File	No.	250841

Committee Item	No.	9	
Board Item No.	36		

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation	<u> </u>		
Board of Supervisors Meeting: Date: October 21, 202			
Cmte Board			
□ □ Motion			
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□ □ MOU	Letter and/or Report		
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Diaming Presentation Oct	cabor 7, 2025		
Planning Presentation – Oct	ODEI 7, 2025		
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Prepared by: _John Carroll			
Prepared by: John Carroll	Date: October 19, 2025		
Prepared by:	Date:		

1	[Initiating Landmark Designation - Bank of Italy Branch Building]
2	
3	Resolution initiating a landmark designation under Article 10 of the Planning Code for
4	Bank of Italy Branch Building, located at 400-410 Castro Street, Assessor's Parcel
5	Block No. 2647 Lot No. 035.
6	
7	WHEREAS, Under Planning Code, Section 1004.1, the Board of Supervisors may by
8	Resolution initiate landmark designation; and
9	WHEREAS, Planning Code, Section 1004.2(b), requires the Historic Preservation
10	Commission to respond to historic district or individual landmark designations initiated by the
11	Board of Supervisors within 90 days, and authorizes the Board, by Resolution, to extend the
12	time within which the Historic Preservation Commission is to render its decision; and
13	WHEREAS, Amadeo Peter Giannini founded the Bank of Italy in San Francisco in 1904
14	to serve immigrants other banks would not; and
15	WHEREAS, Bank of Italy Branch Building was constructed in 1922 at 400-410 Castro
16	Street, Assessor's Parcel Block No. 2647 Lot No. 035, in the Eureka Valley neighborhood,
17	now commonly known as the Castro; and
18	WHEREAS, The Bank of Italy Branch Building is significant for its association with
19	commercial development of the Eureka Valley neighborhood; and
20	WHEREAS, In the early part of the twentieth century, Eureka Valley was developing as
21	a suburban district of the city, though through the 1906 earthquake and fires, World War 1,
22	and the economic boom of the 1920s and the Great Depression, the neighborhood
23	transitioned to a self-sustaining urban district; and
24	WHEREAS, The Bank of Italy Branch Building construction, along with the
25	development of the Castro Theatre, Hibernia Bank, and a few automotive related business

1	contemporary to this time period, reflect the establishment of Eureka Valley as an identifiable
2	district within San Francisco; and
3	WHEREAS, The Bank of Italy Branch Building helped link commercial growth on
4	Market Street with the major commercial intersection of Castro and 18th Streets given its
5	prominent corner location in the commercial district; and
6	WHEREAS, The Bank of Italy founder changed the name to Bank of America
7	circa 1930, and the bank remained at the property until the mid-1990s; and
8	WHEREAS, The Bank of Italy Branch Building embodies characteristics typical of
9	neighborhood branch banks from the 1920s and is a good example of Beaux Arts
10	architecture, with large exterior windows and a larger interior volume; and
11	WHEREAS, The property retains intact architecturally distinctive features including a
12	cornice with brackets and decorative molding, large windows with decorative keystones and
13	the central entry with pediment; now, therefore, be it
14	RESOLVED, The Board of Supervisors hereby initiates a landmark designation of the
15	Bank of Italy Branch Building 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 Bank of Italy Branch Building; and, be it
20	FURTHER RESOLVED, The Board of Supervisors requests that the Historic
21	Preservation Commission consider whether the Bank of Italy Branch Building warrants
22	landmark designation and submit its recommendation to the Board according to Article 10 of
23	the Planning Code.
24	

