

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 9
1451 Masonic Avenue /
American Indian Historical Society -
Chautauqua House

1 [Planning Code - Landmark Designation - American Indian Historical Society / Chautauqua
2 House]

3 **Ordinance amending the Planning Code to designate the American Indian Historical**
4 **Society / Chautauqua House, located at 1451 Masonic Avenue, Assessor's Parcel Block**
5 **No. , Lot No. , on the west side of Masonic Avenue between Frederick and Java Streets,**
6 **as a landmark consistent with the standards set forth in Article 10 of the Planning**
7 **Code; affirming the Planning Department's determination under the California**
8 **Environmental Quality Act; and making public necessity, convenience, and welfare**
9 **findings under Planning Code, Section 302, and findings of consistency with the**
10 **General Plan, and the 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 American Indian Historical Society / Chautauqua House
5 will serve 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 American Indian Historical Society / Chautauqua House is consistent with the General Plan
10 and with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation
11 Commission 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.
14 498-25, initiating landmark designation of American Indian Historical Society / Chautauqua
15 House as a San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. On
16 October 24, 2025, the Mayor approved the resolution. Said resolution is on file with the Clerk
17 of the Board of Supervisors in File No. 250849.

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 American
3 Indian Historical Society / Chautauqua House set forth in the Landmark Designation Fact
4 Sheet dated 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 American Indian Historical Society / Chautauqua
9 House as a landmark consistent with the standards set forth in Section 1004 of the Planning
10 Code, by Resolution No. _____. Said resolution is on file with the Clerk of the Board of
11 Supervisors in File No. _____.

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

18
19 Section 2. Designation.

20 Pursuant to Section 1004.3 of the Planning Code, the American Indian Historical
21 Society / Chautauqua House, located at 1451 Masonic Avenue, Assessor's Parcel Block No. ,
22 Lot No. , is hereby designated as a San Francisco landmark consistent with the standards set
23 forth in Section 1004. Appendix A to Article 10 of the Planning Code is hereby amended to
24 include this property.

1 Section 3. Required Data.

2 (a) The description, location, and boundary of the landmark site consists of the
3 footprint of the American Indian Historical Society / Chautauqua House, located on Assessor's
4 Parcel Block No. 1270, Lot No. 002, on the west side of Masonic Avenue between Frederick
5 and Java Streets in San Francisco's Haight Ashbury neighborhood, as shown in the
6 Landmark Designation Fact Sheet.

7 (b) The characteristics of the landmark that justify its designation are described and
8 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
9 Planning Department Record Docket No. 2025-010434DES. In brief, the American Indian
10 Historical Society / Chautauqua House, located at 1451 Masonic Avenue, is eligible for local
11 designation for its association with the 1960s Red Power movement, as well as the Costo
12 family who played prominent roles in American Indian Civil Rights advocacy. The American
13 Indian Historical Society (AIHS) was a San Francisco-based organization that focused on
14 American Indian education, communication, and cultural development. The organization was
15 founded in 1964 by Rupert Costo (Cahuilla), Jeannette Henry-Costo (Eastern Cherokee), and
16 thirteen other California American Indians. The Costos were married for nearly forty years and
17 worked together to bring attention to American Indian concerns, including writing and editing
18 several scholarly works on Native American history and culture. Initially located at the Costos'
19 private residence, they located a suitable home for the American Indian Historical Society at
20 the subject property in 1967, naming the headquarters Chautauqua House. Establishment of
21 the Chautauqua House occurred amidst the backdrop of Red Power, a movement for Native
22 civil rights and sovereignty in the 1960s-1970s, which mobilized actions to incite changes in
23 Native American affairs. The movement led to the passing of a number of laws to
24 protect/improve American Indian education, health care, cultural/religious practices, and more.
25 Specific ties to the Red Power movement included the Chautauqua House serving as a

1 meeting place for an educational committee lead by Richard Oakes (Mohawk), who among
2 other accomplishments, spearheaded the first Native American Studies Department at San
3 Francisco State University and was a leader of the longest documented American Indian
4 Occupation on Alcatraz starting in November 1969. With hundreds of members, the AIHS
5 challenged textbooks, testified in congress, coordinated community meetings, lobbied for
6 protection of burial grounds, and more. Chautauqua House also included gallery space for
7 American Indian artists (Museum of Indian Art) and exhibits, and it was from here that the
8 AIHS published The Indian Historian, a quarterly journal edited by American Indian scholars
9 and historians.

