File No. 240353 **Committee Item No.** 3
Board Item No. 13

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation **Date:** May 20, 2024
Board of Supervisors Meeting: **Date:** June 11, 2024

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Prepared by: John Carroll **Date:** May 16, 2024
Prepared by: John Carroll **Date:** May 31, 2024
Prepared by: **Date:**

[Planning Code - Landmark Designation - The Gregangelo Museum]

Ordinance amending the Planning Code to designate The Gregangelo Museum, located at 225 San Leandro Way, Assessor's Parcel Block No. 3253, Lot No. 015, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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

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

Section 1. CEQA and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 *et seq*.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 231091 and is incorporated herein by reference. The Board of Supervisors affirms this determination.

(b) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed landmark designation of The Gregangelo Museum, located at 225 San Leandro Way, Assessor's Parcel Block No. 3253, Lot No. 015, will serve the public necessity,

convenience, and welfare for the reasons set forth in Historic Preservation Commission Resolution No. 1390, recommending approval of the proposed designation, which is incorporated herein by reference.

(c) On March 20, 2024, the Historic Preservation Commission, in Resolution No. 1390, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and with the eight priority policies of Planning Code, Section 101.1. The Board adopts these findings as its own.

Section 2. General Findings.

(a) On December 4, 2023, the Board of Supervisors adopted Resolution No. 583-23, initiating landmark designation of The Gregangelo Museum as a San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. On December 15, 2023, the Mayor returned the approved resolution. Said resolution is on file with the Clerk of the Board of Supervisors in Board File No. 231091.

(b) Pursuant to Charter Section 4.135, the Historic Preservation Commission has authority "to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors."

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

(d) The Historic Preservation Commission, at its regular meeting of March 20, 2024, reviewed Planning Department staff's analysis of the architectural and historical significance

of The Gregangelo Museum set forth in the Landmark Designation Fact Sheet, dated March 13, 2024.

(e) On March 20, 2024, after holding a public hearing on the proposed designation, and having considered the specialized analyses prepared by Planning Department staff, and the Landmark Designation Fact Sheet, the Historic Preservation Commission recommended designation of The Gregangelo Museum as a landmark under Article 10 of the Planning Code by Resolution No. 583-23. Said resolution is on file with the Clerk of the Board in Board File No. 231091.

(f) The Board of Supervisors hereby finds that The Gregangelo Museum has a special character and special historical, architectural, and aesthetic interest and value, and that its designation as a Landmark will further the purposes of and conform to the standards set forth in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference the findings of the Landmark Designation Fact Sheet.

(g) The Board of Supervisors hereby finds that the interior of the ground floor of the property located at 225 San Leandro Way, The Gregangelo Museum, has historically been accessible to members of the public. This access includes the following:

(1) Since 1989, 225 San Leandro Way has been an artist collective with the property as a canvas for collaborative and immersive art installations by artists from around the globe;

(2) The Gregangelo Museum provides small group, curator-led tours and hosts events, including fundraisers, team building workshops, and weekly lunch gatherings, that are open to the public.

Section 3. Designation.

Pursuant to Section 1004.3 of the Planning Code, The Gregangelo Museum, located

at 225 San Leandro Way, Assessor's Parcel Block No. 3253, Lot No. 015, is hereby designated as a San Francisco Landmark under Article 10 of the Planning Code. Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

Section 4. Required Data.

(a) The description, location, and boundary of the Landmark site consists of the City parcel located at 225 San Leandro Way, Assessor's Parcel Block No. 3253, Lot No. 015, in San Francisco's West of Twin Peaks Neighborhood.

(b) The characteristics of the Landmark that justify its designation are described and shown in the Landmark Designation Fact Sheet and other supporting materials contained in Planning Department Record Docket No. 2023-011738DES. In brief, The Gregangelo Museum is eligible for local designation because it is associated with events that have made a significant contribution to the broad patterns of San Francisco history (National Register of Historic Places Criterion A) and as a property that possesses high artistic value (Criterion C). Specifically, The Gregangelo Museum, the home and studio of Gregangelo Herrera, an acclaimed queer artist of half Lebanese and Mexican descent, and an artist collective welcoming creators from around the globe, is a cultural hub and an evolving San Francisco-inspired art piece evocative of San Francisco's 1960s, 1970s, and 1980s LGBTQ+ and Counterculture communities. The Gregangelo Museum is an immersive visual, performance, and circus arts environment located in a restored Mediterranean Revival style house that has been transformed through art installations into a living masterpiece, intertwining art, history, and hope, contributing to the unique arts and culture of San Francisco.

(c) The particular features that shall be preserved, or where the City determines it is necessary due to deterioration of the feature, repaired or replaced in-kind, are those shown in photographs and described in the Landmark Designation Fact Sheet, which can be found in

Planning Department Record Docket No. 2023-011738DES, and which are incorporated in this designation by reference as though fully set forth. Specifically, the following features are character-defining and shall be preserved, repaired in-kind, or replaced in-kind:

(1) The character-defining exterior features of The Gregangelo Museum (225 San Leandro Way), including:

(A) Single-story height and rectangular massing;

(B) Stucco cladding;

(C) Hipped roof;

(D) Porch with arched openings, curved projecting balustrades, and mosaics made from colored glass and ceramics on the porch stairs, floors, walls, and columns;

(E) Angled bay window at front façade and side (north) elevation;

(F) Stucco-clad chimney that projects from side (north) elevation;

(G) Paved pathway and stair leading from sidewalk to porch; and

(H) Art installations, including weathervanes or similar sculptures, affixed to the roof and rooflines, and sculptures within the landscaped front and side yards.

(2) The character-defining interior features of the building are those associated with the immersive arts installations of The Gregangelo Museum that have historically been accessible to the public, and depicted in the photos and described in the Landmark Designation Fact Sheet dated March 13, 2024. Specifically, those physical and spatial features of the ground floor layout of 225 San Leandro Way and the elements associated with the structural support and construction of The Gregangelo Museum's immersive art installations, which include: floor and wall surfaces, doors, doorways, casings, moldings, wainscot, fireplace surround, and ceilings covered with additive, decorative art installations that create The Gregangelo Museum's thematic immersive environments, which consists of intermingled collection of collage, mosaics, tapestries or fabric wall hangings and/or ceiling

coverings, dioramas, sculpture, still-life installations, decorative painted ceilings, floors, walls, audio/visual installations, framed artwork, objects, painted portraits, and ephemera. Under Planning Code Section 1004(c)(2), proposed changes to these significant interior architectural features, for which a City permit is required, shall be subject to review under Article 10 of the Planning Code. Changes to the property's art installations that do not involve alteration, demolition, or removal of these significant architectural features shall not be subject to review under Article 10.

Section 5. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

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

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FILE NO. 240353

LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - The Gregangelo Museum]

Ordinance amending the Planning Code to designate The Gregangelo Museum, located at 225 San Leandro Way, Assessor's Parcel Block No. 3253, Lot No. 015, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Unless prohibited by state law, once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission. (Planning Code § 1006; Charter of the City and County of San Francisco, § 4.135.) Thus, landmark designation generally affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 300 individual landmarks in the City under Article 10, in addition to structures and districts in the downtown area that are protected under Article 11. (See App. A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: The Gregangelo Museum, located at 225 San Leandro Way. The ordinance finds that The Gregangelo Museum is eligible for designation as a City landmark under National Register of Historic Places Criteria A and C, because it is associated with events that have made a significant contribution to the broad patterns of San Francisco history and possesses high artistic value. Specifically, designation of The Gregangelo Museum is proper because it is the home and studio of Gregangelo Herrera, an acclaimed queer artist of half Lebanese and Mexican descent, and, as an artist collective welcoming creators from around the globe, is a cultural hub and an evolving San Francisco-inspired art piece evocative of San Francisco's 1960s, 1970s, and 1980s LGBTQ+ and Counterculture communities. The Gregangelo Museum is an immersive visual, performance, and circus arts environment located in a restored Mediterranean Revival style house that has been transformed through art installations into a living masterpiece, intertwining art, history, and hope, and contributing to the unique arts and culture of San Francisco.

As required by Section 1004, the ordinance lists the particular features that shall be preserved, or repaired or replaced in-kind, as determined necessary.

Background Information

On March 20, 2024, after holding a public hearing on the proposed landmark designation and having considered the Landmark Designation Case Report prepared by Planning Department staff, the Historic Preservation Commission voted to recommend landmark designation of the Gregangelo Museum to the Board of Supervisors.