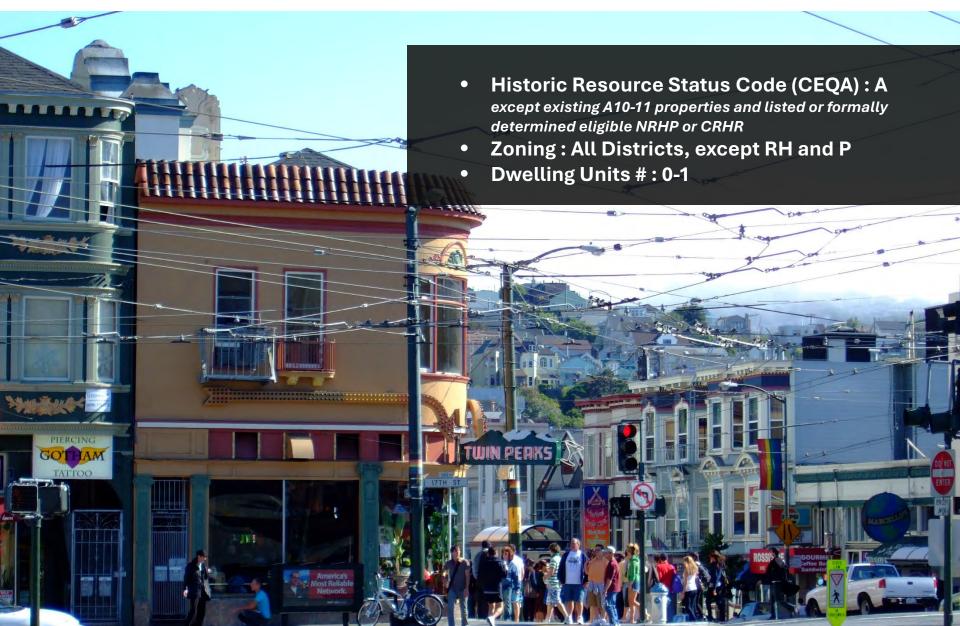
25







Family Zoning Plan Landmarking Criteria



Cultural Contexts



Status Historic Contexts

African American



Chinese American



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









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.

Phase

Family Zoning Plan

- · Existing Category A, and
- Outside P/RH Zoning, and
- · 0-1 Dwelling Units, and
- · Highest significance/Integrity

Equity Landmarks

Cultural Historic Context Statement (completed) recommendations

2 Phase

Residential Areas

- Existing Category A, and
- · RH Zoning, and
- · Highest significance/Integrity

3 D Phase

Family Zoning Plan (Survey Findings)

- · New Category A (recommended as Landmarks via SF Survey), and
- · Outside P/RH Zoning, and
- · 0-1 Dwelling Units, and

Equity Landmarks

· Cultural Historic Context Statement (completed) recommendations

Remaining (Survey Findings)

- · New Category A (recommended as Landmarks via SF Survey), and
- · all non-P Zoning, and
- · Highest significance/Integrity

Staff Recommendations



Public Outreach (2 months est.)



Initiation Resolution (2 months est.)

- · Full BOS (introduction)
- Land Use and Transportation Committee (hearing)
- · Full BOS (one read)
- Mayor Action (10 days)
- · BOS transmits to Planning



Historic Preservation Commission Recommendations (90 days)



Ordinance (2 month est.)

- · Full BOS (Introduction)
- · Land Use and Transportation Committee with 30 day hold (hearing)
- Full BOS (two reads)
- · Mayor Action (10 days)



Landmark Ordinance effective (30 days after Mayoral Signature)

Family Zoning Plan District 8 Proposed Landmarks























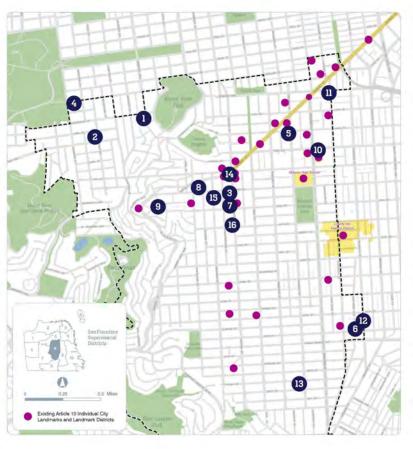












Firehouse: Hose Company #30





Address: 1757 Waller St.

