

**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 20<sup>th</sup> Street, 4416 18<sup>th</sup> 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 15<sup>th</sup>  
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 15<sup>th</sup> 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](mailto: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 29<sup>th</sup>, 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 15<sup>th</sup> 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 16<sup>th</sup> 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 20<sup>th</sup> 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 18<sup>th</sup> 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 18<sup>th</sup> 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 20<sup>th</sup> 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, 20<sup>th</sup> 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 15<sup>th</sup> 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 20<sup>th</sup> 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 3**  
**2005 15th Street /**  
**St. Nicholas Cathedral**

1 [Planning Code - Landmark Designation - St. Nicholas Cathedral]

2

3 **Ordinance amending the Planning Code to designate St. Nicholas Cathedral, located at**  
 4 **2005 15th Street, Assessor’s Parcel Block No. 3558, Lot No. 74, on the south side of**  
 5 **15th Street between Sharon and Church 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

20 Section 1. Findings.

21 (a) Environmental and Land Use Findings.

22 (1) The Planning Department has determined that the Planning Code  
 23 amendment proposed in this ordinance is subject to a Categorical Exemption from the  
 24 California Environmental Quality Act (California Public Resources Code Sections 21000 et  
 25 seq., hereinafter “CEQA”) pursuant to Section 15308 of California Code of Regulations, Title  
 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by  
 regulatory agencies for protection of the environment (in this case, landmark designation).

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. Nicholas Cathedral 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. Nicholas Cathedral 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.  
15 487-25, initiating landmark designation of St. Nicholas Cathedral as a San Francisco  
16 landmark pursuant to Section 1004.1 of the Planning Code. On October 24, 2025, the Mayor  
17 approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in  
18 File No. 2520838.

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 Nicholas Cathedral 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. Nicholas Cathedral 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. Nicholas Cathedral 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.

17  
18 Section 2. Designation.

19 Pursuant to Section 1004.3 of the Planning Code, St. Nicholas Cathedral, located at  
20 2005 15th Street, Assessor’s Parcel Block No. 3558, Lot No. 074, 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.

23  
24 Section 3. Required Data.  
25

1 (a) The description, location, and boundary of the landmark site consists of the  
2 footprint of the St. Nicholas Cathedral, located on Assessor's Parcel Block No. 3558, Lot No.  
3 074, on the south side of 15th Street between Sharon and Church Streets in San Francisco's  
4 Castro/Upper Market 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. 2025-010414DES. In brief, St. Nicholas Cathedral,  
8 located at 1660 Church Street, is eligible for local designation because it is significant as an  
9 exemplary example of Gothic Revival architecture. Originally St. Luke's German Evangelical  
10 Lutheran Church, the building was constructed to serve the religious needs of the growing  
11 population in Eureka Valley. By 1931, the church changed its name to Bethel Evangelical  
12 Church, and in 1960 the property was acquired by the Russian Orthodox Church and  
13 renamed St. Nicholas Cathedral, at which point the onion domed finial and Orthodox cross  
14 were added. Gothic Revival was a departure from the classical forms that were popular in  
15 America during the first half of the 19th century. Gothic Revival buildings expressed  
16 connections to medieval heritage, country landscapes, or religion. Gothic Revival style was a  
17 popular choice for residential and religious buildings during the early years of San Francisco's  
18 establishment and expansion, after initial Gold Rush-era settlement beginning in 1848. The  
19 style continued in popularity into the late 19th century. Extant examples of Gothic Revival  
20 architecture are rare in San Francisco, though most surviving buildings are churches.