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The Gregangelo Museum, 225 San Leandro Way, 2024
Source: Planning Staff, Site Visit

THE GREGANGELO MUSEUM
LANDMARK DESIGNATION

MAY 20, 2024
BOS – LAND USE & TRANSPORTATION COMMITTEE

Heather Samuels
Assistant Planner
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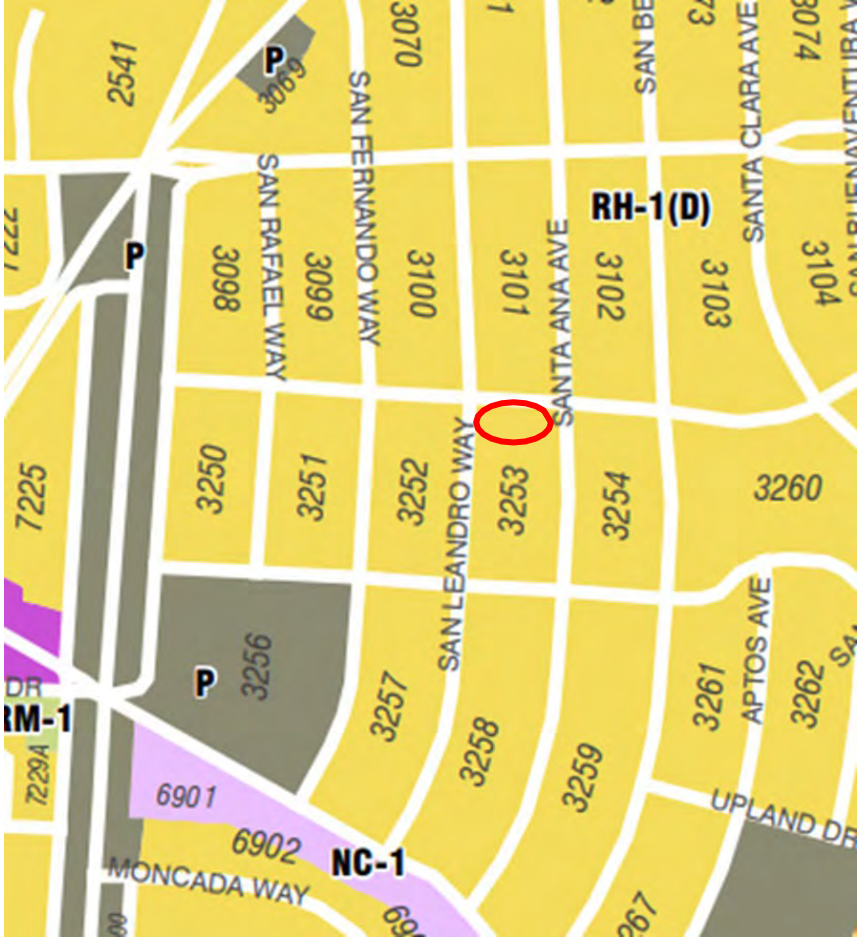
San Francisco Planning



The Gregangelo Museum, 225 San Leandro Way, 2024
Source: Planning Staff, Site Visit

San Francisco Planning

The Gregangelo Museum, 225 San Leandro Way, 2024
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THANK YOU

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Senior Preservation Planner
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April 4, 2024

Ms. Angela Calvillo, Clerk of the Board of Supervisors
Honorable Supervisor Melgar
Board of Supervisors
City and County of San Francisco
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Via email only

Re: **Transmittal of Planning Department Case Number 2023-011738DES**
The Gregangelo Museum (225 San Leandro Way) Landmark Designation
BOS File Nos. 231091 and 240177

Dear Ms. Calvillo and Supervisor Melgar,

On December 5, 2023, the Board of Supervisors adopted Resolution No. 583-23 initiating landmark designation of The Gregangelo Museum (225 San Leandro Way). On March 4, 2024, the Board of Supervisors adopted Resolution No. 109-24 extending by 30 days the prescribed time within which the Historic Preservation Commission may respond to this landmark designation initiation.

On March 20, 2024, the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider a draft ordinance to landmark The Gregangelo Museum (225 San Leandro Way), Assessor's Parcel Block No. 3253, Lot No. 015. At the hearing, the HPC voted to approve a resolution to recommend landmark designation pursuant to Article 10 of the Planning Code.

The proposed landmark designation is exempt from the California Environmental Quality Act ("CEQA") as a Class 8 Categorical Exemption.

Please find attached documents related to the HPC's action. Also attached is an electronic copy of the proposed ordinance and Legislative Digest, drafted by Deputy City Attorney Peter Miljanich. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

Cc: Peter Miljanich, City Attorney's Office
Emma Heiken, Legislative Aide
John Carroll, Office of the Clerk of the Board
Rich Sucre, Planning Department, Deputy Director of Current Planning
Pilar LaValley, Planning Department
Heather Samuels, Planning Department
board.of.supervisors@sfgov.org
bos.legislation@sfgov.org.

Attachments:
Draft Article 10 Landmark Designation Ordinance – The Gregangelo Museum (PDF)
Planning Department Recommendation Executive Summary, dated March 13, 2024
Article 10 Landmark Designation Fact Sheet – The Gregangelo Museum
CEQA Determination

Included with this electronic transmittal:
Historic Preservation Commission Resolution No. 1390 (PDF)
Draft Article 10 Landmark Designation Ordinance – The Gregangelo Museum (Word)
Legislative Digest for The Gregangelo Museum (Word)

[Planning Code - Landmark Designation - The Gregangelo Museum]

Ordinance amending the Planning Code to designate The Gregangelo Museum, located at 225 San Leandro Way, Assessor's Parcel Block No. 3253, Lot No. 015, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

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Section 1. CEQA and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 *et seq*.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 231091 and is incorporated herein by reference. The Board of Supervisors affirms this determination.

(b) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed landmark designation of The Gregangelo Museum, located at 225 San Leandro Way, Assessor's Parcel Block No. 3253, Lot No. 015, will serve the public necessity,

convenience, and welfare for the reasons set forth in Historic Preservation Commission Resolution No. _____, recommending approval of the proposed designation, which is incorporated herein by reference.

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Section 2. General Findings.

(a) On December 4, 2023, the Board of Supervisors adopted Resolution No. 583-23, initiating landmark designation of The Gregangelo Museum as a San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. On December 15, 2023, the Mayor returned the approved resolution. Said resolution is on file with the Clerk of the Board of Supervisors in Board File No. 231091.

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of The Gregangelo Museum set forth in the Landmark Designation Fact Sheet, dated March 13, 2024.

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(f) The Board of Supervisors hereby finds that The Gregangelo Museum has a special character and special historical, architectural, and aesthetic interest and value, and that its designation as a Landmark will further the purposes of and conform to the standards set forth in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference the findings of the Landmark Designation Fact Sheet.

(g) The Board of Supervisors hereby finds that the interior of the ground floor of the property located at 225 San Leandro Way, The Gregangelo Museum, has historically been accessible to members of the public. This access includes the following:

(1) Since 1989, 225 San Leandro Way has been an artist collective with the property as a canvas for collaborative and immersive art installations by artists from around the globe;

(2) The Gregangelo Museum provides small group, curator-led tours and hosts events, including fundraisers, team building workshops, and weekly lunch gatherings, that are open to the public.

Section 3. Designation.

Pursuant to Section 1004.3 of the Planning Code, The Gregangelo Museum, located at

225 San Leandro Way, Assessor's Parcel Block No. 3253, Lot No. 015, is hereby designated as a San Francisco Landmark under Article 10 of the Planning Code. Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

Section 4. Required Data.

(a) The description, location, and boundary of the Landmark site consists of the City parcel located at 225 San Leandro Way, Assessor's Parcel Block No. 3253, Lot No. 015, in San Francisco's West of Twin Peaks Neighborhood.

(b) The characteristics of the Landmark that justify its designation are described and shown in the Landmark Designation Fact Sheet and other supporting materials contained in Planning Department Record Docket No. 2023-011738DES. In brief, The Gregangelo Museum is eligible for local designation because it is associated with events that have made a significant contribution to the broad patterns of San Francisco history (National Register of Historic Places Criterion A) and as a property that possesses high artistic value (Criterion C). Specifically, The Gregangelo Museum, the home and studio of Gregangelo Herrera, an acclaimed queer artist of half Lebanese and Mexican descent, and an artist collective welcoming creators from around the globe, is a cultural hub and an evolving San Francisco-inspired art piece evocative of San Francisco's 1960s, 1970s, and 1980s LGBTQ+ and Counterculture communities. The Gregangelo Museum is an immersive visual, performance, and circus arts environment located in a restored Mediterranean Revival style house that has been transformed through art installations into a living masterpiece, intertwining art, history, and hope, contributing to the unique arts and culture of San Francisco.