Block/Lot(s): 1250/029

Zoning: Haight Street NCD

Year Built: 1896

Architect: Unknown

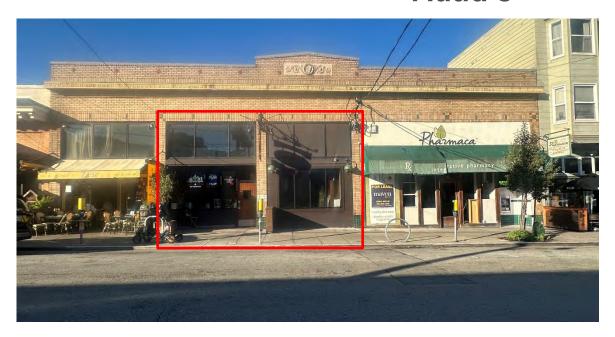
Period(s) of Sig.: 1896-1956

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

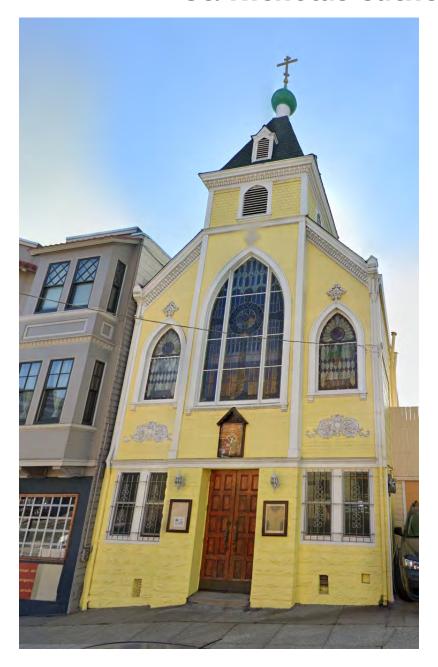
Period(s) of Sig.:1907

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

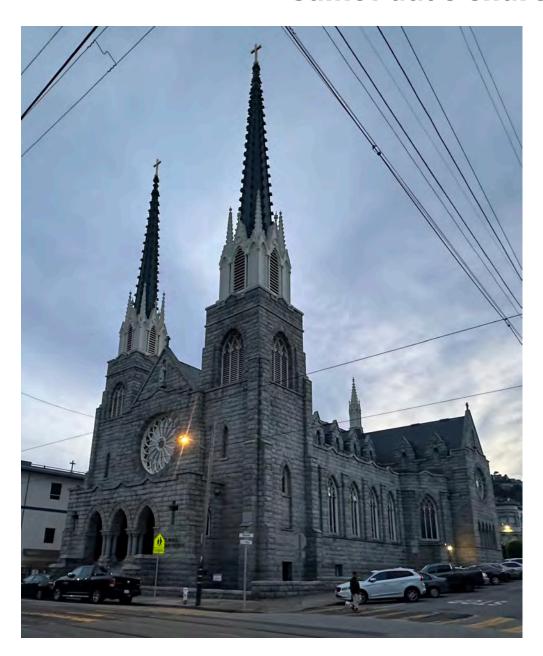
Period(s) of Sig.:1904-1960

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

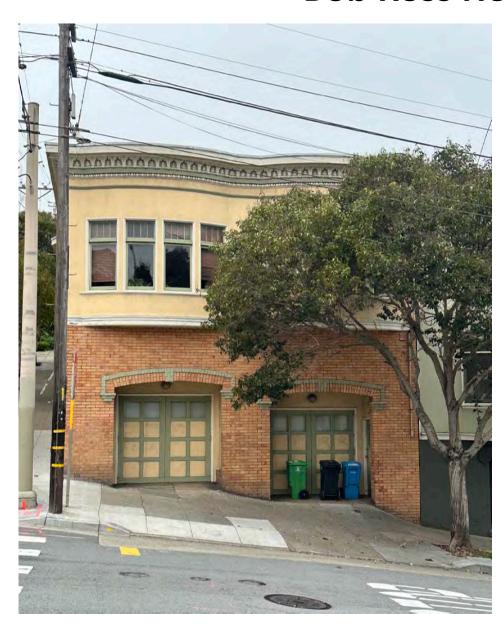
Period(s) of Sig.: 1922

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



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

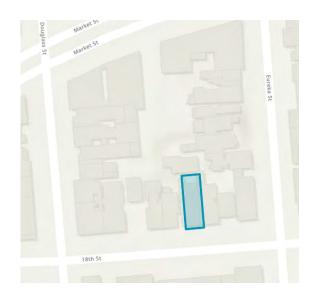
Zoning: Residential-House, Three Family (RH-3)

Year Built: 1900 (c.)