10 (c) The particular features that should be preserved, or replaced in kind as determined
11 necessary, are those generally shown in photographs and described in the Landmark
12 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
13 2025-010434DES, and which are incorporated in this designation by reference as though fully
14 set forth herein. Specifically, the features that are character-defining and shall be preserved or
15 replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural
16 ornament, and materials of the property, identified as:

- 17 (1) Location of the house on the property with front and side setbacks;
- 18 (2) Physical and visual connection between front facade and street;
- 19 (3) Two-story height;
- 20 (4) Hipped roof with overhang eaves, asphalt shingles, stucco chimney;
- 21 (5) Asymmetrical facade;
- 22 (6) Smooth stucco cladding;
- 23 (7) Arched front and side entryways, with recessed front wood entry doors;
- 24 (8) Two circular sunburst ornamentations at front entryway;
- 25 (9) Double vertical window configuration with wood windows and grids;

1 (10) Shallow second story front balcony with balustrade.

2
3 Section 4. Effective Date.

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

8
9 APPROVED AS TO FORM:
10 DAVID CHIU, City Attorney

11 By: /s/ Peter Miljanich

12 PETER MILJANICH
13 Deputy City Attorney



LANDMARK RESOLUTION INITIATION RESOLUTION NO. 1521

HEARING DATE: January 21, 2026

Record No.: 2025-010434DES
Project Address: 1451 Masonic Avenue (Chautauqua House)
Zoning: RH-2 (RESIDENTIAL- HOUSE, TWO FAMILY) Zoning District
 40-X Height and Bulk District
Block/Lot: 1270/002
Project Sponsor: Planning Department
 49 South Van Ness Avenue, Suite 1400
 San Francisco, CA 94103
Property Owner: Haeusslein 2021 Irrevoc TR FBO
 Laurel A and Alyssa M
 P.O. Box 302216 C/O Haeusslein
 Ernest & Noble Linda Ttees
 Austin, TX 78703
Staff Contact: Alex Westhoff 628-652-7314
 Alex.Westhoff@sfgov.org

RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF THE AMERICAN INDIAN HISTORICAL SOCIETY / CHAUTAUQUA HOUSE (1451 MASONIC AVE), ASSESSOR’S PARCEL BLOCK NO. 1270, 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. 498-25 to initiate Landmark Designation of the American Indian Historical Society / Chautauqua House (1451 Masonic Street), Assessor’s Parcel Block No. 1270, Lot No. 002; 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 American Indian Historical Society / Chautauqua House 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 American Indian Historical Society / Chautauqua House'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 American Indian Historical Society / Chautauqua House 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 the American Indian Historical Society / Chautauqua House is proper as the historic location of the American Indian Historical Society which was headquartered at the property from 1967-1986; and
7. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of the American Indian Historical Society / Chautauqua House is proper for its association with the Costo family who played prominent roles in American Indian Civil Rights advocacy; and
8. WHEREAS, the Costos named the headquarters the Chautauqua House and established it amidst the backdrop of Red Power, a movement for Native civil rights and sovereignty in the 1960s-1970s, which mobilized actions to incite changes in Native American affairs; and
9. WHEREAS, The American Indian Historical Society / Chautauqua House served as a meeting place for an educational committee lead by Richard Oakes (Mohawk) who amongst other accomplishments, spearheaded the first Native American Studies Department at San Francisco State University and was a leader of the longest documented American Indian Occupation on Alcatraz starting in November 1969; and
10. WHEREAS, The American Indian Historical Society / Chautauqua House challenged textbooks, testified in Congress, coordinated community meetings and lobbied for protection of burial grounds, and more; and
11. WHEREAS, The American Indian Historical Society / Chautauqua House also included gallery space for American Indian artists (Museum of Indian Art) and exhibits and published The Indian Historian, a quarterly journal edited by American Indian scholars and historians; and
12. WHEREAS, the Historic Preservation Commission finds that the American Indian Historical Society / Chautauqua House meets one of the Historic Preservation Commission's four priority areas for designation: property types associated with under-represented social and/or cultural groups; and
13. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of the American Indian Historical Society / Chautauqua House advances the objectives outlined in Historic Preservation Commission (HPC) Resolution No. 1127, adopted in July 2020, otherwise called Centering Preservation Planning on Racial and Social Equity, which states goals for how the Commission and the Planning Department can develop proactive strategies to address structural and institutional racism and center their work and resource allocation on racial and social equity, focused on preservation; and

