of**  
 5 **16th Street between Dolores and Guerrero Streets, as a landmark consistent with the**  
 6 **standards set forth in Article 10 of the Planning Code; affirming the Planning**  
 7 **Department's determination under the California Environmental Quality Act; and**  
 8 **making public necessity, convenience, and welfare findings under Planning Code,**  
 9 **Section 302, and findings of consistency with the General Plan, and the eight priority**  
 10 **policies of Planning Code, Section 101.1.**

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

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).

1 Said determination is on file with the Clerk of the Board of Supervisors in File No.  
2 \_\_\_\_\_ and is incorporated herein by reference. The Board of Supervisors affirms  
3 this determination.

4 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that  
5 the proposed landmark designation of St. Matthew’s Church will serve the public necessity,  
6 convenience, and welfare for the reasons set forth in Historic Preservation Commission  
7 Resolution No. \_\_\_\_\_, recommending approval of the proposed designation, which is  
8 incorporated herein by reference.

9 (3) The Board of Supervisors finds that the proposed landmark designation of  
10 St. Matthew’s Church is consistent with the General Plan and with Planning Code Section  
11 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.  
12 \_\_\_\_\_, which is incorporated herein by reference.

13 (b) General Findings.

14 (1) On October 21, 2025, the Board of Supervisors adopted Resolution No.  
15 486-25, initiating landmark designation of St. Matthew’s Church as a San Francisco landmark  
16 pursuant to Section 1004.1 of the Planning Code. On October 24, 2025, the Mayor approved  
17 the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No.  
18 2520837.

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

22 (3) The Landmark Designation Fact Sheet was prepared by Planning  
23 Department Preservation staff. All preparers meet the Secretary of the Interior’s Professional  
24 Qualification Standards for historic preservation program staff, as set forth in Code of Federal  
25

1 Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and  
2 conformance with the purposes and standards of Article 10 of the Planning Code.

3 (4) The Historic Preservation Commission, at its regular meeting of January 21,  
4 2026, reviewed Planning Department staff’s analysis of the historical significance of St.  
5 Matthew’s Church set forth in the Landmark Designation Fact Sheet dated January 21, 2026.

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

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

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18 Section 2. Designation.

19 Pursuant to Section 1004.3 of the Planning Code, St. Matthew’s Church, located at  
20 3281 16th Street, Assessor’s Parcel Block No. 3567, Lot No. 34, is hereby designated as a  
21 San Francisco landmark consistent with the standards set forth in Section 1004. Appendix A  
22 to Article 10 of the Planning Code is hereby amended to include this property.

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24 Section 3. Required Data.  
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1 (a) The description, location, and boundary of the landmark site consists of the  
2 footprint of the St. Matthew's Church, being on Assessor's Parcel Block No. 3567, Lot No.  
3 034, on the south side of 16th Street between Dolores and Guerrero Streets in San  
4 Francisco's Mission's neighborhood, as shown in the Landmark Designation Fact Sheet.

5 (b) The characteristics of the landmark that justify its designation are described and  
6 shown in the Landmark Designation Fact Sheet and other supporting materials contained in  
7 Planning Department Record Docket No. 2025-010415DES. In brief, St. Matthew's Church at  
8 3281 16th Street is eligible for local designation because it is significant for its exuberant  
9 architectural expression as a Gothic Revival church. Gothic Revival was a departure from the  
10 classical forms that were popular in America during the first half of the 19th century. Although  
11 different in form and appearance when compared to previous styles, Gothic Revival buildings  
12 expressed connections to medieval heritage, county landscapes, or religion. The Gothic  
13 Revival style was a popular choice for residential and religious buildings during the early years  
14 of expansion and Gold Rush period in San Francisco. The style continued in popularity into  
15 the late 19th century. Extant examples of Gothic Revival architecture are rare in San  
16 Francisco, though most surviving buildings are churches, with very few residences. The  
17 building at 3281 16th Street was erected in 1907 by the German Evangelical Lutheran Church  
18 and has been owned and occupied by the group since then. The subject property is located in  
19 the Inner Mission North area, which was devastated by the Great 1906 Earthquake and Fire.  
20 Development of the church was part of the first wave of Inner Mission redevelopment  
21 following the disaster.

22 (c) The particular features that should be preserved, or replaced in kind as determined  
23 necessary, are those generally shown in photographs and described in the Landmark  
24 Designation Fact Sheet, which can be found in Planning Department Record Docket No.  
25 2025-010415DES, and which are incorporated in this designation by reference as though fully

1 set forth herein. Specifically, the features that are character-defining and shall be preserved or  
2 replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural  
3 ornament, and materials of the property, identified as:

- 4 (1) Siting and relationship of the building to the street;
- 5 (2) Two-story height;
- 6 (3) Wood cladding;
- 7 (4) Roof configuration;
- 8 (5) Building plan;
- 9 (6) Entry approach with lancet opening, steeply pitched decorative pediment  
10 surrounds, recessed heavy wood-paneled doors, and clover like foils on doors  
11 and transoms;
- 12 (7) Primary façade with three bays, including slightly recessed center bay with  
13 clover-like foils and large central rose windows in lancet opening;
- 14 (8) Steeply-pitched front gable roof with asphalt shingles;
- 15 (9) Right tower with pyramidal hipped roof and cross;
- 16 (10) Lancet stained glass windows;
- 17 (11) Balustrade and pinnacles at roof; and
- 18 (12) Lancet secondary entry doors.

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20 Section 4. Effective Date.

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

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APPROVED AS TO FORM:  
DAVID CHIU, City Attorney

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