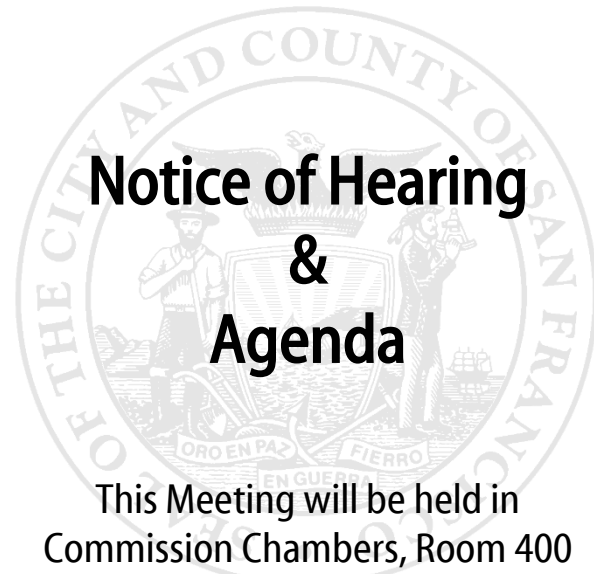


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Notice of Hearing & Agenda

This Meeting will be held in
Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Wednesday, May 20, 2026
12:30 p.m.
Regular Meeting

Commissioners

Diane Matsuda, President
Chris Foley, Vice President
Hans Baldauf, Dan Baroni, Eleanor Cox,
Gayle Tsern Strang, Robert Vergara

Commission Secretary

Jonas P. Ionin

Hearing Materials Are Available At
[Historic Preservation Commission Packet and Correspondence](#)

Commission Hearing Broadcasts

Live stream: <https://sfgovtv.org/planning>
Live, Wednesdays at 12:30 p.m., Cable Channel 78

Disability and language accommodations available upon request to
commissions.secretary@sfgov.org or (628) 652-7589 at least 48 hours in advance.

RAMAYTUSH OHLONE ACKNOWLEDGEMENT

The Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the [Sunshine Ordinance](#) (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at sotf@sfgov.org. Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force or the San Francisco Library.

PRIVACY POLICY

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications submitted to the Department regarding projects or hearings will be made available to the public – the Department does not redact any information from these submissions. Personal information including names, phone numbers, addresses and similar information that a member of the public submits to the Department and its commissions may appear online or in other public documents that members of the public may inspect or copy.

ACCESSIBLE MEETING INFORMATION

LOCATION: Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

TRANSIT: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N (exit at Civic Center or Van Ness stations). MUNI bus routes serving the area are the 5, 5R, 6, 7, 9, 9R, 19 and 49. For information regarding MUNI accessible services call 311 within the city or (415) 701-2311 outside of San Francisco.

PARKING: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

DISABILITY ACCOMMODATIONS: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (628) 652-7589, or commissions.secretary@sfgov.org at least 48 hours in advance of the hearing to help ensure availability.

ALLERGIES: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity, or related disabilities, please refrain from wearing scented products (e.g., perfume and scented lotions) to Commission hearings.

LANGUAGE ASSISTANCE: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (628) 652-7589, or commissions.secretary@sfgov.org at least 48 hours in advance of the hearing.

ESPAÑOL: Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (628) 652-7589. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

中文: 規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電 (628) 652-7589。請在聽證會舉行之前的至少 48 個小時提出要求。

FILIPINO: Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (628) 652-7589. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

РУССКИЙ: Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (628) 652-7589. Запросы должны делаться минимум за 48 часов до начала слушания.

Tiếng Việt: Lịch Họp của Ủy Ban. Để được hỗ trợ ngôn ngữ hoặc yêu cầu Thiết Bị Hỗ Trợ Nghe, vui lòng gọi số (628) 652-7589. Vui lòng gọi ít nhất 48 giờ trước phiên điều trần.

ROLL CALL

President:	Diane Matsuda
Vice President:	Chris Foley
Commissioners:	Hans Baldauf, Dan Baroni, Eleanor Cox, Gayle Tsern Strang, Robert Vergara

A. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- 1) responding to statements made or questions posed by members of the public; or
- 2) requesting staff to report back on a matter at a subsequent meeting; or
- 3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

B. DEPARTMENT MATTERS

1. DEPARTMENT ANNOUNCEMENTS

C. COMMISSION MATTERS

2. CONSIDERATION OF ADOPTION:
 - [Draft Minutes for May 6, 2026 – HPC](#)

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

3. COMMISSION COMMENTS/QUESTIONS
 - Disclosures.
 - Inquiries/Announcements: Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas: At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Historic Preservation Commission.