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(A) Single-story height and rectangular massing;

(B) Stucco cladding;

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(D) Porch with arched openings, curved projecting balustrades, and mosaics made from colored glass and ceramics on the porch stairs, floors, walls, and columns;

(E) Angled bay window at front façade and side (north) elevation;

(F) Stucco-clad chimney that projects from side (north) elevation;

(G) Paved pathway and stair leading from sidewalk to porch; and

(H) Art installations, including weathervanes or similar sculptures, affixed to the roof and rooflines, and sculptures within the landscaped front and side yards.

(2) The character-defining interior features of the building are those associated with the immersive arts installations of The Gregangelo Museum that have historically been accessible to the public, and depicted in the photos and described in the Landmark Designation Fact Sheet dated March 13, 2024. Specifically, those physical and spatial features of the ground floor layout of 225 San Leandro Way and the elements associated with the structural support and construction of The Gregangelo Museum's immersive art installations, which include: floor and wall surfaces, doors, doorways, casings, moldings, wainscot, fireplace surround, and ceilings covered with additive, decorative art installations that create The Gregangelo Museum's thematic immersive environments, which consists of intermingled collection of collage, mosaics, tapestries or fabric wall hangings and/or ceiling

coverings, dioramas, sculpture, still-life installations, decorative painted ceilings, floors, walls, audio/visual installations, framed artwork, objects, painted portraits, and ephemera. Under Planning Code Section 1004(c)(2), proposed changes to these significant interior architectural features, for which a City permit is required, shall be subject to review under Article 10 of the Planning Code. Changes to the property's art installations that do not involve alteration, demolition, or removal of these significant architectural features shall not be subject to review under Article 10.

Section 5. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

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

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San Francisco Planning

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628.652.7600
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LANDMARK DESIGNATION RECOMMENDATION EXECUTIVE SUMMARY

HEARING DATE: MARCH 20, 2024

Record No.:	2023-011738DES
Project Address:	225 San Leandro Way - Gregangelo Museum
Zoning:	RH-1(D) Districts: One-Family (Detached Dwellings) 40-X Height and Bulk District
Cultural District:	N/A
Block/Lot:	3253/015
Project Sponsor:	SF Planning Department 49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103
Property Owner:	Gregangelo J Herrera Revoc Trust 225 San Leandro Way San Francisco, CA 94127
Staff Contact:	Heather Samuels (628-652-7545) Heather.Samuels@sfgov.org
Environmental Review:	Categorical Exemption

Recommendation: Recommend Landmark Designation to Board of Supervisors

Property Description

225 San Leandro Way, where the Gregangelo Museum is located, was built in 1920 on the eastern side of San Leandro Way, with the closest cross street of Monterey Boulevard, in the West of Twin Peaks neighborhood within the California Register-eligible Balboa Terrace Historic District. The surrounding properties are residential in character, consisting of one-story and two-story single-family detached homes.

The Gregangelo Museum is a one-story-over-basement, Mediterranean Revival style home in its original footprint with artistic installations made by the property owner adorning the covered front entry porch with tiles, metal details off the eaves, and a red, black, and tan patterned asphalt shingled roof. The building is an old-growth redwood structure clad with stucco. The rectangular plan building has a hipped roof and a covered porch with arched openings. The primary façade faces west and has asymmetrical fenestration featuring a bay window with a centered picture window with a 6 light transom and side casement windows with an 8 panel grid of divided lights.

The rear (east) façade faces an easement for the residential block to allow for private parking garage access off Monterey Boulevard. The rear façade features a two-story garage and rear gate entrance to the property. The rear of the building has been altered to add a rear patio door for egress but is wood with a nine-light offset window. The east façade also incorporates artistic installations and alterations installed by the property owner.

The north elevation features a bay window with a centered 12 light grid picture window and two 8 light grid picture windows on either side. The north side of the property is heavily landscaped.

The south elevation features a small bay window projecting out from the kitchen as well as a raised-wood platform deck.

The interior retains much of the original floor plan and many of the historic finishes have been restored, including wood floors, wood wainscot, wood framed openings, crown moldings, plaster ceilings and walls, and wood panel doors. The additive, decorative, and art installations that create The Gregangelo Museum's thematic immersive environments, consist of intermingled collection of collage, mosaics, tapestries or fabric wall hangings and/or ceiling coverings, dioramas, sculpture, still-life installations, decorative painted ceilings, floors, and walls, audio/visual installations, and framed artwork, objects, painted portraits, and ephemera, placed within and upon the features and finishes of the 1920 Mediterranean Revival house.

Project Description

The item before the Historic Preservation Commission is consideration of a Resolution to Recommend Article 10 landmark designation of The Gregangelo Museum to the Board of Supervisors under Article 10 of the Planning Code, Section 1004.2. The pending Landmark designation was initiated by the Board of Supervisors.

On October 17, 2023, Supervisor Melgar introduced a proposed Resolution under Board of Supervisors (hereinafter "Board") File No. 231091 to initiate the Landmark designation of The Gregangelo Museum. On December 5, 2023, the Board voted unanimously to approve the Resolution, and on December 15, 2023, with the Mayor's signature, Resolution No. 583-23 initiating landmark designation of The Gregangelo Museum became effective. On March 5, 2024, the Board approved a Resolution (BOS File No. 240177) extending by 30 days the prescribed time within which the Historic Preservation Commission may respond to this landmark designation.

Compliance With Planning Code

The property owner is seeking to gain compliance of its Use through obtaining a Conditional Use Authorization to authorize a General Entertainment Use pending the completion of this Landmark Designation, pursuant to Planning Code Section 186.3.

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 property meets the requirements for eligibility as an individual landmark pursuant to Article 10 of the Planning Code. The justification for its inclusion is explained in detail in the attached Landmark Designation Fact Sheet, and briefly in this Executive Summary.

Significance: The Gregangelo Museum, operated since 1989 by owner and artist Gregangelo Herrerra within a residential home, constructed in 1920, in the Balboa Terrace neighborhood, is a living folk-art environment, intertwining art, history, and hope, contributing to the unique arts and culture of San Francisco. The Gregangelo Museum, the home and studio of Gregangelo Herrera, an acclaimed queer artist of half Lebanese and Mexican descent, and an artist collective welcoming creators from around the globe, is eligible for local designation as a cultural hub and an evolving San Francisco-inspired folk-art environment evocative of San Francisco's 1960s, 1970s, and 1980s LGBTQ+ and counterculture communities. The Gregangelo Museum also possesses high artistic value as an immersive visual, performance, and circus arts environment in a restored Mediterranean Revival style house.

Underrepresented Landmark Types: The proposed landmark designation of The Gregangelo Museum, at 225 San Leandro Way, meets two of the Historic Preservation Commission's four priority areas for designation: property types associated with under-represented social and/or cultural groups (Latinx and LGBTQ) - properties associated with Latinx and LGBTQ history and culture are among the City's landmarks but remain underrepresented among designated buildings and sites – and properties associated with underrepresented geographies in the city. Within the southwest portion of the City, including Sunset, Outer Sunset, and Parkside neighborhoods, generally, west of 19th Avenue, south of Lincoln Way, and north of the city line, there are six individual landmarks: Earthquake Refugee Shack (1227 24th Avenue, Landmark No. 171); Shriner's Hospital (1601 19th Avenue, Landmark No. 221); Infant Shelter (1201 Ortega Street, Landmark No. 242); Trocadero Clubhouse (within Stern Grove, Landmark No. 301); Mother's Building (within SF Zoo, Landmark No. 304); Parkside Branch Library (1200 Taraval Street, Landmark No. 310); and Westwood Park Entrance Gateway and Pillars (Landmark No. TBD).

Integrity: The Gregangelo Museum has been altered but maintains integrity to convey its artistic and cultural significance.

Draft Character-Defining Features: Proposed character-defining features are:

(1) The character-defining exterior features of The Gregangelo Museum (225 San Leandro Way), including:
  (A) Single-story height and rectangular massing;
  (B) Stucco cladding;
  (C) Hipped roof;

(D) Porch with arched openings, curved projecting balustrades, and mosaics made from colored glass and ceramics on the porch stairs, floors, walls, and columns;
(E) Angled bay window at front façade and side (north) elevation;
(F) Stucco-clad chimney that projects from side (north) elevation;
(G) Paved pathway and stair leading from sidewalk to porch; and
(H) Art installations, including weathervanes or similar sculptures, affixed to the roof and rooflines, and sculptures within the landscaped front and side yards.