Architect: N/A

Period(s) of Sig.: 1974-1977

Historic Context Statement: LGBTQ



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







Sha'ar Zahav (Historic Location)



Address: 220 Danvers St.

Block/Lot(s): 2702/019

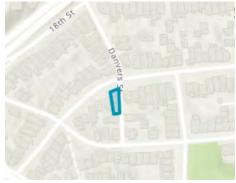
Zoning: RH-2

Year Built: 1904

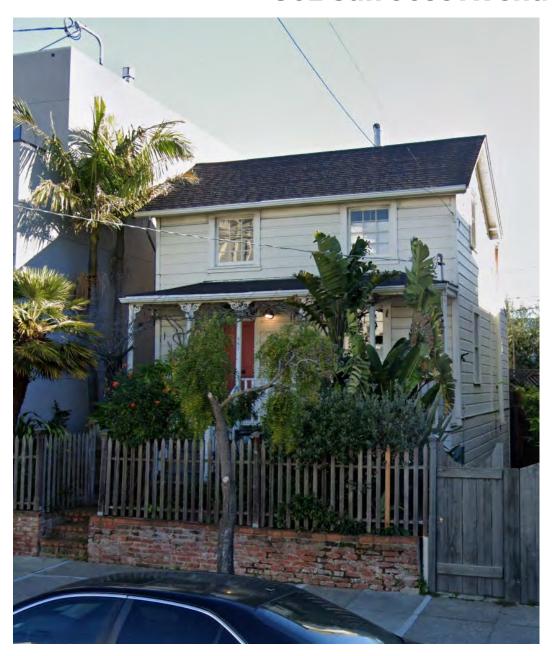
Architect: Unknown

Period(s) of Sig.: 1983-1998

Historic Context Statement: LGBTQ



361 San Jose Avenue



Address: 361 San Jose Avenue

Block/Lot(s): 6531/021A

Zoning: RM-2

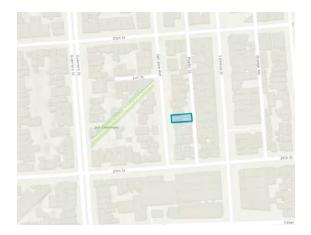
Year Built: 1865 (c.)

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

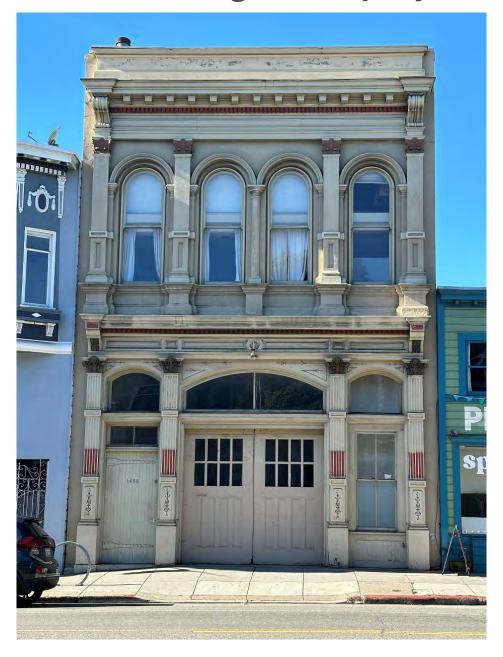
Period(s) of Sig.: 1967-1986

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)





Introduction Form

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

I here	by sub	mit 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 p	ropose	d legislation should be forwarded to the following (please check all appropriate boxes):			
		mall Business Commission Youth Commission Ethics Commission			
	□ F	lanning Commission Building Inspection Commission Human Resources Department			
Gene	ral Plaı	Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):			
		Yes □ No			
(Note	: For I	mperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)			
Spon	sor(s):				
Subje	ect:				
Long	Title	n taxt listad			
Long	Tiue o	r text listed:			
		Signature of Sponsoring Supervisor:			