21 (c) The particular features that should be preserved, or replaced in kind as determined  
22 necessary, are those generally shown in photographs and described in the Landmark  
23 Designation Fact Sheet, which can be found in Planning Department Record Docket No.  
24 2025-010414DES, and which are incorporated in this designation by reference as though fully  
25 set forth herein. Specifically, the features that are character-defining and shall be preserved or

1 replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural  
2 ornament, and materials of the property, identified as:

- 3 (1) Two-story massing and rectangular plan, wood frame;
- 4 (2) Stucco molded cladding at ground level of primary façade;
- 5 (3) Recessed heavy wood-paneled door primary entrance door and four street-  
6 facing ground level wood double hung windows;
- 7 (4) Primary façade with three bays;
- 8 (5) Slightly projecting second story center bay with corner boards and large  
9 pointed, arched, stained-glass window;
- 10 (6) Two side bays with pilaster corner boards terminating in egg and dart  
11 cornice at roofline, and cartouche and vine ornaments below the arched  
12 stained-glass windows and rose and cross motifs at the apex of the  
13 windows;
- 14 (7) Steeply-pitched front gable roof with asphalt shingle, square centered  
15 steeple with fish-scale shingles;
- 16 (8) Tower with pyramidal hipped roof with gable dormers with louvered vents;
- 17 (9) Onion finial and Russian Orthodox cross; and
- 18 (10) Pointed arched stain glass windows on exposed west elevation.

19  
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



# LANDMARK RESOLUTION INITIATION RESOLUTION NO. 1515

**HEARING DATE:** January 21, 2026

**Record No.:** 2025-010414DES  
**Project Address:** 2005 15<sup>th</sup> Street (St. Nicholas Cathedral)  
**Zoning:** RTO (RESIDENTIAL-MIXED, MODERATE DENSITY) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 3558/074  
**Project Sponsor:** Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
**Property Owner:** St. Nicholas Cathedral Mosco P  
2005 15<sup>th</sup> Street  
San Francisco, CA 94114  
**Staff Contact:** Alex Westhoff, 628-652-7314  
Alex.Westhoff@sfgov.org

RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF THE ST. NICHOLAS CATHEDRAL (2005 15TH STREET), ASSESSOR'S PARCEL BLOCK NO. 3558, LOT NO. 074, 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. 487-25 to initiate Landmark Designation of St. Nicholas Cathedral (2005 15th Street), Assessor's Parcel Block No. 3558, Lot No. 074; 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 St. Nicholas Cathedral 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 St. Nicholas Cathedral'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 St. Nicholas Cathedral 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 St. Nicholas Cathedral is proper as an exemplary example of Gothic Revival architecture in San Francisco; and
7. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of St. Nicholas Cathedral is proper as it includes intact original features including its egg and dart cornice at roofline, arched stained glass windows; roof and vine ornaments; and tower with pyramidal hipped roof; and
8. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of St. Nicholas Cathedral is proper as it includes intact features associated with its acquisition by the Russian Orthodox Church including the blue onion-shaped cupola with gold cross; and
9. WHEREAS, the Historic Preservation Commission finds that St. Nicholas Cathedral meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
10. 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 St. Nicholas Cathedral's historical significance and retain historical integrity; and
11. 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
12. 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 2005 15th Street (aka St. Nicholas Cathedral), Assessor's Parcel Block No. 3558, Lot No. 074, 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

# St. Nicholas Cathedral

**Period of Significance:** 1904-1960

**Significance Criteria:** 3 (Architecture)

**Statement of Significance:** Built in 1904, St. Nicholas Cathedral is significant as an exemplary example of Gothic Revival architecture. Originally St. Luke's German Evangelical Lutheran Church, the building was constructed to serve the religious needs of the growing population in Eureka Valley. By 1931, the church changed its name to Bethel Evangelical Church and in 1960 the property the property was acquired by the Russian Orthodox Church and renamed St. Nicholas Cathedral, at which point the onion domed finial and Orthodox cross were added.<sup>1</sup>

Gothic Revival was a departure from the classical forms that were popular in America during the first half of the 19th century. Gothic Revival buildings expressed connections to medieval heritage, county landscapes, or religion. Gothic Revival style was a popular choice for residential and religious buildings during the early years of San Francisco's establishment and expansion upon initially being settled due to the Gold Rush, beginning in 1848. The style continued in popularity into the late 19th century. By 1880, the Gothic Revival style had mostly been replaced by Edwardian style architecture but remained a popular choice for religious architecture well into the 20th century. Extant examples of Gothic Revival architecture are rare in San Francisco, though most surviving buildings are churches.<sup>2</sup>