(2) The character-defining interior features of the building are those associated with the immersive arts installations of The Gregangelo Museum that have historically been accessible to the public and depicted in the photos and described in the Landmark Designation Fact Sheet dated March 13, 2024. Specifically, those physical and spatial features of the ground floor layout of 225 San Leandro Way and the elements associated with the structural support and construction of The Gregangelo Museum's immersive art installations, which include: floor and wall surfaces, doors, doorways, casings, moldings, wainscot, fireplace surround, and ceilings covered with additive, decorative art installations that create The Gregangelo Museum's thematic immersive environments, which consists of intermingled collection of collage, mosaics, tapestries or fabric wall hangings and/or ceiling coverings, dioramas, sculpture, still-life installations, decorative painted ceilings, floors, walls, audio/visual installations, framed artwork, objects, painted portraits, and ephemera. Under Planning Code Section 1004(c)(2), proposed changes to these significant interior architectural features, for which a City permit is required, shall be subject to review under Article 10 of the Planning Code.

Boundaries of the Landmark: The proposed Landmark encompasses The Gregangelo Museum at 225 San Leandro Way, Assessor's Parcel Block No. 3253, Lot No. 015.

Racial and Social Equity Analysis

On July 15, 2020, the San Francisco Historic Preservation Commission adopted Resolution No. 1127 centering Preservation Planning on racial and social equity. Understanding the benefits, burdens, and opportunities to advance racial and social equity that proposed Preservation Planning documents provide is part of the Department's Racial and Social Equity Initiative. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability and with the Office of Racial Equity, which required all Departments to conduct this analysis.

The proposed landmark designation of The Gregangelo Museum makes no substantive policy changes to the Planning Code or the Planning Department's procedures. The proposed landmark designation produces some opportunities to advance racial and social equity.

Staff does not foresee any direct or unintended negative consequences to racial or social equity from the proposed landmark designation.

Public / Neighborhood Input

To date, staff have received 155 public comments in support of the landmark designation and 2 public comments in opposition, one of which is from the representation of the Balboa Terraces Homeowners Association Board.

Issues & Other Considerations

- **Property owner input:** On November 30, 2023, the Department sent mailed notice to the property owner regarding the landmark designation recommendation hearing scheduled for March 20, 2024. Planning staff conducted a site visit along with the Property Owner on January 25, 2023. The property owner supports landmark designation.

- **Interior Character-Defining Features:** Inclusion of interior spaces and features as character-defining is warranted as they are publicly accessible via small group, curator-led tours as well as during events that are open to the public.

Environmental Review Status

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight-Categorical).

Basis for Recommendation

The Department **recommends** that the Historic Preservation Commission recommend to the Board of Supervisors landmark designation of The Gregangelo Museum as it meets the provisions of Article 10 of the Planning Code regarding Landmark Designation. The Gregangelo Museum, the home and studio of Gregangelo Herrera, an acclaimed queer artist of half Lebanese and Mexican descent, and an artist collective welcoming creators from around the globe, is eligible for local designation as a cultural hub and an evolving San Francisco-inspired art piece evocative of San Francisco's 1960s, 1970s, and 1980s LGBTQ+ and counterculture communities. The Gregangelo Museum, operated since 1989 in a restored Mediterranean Revival style house, possesses high artistic value as an immersive visual, performance, and circus arts environment contributing to the unique arts and culture of San Francisco.

Attachments

Draft Resolution – Recommending Landmark Designation – The Gregangelo Museum
Exhibit A – Draft Landmark Designation Ordinance – The Gregangelo Museum
Exhibit B – Landmark Designation Fact Sheet for The Gregangelo Museum
Exhibit C – Maps and Context Images
Exhibit D – Board of Supervisors Resolution No. 583-23

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ARTICLE 10 LANDMARK DESIGNATION
FACT SHEET

Historic Name:	The Gregangelo Museum (aka Velocity Circus / Velocity Arts & Entertainment)
Address:	225 San Leandro Way
Block/ Lot(s):	3253/015
Parcel Area:	4,377 sq ft
Zoning:	RH-1(D) (One-Family (Detached Dwellings) 40-X
Year Built:	1920
Architect:	Walter C. Falch
Prior Historic Studies/Other Designations:	*Gardens in the City: San Francisco Residence Parks, 1906-1940*, prepared by Richard Brandi and Denise Bradley on behalf of Western Neighborhoods Project (October 2016). Historic Context Statement includes Balboa Terrace as case study of Residence Park development. Balboa Terrace was identified as a California Register-eligible historic district in a Historic Resource Evaluation Response for 225 San Benito Way, issued by the SF Planning Department (August 30, 2011)for Case No. 2011.0197E.
Prior HPC Actions:	N/A

Significance Criteria:	*Events:* Associated with events that have made a significant contribution to the broad patterns of our history. (National Register Criterion A) *Architecture/Design:* Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values. (National Register Criterion C)
Period of Significance:	The Period of Significance is 1980s to present reflecting the creation of the Gregangelo Museum being formed by the evolving curation of the residential home to be an folk-art environment and safe haven for local artists.

Statement of Significance:	The Gregangelo Museum, operated since 1989 by owner and artist Gregangelo Herrerra within a residential home, constructed in 1920, in the Balboa Terrace neighborhood, is a living folk-art installation, intertwining art, history, and hope, contributing to the unique arts and culture of San Francisco. The Gregangelo Museum, the home and studio of Gregangelo Herrera, an acclaimed queer artist of half Lebanese and Mexican descent, and an artist collective welcoming creators from around the globe, is eligible for local designation as a cultural hub and an evolving San Francisco-inspired folk-art environment evocative of San Francisco's 1960s, 1970s, and 1980s LGBTQ+ and counterculture communities. The Gregangelo Museum also possesses high artistic value as an immersive visual, performance, and circus arts environment in a restored Mediterranean Revival style house.
Assessment of Integrity:	The Gregangelo Museum has been altered but maintains integrity to convey its artistic and cultural significance. As it is an active art installation and work-in-progress, it will continue to change and evolve without effecting overall integrity.
Character-Defining Features:	(1) The character-defining exterior features of The Gregangelo Museum (225 San Leandro Way), including: (A) Single-story height and rectangular massing; (B) Stucco cladding; (C) Hipped roof; (D) Porch with arched openings, curved projecting balustrades, and mosaics made from colored glass and ceramics on the porch stairs, floors, walls, and columns; (E) Angled bay window at front façade and side (north) elevation; (F) Stucco-clad chimney that projects from side (north) elevation; (G) Paved pathway and stair leading from sidewalk to porch; and (H) Art installations, including weathervanes or similar sculptures, affixed to the roof and rooflines, and sculptures within the landscaped front and side yards. (2) The character-defining interior features of the building are those associated with the immersive arts installations of The Gregangelo Museum that have historically been accessible to the public and depicted in the photos and described in the Landmark Designation Fact Sheet dated March 13, 2024. Specifically, those physical and spatial features of the ground floor layout of 225 San Leandro Way and the elements associated with the structural support and construction of The Gregangelo Museum's immersive art installations, which include: floor and wall surfaces, doors, doorways, casings, moldings, wainscot, fireplace surround, and ceilings covered with additive, decorative art installations that create The Gregangelo Museum's thematic immersive environments, which consists of intermingled collection of collage, mosaics, tapestries or fabric wall hangings and/or ceiling coverings, dioramas, sculpture, still-life installations, decorative painted ceilings, floors, walls, audio/visual installations, framed artwork, objects, painted portraits, and ephemera. Under Planning Code Section 1004(c)(2), proposed changes to these significant interior architectural features, for which a City permit is required, shall be subject to review under Article 10 of the Planning Code.

Property Description

The Gregangelo Museum, at 225 San Leandro Way, is located on the east side of street between Monterey Boulevard and Darien Way, in the Balboa Terrace neighborhood of southeast San Francisco. The subject building is located on a 4,377-square-foot, mostly rectangular lot that is 45 feet wide by 98 feet deep. Like the adjacent properties on the east side of San Leandro Way, the subject property is raised above the street with a graded, landscaped setback. An easement along the rear lot line of all the parcels on the block contains a paved alley accessing garage openings at the rear of many of the homes.

225 San Leandro Way is a detached single-family dwelling that was constructed in 1920. The subject building was designed in the Mediterranean Revival style by architect Walter Falch. The subject building is a one-story-over-basement, wood-frame structure with a concrete foundation, hipped roof, and rectangular plan. The roof is covered with asphalt shingles installed in polychromatic stripes. Overhanging boxed eaves are highlighted with leaf- or spade-shaped metal tabs affixed to fascia board. Several sculptural elements, reminiscent of rainspouts, with forms that echo stone heads of Quetzalcóatl along the sides of the Temple of Quetzalcóatl at the Mayan ruin of Teotihuacan, Mexico, extend from the eave line along the front façade. Metal sculptures, several that are similar to weathervanes, are affixed to the roof.