14. WHEREAS, the Historic Preservation Commission finds that the American Indian Historical Society / Chautauqua House meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
15. 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 the American Indian Historical Society / Chautauqua House's historical significance and retain historical integrity; and
16. 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
17. 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 1451 Masonic Avenue (aka The American Indian Historical Society / Chautauqua House), Assessor's Parcel Block No. 1270, 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

ARTICLE 10 LANDMARK DESIGNATION FACT SHEET

American Indian Historical Society/Chautauqua House

Period of Significance: 1967-1986

Significance Criteria: 1 (Events) & 2 (Persons)

Statement of Significance: As the historic location of the American Indian Historical Society (AIHS), 1451 Masonic Avenue is significant for its association with the 1960s Red Power movement, as well as the Costo family who played prominent roles in American Indian Civil Rights advocacy. AIHS was a San Francisco-based organization that focused on American Indian education, communication, and cultural development. The organization was founded in 1964 by Rupert Costo (Cahuilla), Jeannette Henry-Costo (Eastern Cherokee), and thirteen other California American Indians. The Costos were married for nearly forty years and worked together to bring attention to American Indian concerns, including writing and editing several scholarly works on Native American history and culture. Initially located at the Costos' private residence, they located a suitable home for the AIHS at the subject property in 1967, naming the headquarters Chautauqua House. Establishment of the Chautauqua House occurred amidst the backdrop of Red Power, a movement for Native civil rights and sovereignty in the 1960s-1970s, which mobilized actions to incite changes in Native American affairs. The movement led to the passing of a number of laws to protect/improve American Indian education, health care, cultural/religious practices and more. Specific ties to the Red Power movement included the Chautauqua House serving as a meeting place for an educational committee lead by Richard Oakes (Mohawk) who amongst other accomplishments, spearheaded the first Native American Studies Department at SF State University and was a leader of the longest documented American Indian Occupation on Alcatraz starting in November 1969. With hundreds of members, the AIHS challenged textbooks, testified in congress, coordinated community meetings, lobbied for protection of burial grounds, and more. Chautauqua House also included gallery space for American Indian artists (Museum of Indian Art) and exhibits and it was from here that the AIHS published *The Indian Historian*, a quarterly journal edited by American Indian scholars and historians. The AIHS formally ceased operations in 1986 with Rupert Costo's failing health.¹ However the events and advocacy are an important part of local American Indian history

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:

- Location of the house on the property with front and side setbacks
- Physical and visual connection between front facade and street
- Two-story height
- Hipped roof with overhang eaves, asphalt shingles, stucco chimney
- Asymmetrical facade
- Smooth stucco cladding
- Arched front and side entryways, with recessed front wood entry doors
- Two circular sunburst ornamentations at front entryway
- Double vertical window configuration with wood windows and grids
- Shallow second story front balcony with balustrade

Past Survey(s)/Historic Context Statement(s): San Francisco American Indian Historic Context Statement (pending)

Address: 1451 Masonic Avenue

Block/Lot(s): 1270/002

Parcel Area: 5,300 square feet

Zoning: RH-2

Year Built: 1900 (c.)

Architect: Unknown



¹ SF Heritage, *The Ashbury Heights Home of the American Indian Historical Society*, June 25, 2021. Case No. 2025-010434DES

THE ASHBURY HEIGHTS HOME OF THE AMERICAN INDIAN HISTORICAL SOCIETY

🕒 June 25, 2021

📍 Cultural Districts, Community by Kerri Young

*This is part of a series of posts in partnership with the **American Indian Cultural District** to promote and document American Indian cultural sites in San Francisco.*



Chautauqua House, once the formal headquarters of the AIHS at 1451 Masonic Avenue in the potential Ashbury Heights Historic District. It is one of the many cultural sites throughout the San Francisco Bay Area significant to 20th century urban American Indian heritage and activism.