**Integrity:** The subject property retains full integrity.

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

- Two-story massing and rectangular plan, wood frame
- Stucco molded cladding at ground level of primary facade
- Recessed heavy wood-paneled door primary entrance door and four streetfacing ground level wood double hung windows
- Primary facade with three bays
- Slightly projecting second story center bay with corner boards and large pointed arched stained glass window
- Two side bays with pilaster corner boards terminating in egg and dart cornice at roofline and cartouche and vine ornaments below the arched stained glass windows and rose and cross motifs at the apex of the windows
- Steeply-pitched front gable roof with asphalt shingle, square centered steeple with fish-scale shingles
- Tower with pyramidal hipped roof with gable dormers with louvered vents
- Onion finial and Russian Orthodox cross
- Pointed arched stain glass windows on exposed west elevation

**Past Survey(s)/Historic Context Statement(s):** Market and Octavia Area Plan Historic Resource Survey (2008), Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.

**Address:** 2005 15<sup>th</sup> Street

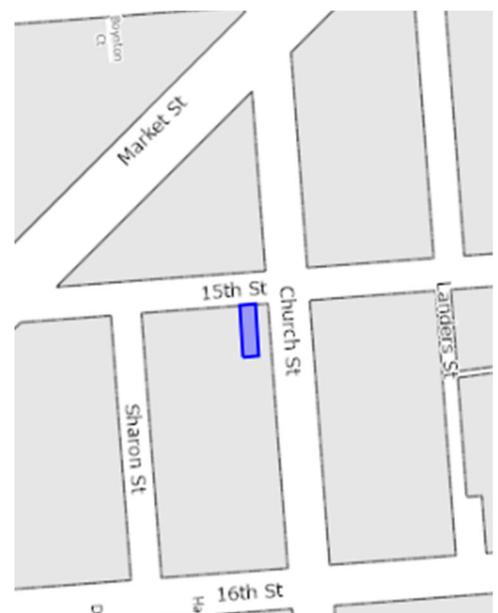
**Block/Lot(s):** 3558/074

**Parcel Area:** 3,197 square feet

**Zoning:** RTO

**Year Built:** 1904

**Architect:** N/A



<sup>1</sup> Page & Turnbull, Department of Parks and Recreation, Primary Record (2005 15th Street), March 2007

<sup>2</sup> San Francisco Planning Department, *Early Settlement Era Styles (1849-1906) Historic Context Statement*, 2025  
Case No.: 2025-010414DES

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number 2005 15th Street

P1. Other Identifier: Saint Nicholas Cathedral

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Francisco  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad: San Francisco North, Calif. Date: 1956 (rev. 1973)  
\*c. Address: 2005 15th Street City: San Francisco Zip: 94114  
d. UTM: Zone: 10 mE/ \_\_\_\_\_ mN (G.P.S.)  
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3558-074

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
2005 15th Street is located on a 32' x 100' lot on the south side of 15th Street, between Church and Sharon Streets. Built in 1904, Nicholas Cathedral is a 2-story, wood frame, religious building designed in the Gothic Revival style. The rectangular-plan building, clad in simple drop wood siding and fish scale shingles, is capped by a gable roof. The primary façade faces north. The west elevation is exposed and lit, while the east façade is set flush with the adjacent building. The primary façade is 3 bays wide and has a slightly projecting center bay. The first floor of the façade is clad in stucco molded to look like rusticated ashlar masonry and features a wood, paneled entry door in the middle bay flanked by paired, wood, double hung sash windows in the left and right bays. The projecting center bay of the second story is articulated with corner boards and has a large pointed arched stained glass window. Smaller pointed arch stained glass windows are located in the left and right bays. The end bays have cartouche and vine ornament below the windows and rose and cross motifs at the apex of the windows. The side bays have pilaster corner boards at the edge of the wall plan, terminating at the roofline in an egg and dart cornice. The center bay terminates above the gable roof in a square tower. A louvered vent is centered on each elevation of the tower. The tower terminates in a pyramidal hipped roof with gable dormers with louvered vents on each slope. The tower is capped by an onion finial and Russian Orthodox cross. The exposed west elevation has pointed arched stained glass windows. The roof is clad in asphalt siding. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP16. Religious building