A pebbled walkway and stairs lead from the sidewalk to an open porch that projects from façade. A low, undulating wall borders a small lawn and gathering space at the north end of the front yard. Pillars at each corner of the porch frame flat-arched openings with projecting curved balustrades. The porch ceiling, floor, stairs, and inside faces of the pillars are decorated with mosaics in swirling organic patterns made with colored glass, tile, ceramic, and stones. Projecting, balloon-frame canvas awnings with curtains extend from the porch and cover the openings. The primary entrance is recessed and features a decorative panel wood door. Opposite the porch and entrance at the façade is an angled bay window. The bay window has multi-light casement sash flanking a fixed window with a top band of six-lights.

The north (side) elevation is largely obscured with landscape plantings and art installations, but a stucco chimney and angled bay window project from the wall. At the rear of north (side) elevation, projecting from the building, is a single-story-over-garage with flat roof below a sculptural cupola. The partially recessed garage is accessed from the rear of this building extension while the upper portion is occupied by a “sunroom" with large multi-light wood French Doors that open onto a rooftop deck facing west. Fenestration along the side and rear elevations include several doors as well as windows of various sizes with mixture of sash materials and operations.

A narrow wood porch extends along much of the south (side) elevation. At the west end of this porch, wood stairs lead down into a temporary enclosure, located adjacent to the front porch, housing ‘Day of the Dead’ alter and installation. The east end of the porch leads to a pathway that extends along the side elevation to the rear yard. The rear yard consists of a narrow space with pebbled paving that is enclosed by wood fence and landscape wall of bamboo. Several small sheds or enclosures are located in the rear yard.

The interior retains much of the original floor plan and many of the historic finishes have been restored, including wood floors, wood wainscot, wood framed openings, crown moldings, plaster ceilings and walls, and wood panel doors. Within what would have been the living room there is a fireplace with brick and tile surround and curved projecting wood mantle.

The property owner, along with contributions from an evolving artist collective of hundreds of artists from around the globe, created installations, adornments, and art within and upon the 1920 Mediterranean Revival house. The additive, decorative and art installations that create The Gregangelo Museum's thematic immersive environments, consist of intermingled collection of collage, mosaics, tapestries or fabric wall hangings and/or ceiling coverings, dioramas, sculpture, still-life installations, decorative painted ceilings, floors, and walls, audio/visual installations, and framed artwork, objects, painted portraits, and ephemera.

Balboa Terrace

The immediate area surrounding the subject property at 225 San Leandro Way, known as the Balboa Terrace neighborhood, bounded by Junipero Serra Boulevard, Monterey Boulevard, Darien Way, San Aleso Avenue, Aptos Avenue, and Ocean Avenue, consists of detached single-family homes on landscaped properties that were constructed primarily during the 1920s. Architectural influences that are apparent in the area include Mediterranean Revival, Spanish Colonial Revival, Classical Revival/Neoclassical, Colonial Revival, and Tudor Revival. Most building exteriors are clad in stucco. The streets in the area are gently curvilinear. The area exhibits a cohesive suburban residential architectural character from the period of the early 20th century.

The following descriptive and contextual information about Balboa Terrace is excerpted from *Gardens in the City: San Francisco Residence Parks, 1906-1940*, prepared by Richard Brandi and Denise Bradley (October 2016):

> The topography in this part of the city slopes down gradually from east to west, and the blocks within Balboa Terrace are graded into a series of terraces that gradually decrease in elevation from east to west. This terracing results in the houses fronting onto the east side of the street being at a higher elevation—and above the grade of the street and the public sidewalk—than those fronting on the west side the street, which are at the same elevation as the street. As a result, the front yards of the houses at the higher elevation have a graded bank or a retaining wall to accommodate the difference in grade between the yard and the public sidewalk.
>
> The streets within Balboa Terrace are laid out in a modified grid that creates a series of blocks whose length is oriented north-to-south. The north-to-south aligned streets south of Darien Way have a slight curve. Here the blocks progressively increase in length from San Fernando Way to San Benito Way due to the angle of the alignment of Ocean Avenue, which forms the south boundary for the development. Each block has a north-to-south aligned interior alley, which provides communal access to the garages; the pedestrian greenway bisects each alley and creates two separate, disconnected alley segments.
>
> Balboa Terrace had a protracted development. In 1912, the Balboa Terrace Company bought 15 acres from the Residential Development Company and installed street improvements, gas lines, and water mains.[1] Nothing is known about the Balboa Terrace Company (for example, it is not listed in city directories). Balboa Terrace is shown on John M. Punnett's 1914 plat map of new neighborhoods planned by the Residential Development Company, but the 1915 Sanborn map shows no houses in the

[1] *San Francisco Call*, October 10, 1912. Quoted in Gardens in the City (2016), 127.

> tract. The Balboa Terrace Company … reportedly refused to sell individual lots and sold the entire property to the Newell-Murdoch Company, developer of Forest Hill, in May 1918.[2]
> An official plat map for Balboa Terrace, designed by Punnett and Parez, was filed with the City of San Francisco in 1920 by John Rosenfelds' Sons Company. … A newspaper article reported four houses were under construction in Balboa Terrace by October 1920.[3]
>
> In 1922, with the Lang Realty Company acting as brokers, Newell-Murdoch sold the Balboa Terrace property to brothers, Ernest C. and Oscar M. Hueter.[4] Under the ownership of the Hueter Brothers, Balboa Terrace took off. The Hueter Brothers created a team of Lang Realty, architect Harold Stoner, and builder Walter Zweig of Boxton & Zeig to build out the tract. In 1924, the Hueters expanded the tract by purchasing 36 acres to the east of Balboa Terrace from Charles W. Sutro for $325,000. Balboa Terrace eventually reached the east side of San Aleso Avenue, employing a street pattern that subtly bends with the hillside as it runs down to Ocean Avenue.[5]
>
> An article in *Homes and Gardens* stated that after one block was built out, the developers would move on to the next.
>
> > That is when an entire block or avenue is built up, activity moves to the next street. Pavement and walks are laid, ornamental lighting installed, and the new street is built up in units of homes in types that vary from the villas of the Italian Renaissance to the English Cottage type. However the majority are, by popular demand, of Italian and Spanish design […] One might call it a symphony of architectural types.[6]
>
> A majority of the houses in the tract were designed by one man. Author Jacquie Proctor, in her book *Bay Area Beauty,* estimates that at least 60 percent of the houses in Balboa Terrace were designed by Harold Stoner.[7] …

The subject property, constructed in 1920, with design by architect Walter Falch, was built in the early years of Balboa Terrace's development, perhaps amongst the first of the homes constructed within the neighborhood. In 1920, Falch designed the subject property and the three surrounding homes on the east side of San Leandro Way between Monterrey Boulevard and the pedestrian greenway that bisects the block. These four buildings mark the beginning of home construction in the Balboa Terrace, occurring prior to Harold Stoner becoming the primary architect for the neighborhood.

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[2] *San Francisco Chronicle*, May 4, 1918. Quoted in Gardens in the City (2016), 127.
[3] *San Francisco Chronicle,* October 30, 1920. Quoted in Gardens in the City (2016), 128.
[4] *San Francisco Chronicle,* August 2, 1924. Quoted in Gardens in the City (2016), 128.
[5] *San Francisco Chronicle,* August 2, 1924; *San Francisco Examiner,* August 21, 1924. Quoted in Gardens in the City (2016), 128.
[6] *Homes and Grounds,* October 1926. Quoted in Gardens in the City (2016), 128.
[7] Jacqueline Proctor, *Bay Area Beauty: The Artistry of Harold G. Stoner, Architect* (San Francisco, 2011), 158. Quoted in Gardens in the City (2016), 128.

Walter C. Falch (1883-1969)[8]

Walter Charles Falch was born in Mill Valley, California to prosperous German immigrant parents. Falch received a degree in engineering from the University of California. He practiced architecture and engineering in San Francisco from 1911 until his retirement in 1956, being most prolific as solo practitioner in the 1910s and 1920s. He was partner in architectural and engineering firms of Falch and Knoll (early 1910s to circa 1936) and Walton and Walter C. Falch (unknown dates). Falch's commissions included distinctive period-revival single-family residences, apartment buildings, markets, commercial and institutional properties.