In the 1960s and 1970s, American Indians entered spheres of activism throughout the San Francisco Bay Area, participating in Red Power and American Indian Movement activities across the San Francisco Bay

Area. As grassroots efforts for American Indian self-determination and civil rights grew, many non-Natives became receptive to the concerns and issues raised by American Indians, and some foundations and organizations provided grants to support local work. It was in this environment, and notably in urban cities like San Francisco that embraced and celebrated its growing diversity, that the **American Indian Historical Society (AIHS)** flourished.

The AIHS was founded in 1964 by Rupert Costo (Cahuilla), his wife Jeannette Henry-Costo (Eastern Cherokee), and thirteen other California Indians from different Tribes. Costo served as president of the organization until its dissolution in 1986. The San Francisco based group sought to improve education, communication, and cultural development among American Indians.

Costo's family was rooted in an intergenerational tradition of leadership and activism, and early in his life Costo was an active member of the California Indian Rights Association, and lobbied in Washington, DC, on behalf of many Tribes. After establishing himself as a civil engineer and Cahuilla spokesman, Costo focused his energies toward integrated education, while Jeannette Henry-Costo, formerly a reporter for the New York Times and Detroit Free Press, was a strong personality who served as AIHS's executive secretary and tirelessly worked as an editor for the society's publications. Married for nearly forty years, the Costos worked as partners in bringing attention to American Indian concerns. In addition to their dedication to AIHS, they wrote and edited several scholarly works on Native American history and culture. Together they worked to reach American Indians and non-Natives with an emphasis on education and equality, and continued rallying for greater

improvements even as victories in Indian country occurred over their lifetimes. Rupert passed away in 1989, and Jeannette in 2001.



The San Francisco Planning Commission granted 1451 Masonic for use as the AIHS in March of 1967.

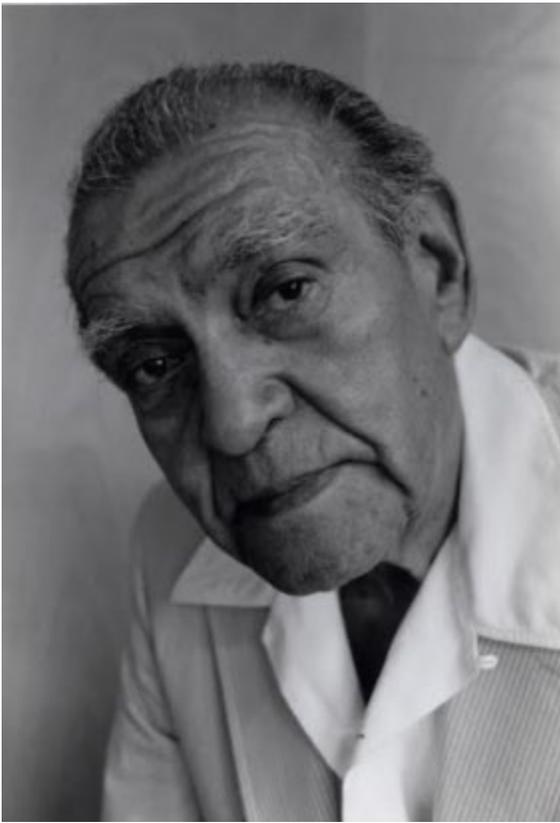
Located initially at the private home of the Costos, the organization sought a site for a national headquarters with space for meetings, a

library, and an art museum. Eventually, Henry-Costo along with original AIHS board member Bertha Stewart (Tolowa) found a suitable location in a two-story, nine room Period-Revival style house built in 1900 at 1451 Masonic Avenue, in what is today the potential Ashbury Heights Historic District. Located between the Panhandle and Buena Vista Park, the headquarters was less than half a mile south of the iconic Haight and Ashbury intersection, which at the time of AIHS's founding in 1964 was home to a burgeoning hippie subculture.