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



P5b. Photo: (view and date)  
View from north  
8/22/2006

\*P6. Date Constructed/Age and Sources:  Historic  
1904  
SF Assessors Office

\*P7. Owner and Address:  
St Nicholas Cathedral Moscow  
2005 15th St  
San Francisco, CA

\*P8. Recorded by:  
Page & Turnbull, Inc.  
724 Pine Street  
San Francisco, CA 94108

\*P9. Date Recorded:  
8/22/2006

\*P10. Survey Type:  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

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

State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 2005 15th Street

\*Recorded by: Page & Turnbull

\*Date 8/22/2006

Continuation

Update



View from the northwest

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

\*NRHP Status Code 3CS

\*Resource Name or # (assigned by recorder) 2005 15<sup>th</sup> Street

B1.	Historic name:	<u>St. Luke's German Evangelical Church</u>
B2.	Common name:	<u>St. Nicholas Cathedral</u>
B3.	Original Use:	<u>Church</u>
B4.	Present use	<u>Church</u>
*B5.	Architectural Style:	<u>Gothic Revival</u>

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
 This building was constructed in 1904. In 1906, a new construction permit was taken out for alterations to the front of the church. In 1914, one window sash was replaced, and in 1931, the rear of the church was extended to house an organ. The storage shed at the rear of the lot was underpinned in 1955, and in 1964, dry-rot repairs were made and the old wooden cross on the steeple was replaced with an onion domed finial and metal cross.

**\*B7. Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**\*B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown

**\*B10. Significance:** Theme Religion Area: Castro/Eureka Valley, San Francisco

Period of Significance 1904-1960 Property Type Religious Applicable Criteria 3/C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)  
 2005 15<sup>th</sup> Street was constructed in 1904 as St. Luke's German Evangelical Lutheran Church. It was built to serve the religious needs of the growing population in the Castro/Eureka Valley neighborhood. By 1931, the church had changed its name to Bethel Evangelical Church, and in 1960, the property was acquired by the Russian Orthodox Church and was renamed St. Nicholas Cathedral. The onion domed finial and the Orthodox cross were added by the Russian church in the 1960s. As symbols significant to the Russian Orthodox faith they physically marked a point of change in the church's history.

2005 15<sup>th</sup> Street retains integrity of location and setting, remaining an active church in the mixed-use Castro/Eureka Valley neighborhood. The property retains integrity of design, materials, workmanship, and feeling; it is an excellent example of a wood-frame church in the Gothic Revival style and appears to have undergone few changes since its construction. The building also retains integrity of association, as it is still an obvious representation of the religious history of the community. (continued)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

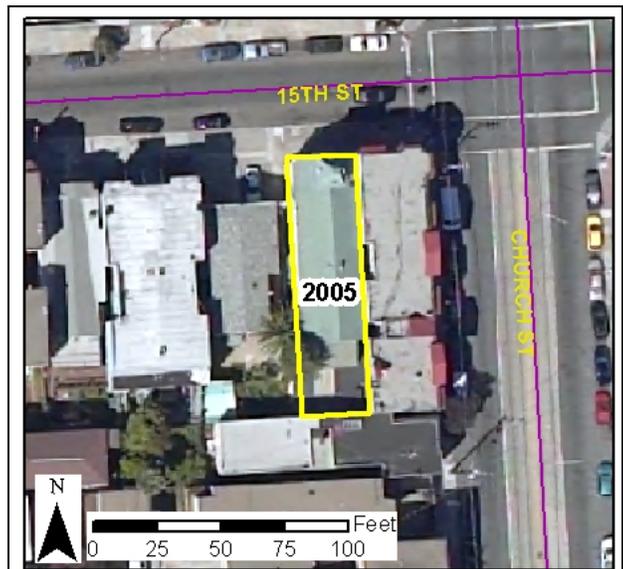
- Building Permits #3703, #54170, #195143, #180959, and #300300
- Sanborn Fire Insurance Maps
- San Francisco City Directories
- San Francisco Assessor's Records
- Junior League of San Francisco, *Here Today: San Francisco's Architectural Heritage*, (San Francisco: Chronicle Books, 1978), p. 266.
- Russian Orthodox Church in USA [www.russianchurchusa.org/index](http://www.russianchurchusa.org/index)