From his offices in the Hearst Building, Falch completed commissions throughout the city during the opening quarter of the twentieth century, including several buildings that are listed or eligible historic landmarks. These include:

- 861 Sutter Street (Braeburn Apartments – 1913, Falch and Knoll), contributor to the National Register-listed Lower Nob Hill Apartment Hotel Historic District
- 725 Leavenworth Street (1916, Falch and Knoll), contributor to the National Register-listed Lower Nob Hill Apartment Hotel Historic District
- 821 Leavenworth Street (Westcliffe Apartments – 1916, Falch and Knoll), contributor to the National Register-listed Lower Nob Hill Apartment Hotel Historic District
- 1670 Market Street (Gaffney Building - 1923), Renaissance Revival, contributor to San Francisco-listed Market Street Masonry Landmark District
- 1965 Market Street (1923), Spanish Colonial/Mission Revival, eligible for National and California Registers
- 508-514 4th Street (Murschen & Hoelscher Building - 1925), Article 11, Category III (Contributory)

Beyond San Francisco, in 1936, as a Works Progress Administration project, Falch designed the Tudor Revival-style Mill Valley City Hall and Firehouse, in Mill Valley, California. The Falch family lived in Mill Valley for approximately 70 years. This building is extant and continues to serve as the Mill Valley City Hall.

Many of his early 1920s single-family residential commissions were in residence parks, such as Balboa Terrace, St. Francis Wood, and Forest Hill. Falch was one of many notable architects that designed homes, typically in period revival styles, in the residence parks developed in the western portion of San Francisco in the 19-teens and 1920s.[9]

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[8] Biographical information about Walter C. Falch: *Masonry Discontiguous District: Revised Draft Article 10 Landmark Designation Report*, submitted to the Historic Preservation Commission (September 19, 2012), 31; *Architecture, Planning & Preservation Professionals: A Collection of Biographies*, prepared by San Francisco Planning Department (DATE); Historic Resource Review Response for 1965 Market Street (July 14, 2017) for Case No. 2015-002825ENV; Historic Resource Evaluation (HRE) Part I for 1965 Market Street, prepared by SWCA Environmental Consultants/Turnstone (dated July 10, 2017) for Case No. 2015-002825ENV.

[9] Richard Brandi and Denise Bradley, *Gardens in the City: San Francisco Residence Parks, 1906-1940*, Historic Context

Falch's residential designs in Forest Hill are generally stucco-clad, with styles that utilize Classical Revival organization, and often ornament, but also include Cape Cod style bungalow and a vaguely Chateauesque form. In St. Francis Wood (National Register-listed Historic District), Falch designed six homes in the Mediterranean, Colonial, or Classical Revival styles.[10]

Gregangelo Herrerra and The Gregangelo Museum

Gregangelo Herrera was born and brought up in San Francisco, born on August 27, 1966. He grew up in a Lebanese and Hispanic family and early on knew that he wanted to be an artist.

Gregangelo Herrera began renting his home at 225 San Leandro Way in 1979 within the Eligible Balboa Terrace Historic District as a young teenager and has since purchased the home. The house was dilapidated with failing walls, floors, and significant water damage. Inspired by the tragedies of the time, living through the AIDS epidemic, and experiencing the loss of his partner, Herrera began rehabilitating the home from this damage, but with adornments and installations by him and his community of local artists.

Gregangelo Herrera in his career was an artist and a performer as a whirling dervish and various forms of ethnic dance from North Africa and the Middle East. He established a floor show at Pasha Arabian Fantasy Supper Club on Broadway and Polk in San Francisco, performed in the San Francisco Ethnic Dance Festival for several years, and gigged regularly for community, cultural, and private events.

In 1992, Gregangelo established an artist collective called Gregangelo & Velocity Circus Troupe. It consisted of nine performing circus artists training at the San Francisco School of Circus Arts, a multi-media artist, and a costumer from the California College of Arts and Crafts.

Throughout time, Gregangelo & Velocity Circus Troupe self-produced many shows for fairs and festivals. Between 1992 and 2006, Gregangelo & Velocity Circus Troupe grew in capacity to include hundreds of artists and commissions per year, as well as adding environmental installations and evolving more immersive and experimental experiences utilizing multidisciplinary artists, scientists, and technicians.

Simultaneously, the private residence of Gregangelo Herrera evolved into a "mirage of a house," a living, breathing passion project with contributions from hundreds of artists from around the globe. Throughout the creation of this home, it has become part residence, part artist collective, part "connectatorium". He opens his home up to a thriving community of local artists and of people finding their way in this world.

The home is comprised of nine unique installations, which build up to tell stories from 1001 Arabian Nights through the lens of the City of San Francisco, and to also curate an experience and journey of self-discovery for audiences. The installations, adornments, and art within this property is ever evolving and has become more of an entity than house.

Statement prepared for Western Neighborhoods Project (October 2016).

[10] National Register of Historic Places Registration Form, St. Francis Wood Historic District, prepared by Bridget Maley, Richard Brandi, Christopher VerPlanck, Brad Brewster, and Denise Bradley for the St. Francis Homes Association (January 2022).

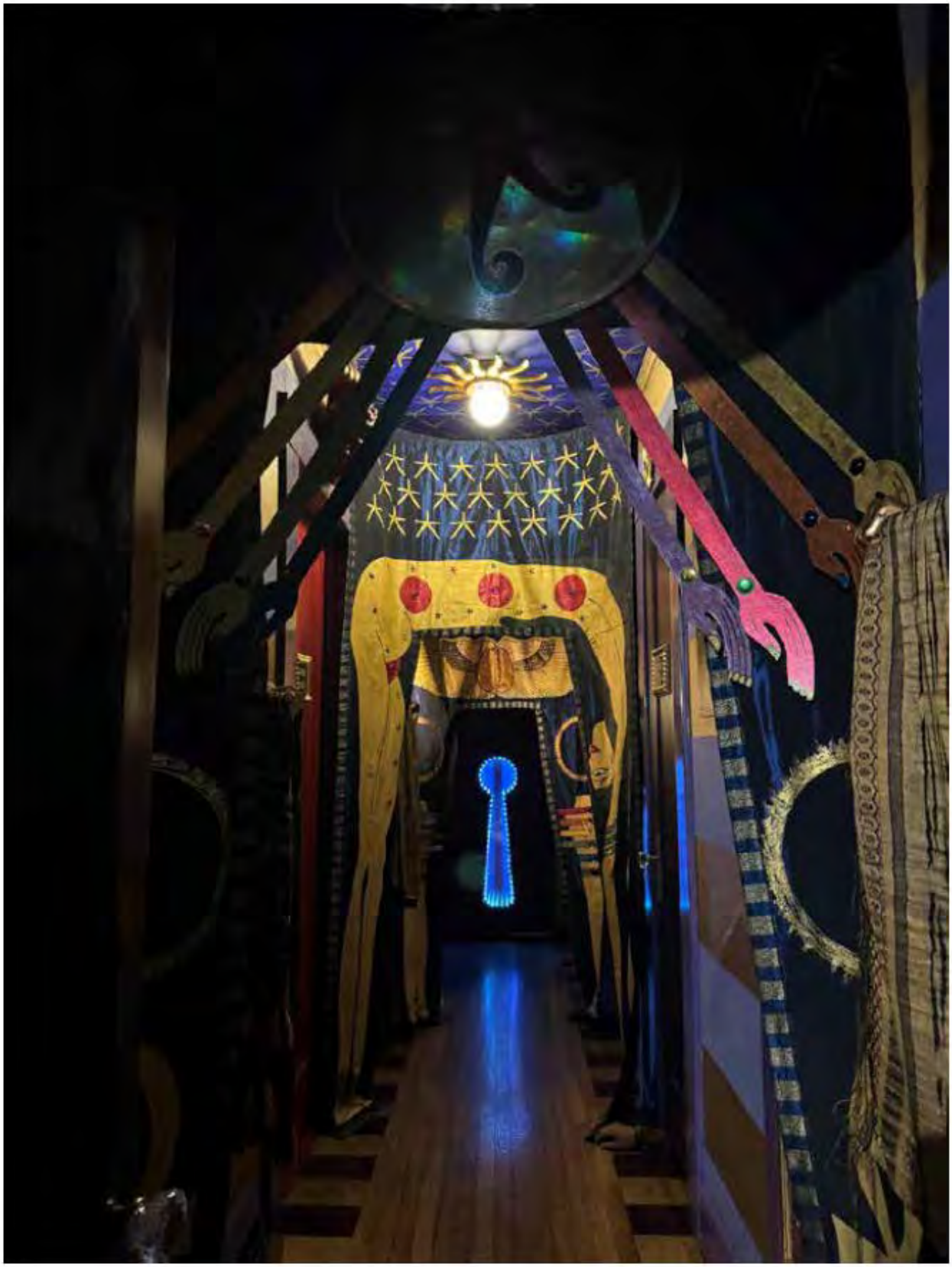
In 2006, the business added the fictitious business name Gregangelo & Velocity Arts & Entertainment, which best encapsulates the broader and growing range of artistic work. Their business entities Gregangelo & Velocity Circus and The Gregangelo Museum operate under the umbrella of Gregangelo & Velocity Arts & Entertainment.