AIHS decided on "Chautauqua House" as the name for their newly established headquarters. Chautauqua, a Seneca word roughly meaning "to take fish from the waters," was an homage to the Chautauqua series where lecturers and artists traveled across the country in the late 19th and early 20th centuries. Additionally, AIHS selected the term to symbolize American Indian peoples embracing the diversity of American Indian history, cultures, and education.¹

Portrait of Rupert Costo. Joseph Senungetuk, Alaskan Native, recalled how Costo enjoyed tending his twenty-one rose bushes in the front courtyard of the Chautauqua House, and a good cup of freshly ground French roast coffee.² Photo courtesy of the University of California, Riverside.

AIHS was entirely volunteer-run. A few months after the Historical Society officially opened at 1451 Masonic, the *San Francisco Chronicle* reported that members of this activist organization numbered 822, both American Indian and non-Native, with associate membership from 42 universities and colleges throughout the country including Cornell and Harvard.³ Members challenged textbooks (which largely excluded and whitewashed the experience of American Indians), testified at congressional hearings, created an American Indian-controlled



publishing house, coordinated community meetings locally and even country-wide, and lobbied for protection of burial grounds.

“In the beginning, we thought we would be devoted to nice, quiet research,” Henry-Costo told the *San Francisco Chronicle* in September 1967. “But confronted with various issues, we’ve had to fight. We’ve become known as ‘activist’ historians, although we never intended it that way.”⁴

Indian Group Slates Series of Workshops

The American Indian Historical Society today unveiled a program of workshops for educators which will be held this fall in five areas of California. Dates and locations are:

The Hoopa Indian Reservation in Humboldt County, Sept. 10; Beaumont, Oct. 1; Fresno, Oct. 22; Berkeley, Nov. 5; and San Francisco, Nov. 19.

hibits will be shown in each event. Maps depicting tribal areas are now being prepared. ing the use of historical source materials, will also be available.

A committee of Indian scholars are among the workshop leaders. California Indians who are schoolteachers serving on the committee include: Martina

pur
is v
chil
The
bac

S
met
hav
in

goi
A
min
chil
mor
“

wh
said
wer
hav
in
T

An excerpt from article “Indian Group Slates Series of Workshops” in the Desert Sun, August 6, 1966 (a year prior to moving into Chautauqua House). AIHS’s program of workshops for educators took place in five areas of California and were the first of its type in the nation.

Led by Henry-Costo, the AIHS forwarded this activist mission by publishing *Wassaja* (pronounced Washssah-ha) starting in 1973, one of the first national American Indian newspapers with original content. “Wassaja is a signal for self-determination, a signal for the Indian to carry on his own fight for the right to decide his own life today, his own destiny tomorrow,” the Costos said in a lead editorial.⁵

Author Kent Blansett noted how 1451 Masonic was significant to the Red Power Movement of the 1960s, particularly to its educational agenda: “In May of 1969, [Richard] Oakes led a committee meeting to create a seminar with the title ‘The American Indian in an Era of Social Change.’ Members of the committee who gathered at the Chautauqua House on Masonic Avenue (home to the American Indian Historical Society) included educators, other community members, and students from campuses around the Bay Area.”⁶ Oakes was a prominent Red Power Movement figure, leading the 1969 Occupation of Alcatraz and the first Native American Studies Department at San Francisco State University, as well as influencing major positive changes in federal Indian policy and leading successful tribal land return efforts.

Inter-Tribal Cultural Center

By Thomas Albright

IN CONTRAST to the cigar-store variety along Haight street, a mere three blocks down hill, the Indians sitting in the parlor of a spacious Victorian home at 1451 Masonic avenue could have been bank-tellers, although one is a Cahuilla tribal chief, another his wife and the third, a full-blooded Navajo.

The three — Rupert and Jeannette Henry Costo and Leatrice Mikkelsen — form the nucleus of the San Francisco headquarters of a little-known national organization, the American Indian Historical Society. It co-exists peacefully enough with the surrounding hippies, but operates under a quite different philosophy, based on the co-existence of American Indian with national and international cultures. And Mrs. Costo, the organization's executive secretary, clearly indicated that she preferred talking about more serious matters, like the Society's recently-opened museum art gallery or the functions and goals of the group itself.