B13. Remarks: Market & Octavia Survey

**\*B14. Evaluator:** Rebecca Fogel, Caitlin Harvey; Page & Turnbull

**\*Date of Evaluation:** March 2007

(This space reserved for official comments.)



State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 4 of 4

\*Resource Name or # (Assigned by recorder) .2005 15<sup>th</sup> Street

\*Recorded by: Page & Turnbull

\*Date March 2007

Continuation

Update

**\*B10. Significance (cont.):**

The church appears to be eligible for listing on the California Register under Criterion 3, as well as for local listing, because it is a fine example of Gothic Revival architecture. It retains a high degree of integrity and embodies the distinctive characteristics of the style and type of construction. As is characteristic of the Gothic Revival style, 2005 15<sup>th</sup> Street has a steeply-pitched front gable roof that covers a symmetrical three-bay organization, which is visibly evident on the front façade. The square steeple that projects from the center bay, is also sometimes associated with Gothic Revival buildings. Other character-defining features, such as fish-scale shingles; stucco cladding scored to resemble ashlar masonry, stained glass lancet windows, and a heavy wood-paneled door are suggestive of the gothic period while reflecting more modern design and construction techniques typical of revival styles. The foliated cartouches and rose and cross ornaments on the main façade are motifs commonly found on Carpenter Gothic structures.

The status code of 3CS assigned to this property means that it appears eligible for the California Register as an individual property. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2005 15th Street		3558074
<b>Case No.</b>		<b>Permit No.</b>
2025-010414PRJ		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b> Historic Landmark Designation (DES)</p>		

### EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities. (CEQA Guidelines section 15301)</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction. (CEQA Guidelines section 15303)</b> 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"/>	<p><b>Class 32 - In-Fill Development. (CEQA Guidelines section 15332)</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<input checked="" type="checkbox"/>	<b>Other _____</b> Class 8: Actions by Regulatory Agencies for Protection of the Environment
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> 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"/>	<b>Category A:</b> Known Historical Resource.
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	<b>Category C:</b> 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"/>	<b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	<b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	<b>Garage work.</b> 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"/>	<b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	<b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	<b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	<b>Addition(s)</b> 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"/>	<b>Façade or storefront alterations</b> that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	<b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed.
<input type="checkbox"/>	Project involves scope of work listed above.

**ADVANCED HISTORICAL REVIEW**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	<p><b>Reclassification of property status.</b> (<i>Attach HRRER Part I relevant analysis; requires Principal Preservation Planner approval</i>)</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> Reclassify to Category A</p> </div> <div style="width: 45%;"> <p><input type="checkbox"/> Reclassify to Category C</p> <p><input type="checkbox"/> Lacks Historic Integrity</p> <p><input type="checkbox"/> Lacks Historic Significance</p> </div> </div>
<input type="checkbox"/>	Project involves a <b>known historical resource (CEQA Category A)</b>
<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
<b>Note: If ANY box above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with EXEMPTION REVIEW.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review.
<p><b>Comments by Preservation Planner:</b> landmark designation, no physical changes</p>	
<p><b>Preservation Planner Signature:</b>          Alex Westhoff</p>	

**EXEMPTION DETERMINATION**

<input checked="" type="checkbox"/>	<p><b>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.</b></p>	
	<p><b>Project Approval Action:</b> Board of Supervisors approval of landmark designation</p>	<p><b>Signature:</b> 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 <a href="https://sfplanninggis.org/pim/">https://sfplanninggis.org/pim/</a>. 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 (<a href="https://sfplanning.org/resource/ceqa-exemptions">https://sfplanning.org/resource/ceqa-exemptions</a>) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.</p>	