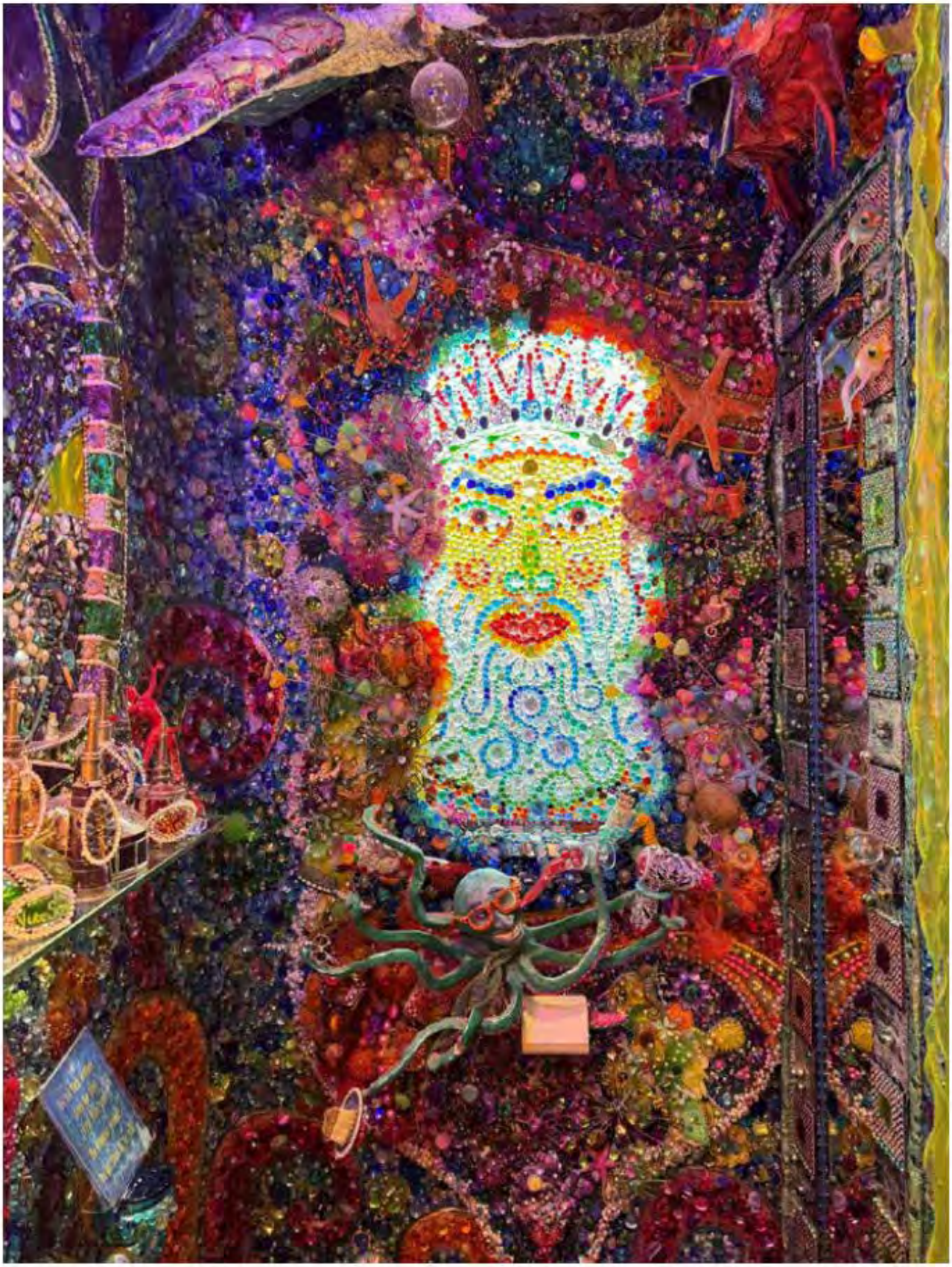
The Gregangelo Museum, located in a restored Mediterranean Revival style house originally constructed in 1920, is an immersive visual, performance, and circus arts experience and a unique cultural attraction, evocative of the collectivism of San Francisco's LGBTQ+ and counterculture communities in the 1960s through 1980s. Similar to counterculture communes or LGBTQ+ artist collectives, it is a place to experiment with and explore new forms of relationships through collective arts activity. And, like many of its counterculture counterparts, The Gregangelo Museum is a swirling mélange of elements - part community center, part art studio, part immersive folk-art experience.

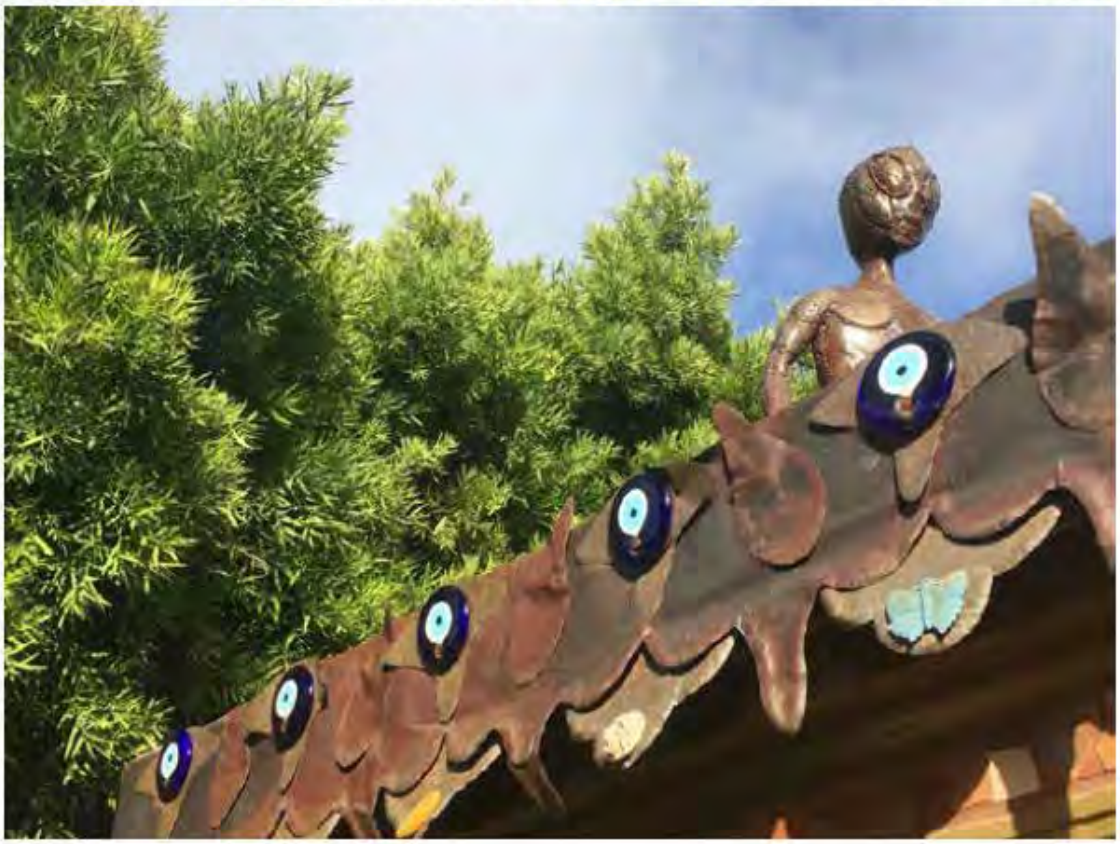
The Gregangelo Museum also embodies high artistic values as a folk art environment. As noted in the Los Angeles Citywide Historic Context Statement, "…Folk Art resources are expressions of individual artistic visions…working from a personal [or collective] vision…often using techniques inherited from traditional crafts…created from many smaller items that fill a controlled space or environment [often the creator's home or property]…with intent to be seen by the public."[11] Since the 1980s, partially self-taught artist Gregangelo Herrera, along with an evolving community of artists from around the globe, have been creating a vibrant folk-art environment, known as The Gregangelo Museum, using the 1920 Mediterranean Revival property as a backdrop or canvas. An assemblage of ever-changing art and decorative installations, consisting of intermingled collection of collage, mosaics, tapestries or fabric wall hangings and/or ceiling coverings, dioramas, sculpture, still-life installations, decorative painted ceilings, floors, and walls, audio/visual installations, and framed artwork, objects, painted portraits, and ephemera, creates The Gregangelo Museum's thematic immersive folk-art environments. The home is comprised of nine unique environments, which build up to tell stories from 1001 Arabian Nights through the lens of the history and culture of City of San Francisco, and to also curate an experience and journey of self-discovery for audiences.