Founded as a non-profit organization in 1964 by Costo



FRANK DAY: PAINTING ILLUSTRATING A MAIDU LEGEND

A San Francisco Chronicle piece from September 1967 reviewed AIHS's inaugural exhibition of Native artist Frank Day, noting that his work was "rendered with a combination of 'naive' detail and sophisticated compositional devices," and "qualify him as one of the more engaging 'primitives' who have recently come to light."

The society also committed to American Indian art and artists by providing a physical gallery space and informative exhibitions of significant California Indian artists such as Frank Day. Said Leatrice Mikkelsen, director of AIHS's museum: "We hope to show the best of two cultures—Indian culture and what it has received from national and world culture." Added Henry-Costo, "The talent among American

Indians is enormous—they have an affinity with nature, imagination and desire to give of themselves. If we encourage them, i'm sure they will come out of the woods.”

Through its exhibitions and publications, the AIHS sought to inform and promote mutual understanding between American Indians and non-Natives. The AIHS' philosophy centered on the belief that American Indians could, through their own initiative and innovation, lead the fight in American Indian affairs. While AIHS did not initially see their work as “activist,” the continued cultural existence of an organization for American Indians in the twentieth century was in a way a political declaration, since former governmental policies sought to eliminate and destroy American Indian cultures.

By the early 1980s, many Society members had left the organization, some for personal reasons, while others joined different organizations and continued activist work in other areas. In addition, several of the core early members had passed away and foundation money, central to the regular functioning of the group, began to dry up with the changing tide of the national economy.

The Costos remained committed to their important work but began to slow down with the advancement of their ages. Regularly scheduled publications disappeared, and AIHS formally ceased operating in 1986 with the failing health of Rupert Costo. That year, AIHS sold Chautauqua House. The sale of the property allowed the Costos to endow an academic chair in American Indian Affairs at the University of California, Riverside (UCR), at the time only one of three in the nation.

In addition, they donated to UCR their library of 15,000 books, treaties, legal documents, prints, and paintings focused on American Indians.

In one of the final AIHS board meetings in April 1988, Costo said that “the aims of the Society had been met,” and “over the years the Indian tribes had taken up pursuit of similar goals.”

Moving forward, 1451 Masonic appears to qualify as a historic resource, perhaps a city landmark, for its affiliation with the American Indian Historical Society and the organization’s significant role in elevating American Indian voices in the latter half of the 20th century. While the AIHS does not formally exist today, local American Indian organizations like the [American Indian Cultural District](#), the [International Indian Treaty Council](#), and the [American Indian Cultural Center](#) are coming together at one centralized location to build an American Indian Cultural Hub at Fort Mason Center for Arts & Culture. Together they will create a historical archival system to document urban American Indian heritage in San Francisco. The American Indian Cultural District is also partnering with the [San Francisco Public Library](#) to document local history, archive information, and create an American Indian research database, in addition to creating a space in the library specifically for American Indian resources.

Sources:

1. Rose Delia Soza War Soldier, ““to take positive and effective action”:
Rupert Costo and the California based American Indian Historical Society,” (Arizona State University, 2003), 107.

2. Joseph Senungetuk, “Change is in the Words,” Anchorage Daily News, November 12, 1989, E3
 3. “Inter-Tribal Cultural Center,” The San Francisco Chronicle, September 10, 1967, 41
 4. *ibid*
 5. “A National Newspaper for Indians,” *Desert Sun*, (May 7, 1973): C3
 6. Kent Blansett, *Journey to Freedom: Richard Oakes, Alcatraz, and the Red Power Movement*, (Yale University Press, 2018), 106
-

Tags

HAIGHT-ASHBURY

AMERICAN INDIAN CULTURAL DISTRICT

AMERICAN INDIAN

ASHBURY HEIGHTS

Related posts



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1451 Masonic Avenue		1270002
Case No.		Permit No.
2025-010434PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Historic Landmark Designation (DES)</p>		

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"/>	<p>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:</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"/>	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 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>	