[11] *Los Angeles Citywide Historic Context Statement: Public and Private Institutional Development/Cultural Development and Institutions/Folk Art, 1850-1980*, prepared by Daniel Prosser (March 2019), 1.

Photos







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CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
225 San Leandro Way - Gregangelo Museum		3253015
Case No.		**Permit No.**
2023-011738PRJ		
☐ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.

Historic Landmark Designation (DES) - Gregangelo Museum - initiated by Board of Supervisors

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).

☐	**Class 1 - Existing Facilities.** **(CEQA Guidelines section 15301)** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**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.
☐	**Class 32 - In-Fill Development.** **(CEQA Guidelines section 15332)** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
■	**Other ____** CLASS 8: ACTIONS BY REGULATORY AGENCIES FOR PROTECTION OF THE ENVIRONMENT
☐	**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:	
■	**Category A:** Known Historical Resource.
☐	**Category B:** Potential Historical Resource (over 45 years of age).
☐	**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.	
☐	**Change of use and new construction.** Tenant improvements not included.
☐	**Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	**Window replacement** that meets the Department's *Window Replacement Standards*.
☐	**Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	**Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	**Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	**Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	**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.
☐	**Façade or storefront alterations** that do not remove, alter, or obscure character -defining features.
☐	**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.	
■	Project is not listed.
☐	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

☐ **Reclassification of property status**. *(Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval)*

- ☐ Reclassify to Category A
- ☐ Reclassify to Category C
- ☐ Lacks Historic Integrity
- ☐ Lacks Historic Significance

☐ Project involves a **known historical resource (CEQA Category A)**

☐ Project does not substantially impact character-defining features of a historic resource (see Comments)

☐ Project is compatible, yet differentiated, with a historic resource.

☐ 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.

■ **Project can proceed with EXEMPTION REVIEW**. The project has been reviewed by the Preservation Planner and can proceed with exemption review.

Comments by Preservation Planner:
Landmark designation; no physical changes.

Preservation Planner Signature: Pilar Lavalley

EXEMPTION DETERMINATION

■ **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.**

Project Approval Action:	**Signature:**
Board of Supervisor approval of landmark designation	Pilar Lavalley 03/06/2024

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.

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.

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

LANDMARK RESOLUTION RECOMMENDATION RESOLUTION NO. 1390

HEARING DATE: MARCH 20, 2024

Record No.:	2023-011738DES
Project Address:	The Gregangelo Museum (225 San Leandro Way)
Zoning:	RH-1(D) Districts: One-Family (Detached Dwellings) 40-X Height and Bulk District
Block/Lot:	3253/015
Project Sponsor:	SF Planning Department 49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103
Property Owner:	Gregangelo J Herrera Revoc Trust 225 San Leandro Way San Francisco, CA 94127
Staff Contact:	Heather Samuels (628-652-7545) Heather.Samuels@sfgov.org

RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF THE GREGANGELO MUSEUM (225 SAN LEANDRO WAY), ASSESSOR'S PARCEL BLOCK NO. 3253, LOT NO. 015, AS LANDMARK NO. XXX CONSISTENT WITH THE PURPOSES AND STANDARDS OF ARTICLE 10

1. WHEREAS, on October 17, 2023, Supervisor Melgar introduced a Resolution under Board File No. 231091 to initiate the Landmark designation process for The Gregangelo Museum (225 San Leandro Way), Assessor's Parcel Block No. 3253, Lot No. 015; and

2. WHEREAS, on December 4, 2023, the Board's Land Use and Transportation Committee voted unanimously to recommend to the full Board approval of the Resolution to initiate Landmark Designation of The Gregangelo Museum (225 San Leandro Way) (Board File No. 231091); and

3. WHEREAS, on December 12, 2024, the Board voted unanimously to adopt the Resolution to initiate Landmark Designation, and on December 15, 2023, with the Mayor's signature, Resolution No. 583-23 became effective (Board File No. 231091); and

4. WHEREAS, on March 5, 2024, the Board of Supervisors voted unanimously to adopt Resolution No. 583-23

(Board File No. 240177) to extend the prescribed time within which the Historic Preservation Commission may render it's decision by 30 days, for a total of 120 days, or until April 16, 2024; and

5. WHEREAS, Department Staff, who meet the Secretary of Interior's Professional Qualification Standards, prepared the Landmark Designation Executive Summary and Fact Sheet for The Gregangelo Museum, which was reviewed for accuracy and conformance with the purposes and standards of Article 10; and

6. WHEREAS, the Historic Preservation Commission, at its regular meeting of March 20, 2024, reviewed Department staff's analysis of the cultural and historical significance of The Gregangelo Museum pursuant to Article 10 as part of the Landmark Designation Executive Summary, dated March 13, 2024, and recommended Landmark designation through this Resolution; and

7. WHEREAS, the Historic Preservation Commission finds that the nomination of The Gregangelo Museum as a Landmark is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and

8. WHEREAS, the Historic Preservation Commission finds that The Gregangelo Museum, the home and studio of Gregangelo Herrera, an acclaimed queer artist of half Lebanese and Mexican descent, and an artist collective welcoming creators from around the globe, is eligible for local designation as a cultural hub and an evolving San Francisco-inspired folk-art piece evocative of San Francisco's 1960s, 1970s, and 1980s LGBTQ+ and counterculture communities; and

9. WHEREAS, the Historic Preservation Commission finds that designation of The Gregangelo Museum is also proper given it is a property that possesses high artistic value as an immersive visual, performance, and circus arts environment in a restored Mediterranean Revival style house that has been transformed through art installations into a living masterpiece, intertwining art, history, and hope, contributing to the unique arts and culture of San Francisco; and

10. WHEREAS, the Historic Preservation Commission finds that The Gregangelo Museum meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and

11. 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 object's cultural and historical significance and retain historical integrity; and

12. WHEREAS, the Historic Preservation Commission finds that The Gregangelo Museum at 225 San Leandro Way meets two of the Historic Preservation Commission's four priority areas for designation: property types associated with under-represented social and/or cultural groups (Latinx and LGBTQ) - properties associated with Latinx and LGBTQ history and culture are among the City's landmarks but remain underrepresented among designated buildings and sites – and properties associated with underrepresented geographies in the city. Within the southwest portion of the City, including Sunset, Outer Sunset, and Parkside neighborhoods, generally, west of 19th Avenue, south of Lincoln Way, and north of the city line, there are six individual landmarks: Earthquake Refugee Shack (1227 24th Avenue, Landmark No. 171); Shriner's Hospital (1601 19th

Avenue, Landmark No. 221); Infant Shelter (1201 Ortega Street, Landmark No. 242); Trocadero Clubhouse (within Stern Grove, Landmark No. 301); Mother's Building (within SF Zoo, Landmark No. 304); Parkside Branch Library (1200 Taraval Street, Landmark No. 310); and Westwood Park Entrance Gateway and Pillars (Landmark No. TBD); and

13. WHEREAS, the Historic Preservation Commission finds that designation of The Gregangelo Museum at 225 San Leandro Way advances the objectives outlined in Historic Preservation Commission (HPC) Resolution No. 1127, adopted in 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 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

15. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to California Environmental Quality Act Guidelines Section 15308 (Categorical Exemption Class Eight), as an action taken by a regulatory agency for the protection of the environment; now therefore, be it

RESOLVED that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of The Gregangelo Museum (225 San Leandro Way), Assessor's Parcel Block No. 3253, Lot No. 015, consistent with the purposes and standards of Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on March 20, 2024.

Jonas P. Ionin
Commission Secretary

AYES: Baldauf, Campbell, Vergara, Wright, Foley, Nageswaran, Matsuda

NOES: None

ABSENT: None

ADOPTED: March 20, 2024

BOARD of SUPERVISORS

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NOTICE OF PUBLIC HEARING

LAND USE AND TRANSPORTATION COMMITTEE

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Monday, May 20, 2024**

Time: **1:30 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

Subject: **File No. 240353.** Ordinance amending the Planning Code to designate The Gregangelo Museum, located at 225 San Leandro Way, Assessor's Parcel Block No. 3253, Lot No. 015, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, May 17, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:vy:ams

DATED/POSTED/MAILED: May 10, 2024