D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

- 4a. [2026-002400DES](#) (A. WESTHOFF: (628) 652-7314)
[MISSION DOLORES ACADEMY \(3371 16TH STREET\)](#) – south side between Church and Dolores Streets; Lot 055 in Assessor's Block 3566 (District 8). Consideration to Recommend **Denial** to the Board of Supervisors Landmark

Designation of the Mission Dolores Academy (3371 16th Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Mission Dolores Academy Was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260063). The subject property is in a RH-3 (Residential-House, Three Family) Zoning District, and 40/50-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the landmark designation would constitute the approval action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Recommend Landmark Designation Denial to the Board of Supervisors

- 4b. [2026-002402DES](#) (A. WESTHOFF: (628) 652-7314)
LEBANON PRESBYTERIAN CHURCH/NOE VALLEY MINISTRY (1021 SANCHEZ STREET) – east side between 23rd and Elizabeth Streets, Lot 033 in Assessor's Block 3652 (District 8). Consideration to Recommend **Denial** to the Board of Supervisors Landmark Designation of the Lebanon Presbyterian Church / Noe Valley Ministry (1021 Sanchez Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Lebanon Presbyterian Church / Noe Valley Ministry was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260064). The subject property is in a RH-3 (Residential-House, Three Family) Zoning District, and 40//50-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Recommend Landmark Designation Denial to the Board of Supervisors

F. REGULAR CALENDAR

5. [2015-001033COA-03](#) (R. SALGADO: (628) 652-7332)
940 BATTERY STREET – west side between Vallejo Street and Green Street; Lot 004A in Assessor's Block 0136 (District 3) – Request for **Certificate of Appropriateness** for interior and exterior alterations to the property in support of a change of use from a commercial/industrial space to a mixed-use museum and office use, including modifications to window and door openings at the Battery Street façade, construction of a one-story rooftop addition, and modifications to the rear elevation. An earlier version of this project was previously approved through Motion No. M-0345 at a HPC hearing on August 1, 2018, and was granted an extension of the expiration date of the original Motion on June 16, 2021, through Motion No. M-0439. The current project is largely similar to the project approved in 2018 but will retain more of the existing interior floorplates and the existing roof. This results in the rooftop addition having a finished roof height approximately 2 feet taller than the previously approved rooftop addition. The subject property is a contributor to the Northeast Waterfront Landmark District and is located within the C-2 (COMMUNITY BUSINESS) Zoning District and 65-X Height and Bulk District. The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#) (h).

Preliminary Recommendation: Approve with Conditions

6. [2026-002606DES](#) (P. LAVALLEY: (628) 652-7372)
LATIN ROCK HOUSE (2880 25TH STREET) – intersection of York and 25th Streets; Lot 020C in Assessor's Block No. 4266 (District 9). Consideration to Recommend **Landmark Designation** of 2880 25th Street, known as the "Latin Rock House," inclusive of the "Casa Bandido" mural, as an Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of this landmark designation was introduced by Supervisor Fielder and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260189). The Latin Rock House is significant for association with birth and evolution of the Latin rock genre in San Francisco, serving as a vibrant cultural landmark for the Mission District and San Francisco's Latine and music communities. 2880 25th Street is located within an RH-2 (Residential-House, Two Family) Zoning District, 40-X Height and Bulk District, and Calle 24 Latino Cultural District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of

Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors

- 7a. [2026-001889DES](#) (A. WESTHOFF: (628) 652-7314)
ALEXANDER ADAMS HOME (1450 MASONIC AVENUE) – east side between Java and Frederick Streets; Lot 009 in Assessor's Block 2603 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Alexander Adams Home (1450 Masonic Avenue) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Alexander Adams Home was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260045). The subject property is in a RH-2 (Residential-House, Two Family) Zoning District, and 40/40-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors
- 7b. [2026-001897DES](#) (A. WESTHOFF: (628) 652-7314)
CHARLES L. HINKEL HOME (740 CASTRO STREET) – west side between 20th and 21st Streets, Lot 014 in Assessor's Block 2752 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Charles L. Hinkel Hom (740 Castro Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Alexander Adams Home was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260046). The subject property is in a RH-2 (Residential-House, Two Family) Zoning District, and 40/40-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors
- 7c. [2026-001899DES](#) (A. WESTHOFF: (628) 652-7314)
BORN HOME (99 DIVISADERO STREET) – west side between Duboce and 14th Streets, Lot 001 in Assessor's Block 2610 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Born Home (99 Divisadero Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Born Home was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260047). The subject property is in a RH-3 (Residential-House, Three Family) Zoning District, and 40/40-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors
- 7d. [2026-001901DES](#) (A. WESTHOFF: (628) 652-7314)
EARLY HAIGHT ASHBURY FARMHOUSE (11 PIEDMONT STREET) – south side between Delmar Street and Masonic Avenue, Lot 026 in Assessor's Block 2617A (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Born Home (11 Piedmont Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Early Haight Ashbury Farmhouse was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260048). The subject property is in a RH-1 (D) (Residential-House, One Family Detached) Zoning District, and 40/40-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and

the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors

- 7e. [2026-001903DES](#) (A. WESTHOFF: (628) 652-7314)
CHARLES KATZ HOME (1200 DOLORES STREET) – west side between 25th and Clipper Streets, Lot 043 in Assessor's Block 6550 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Charles Katz Home (1200 Dolores Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Charles Katz Home was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260049). The subject property is in a RH-3 (Residential-House, Three Family Zoning District, and 40/50-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors
- 7f. [2026-001905DES](#) (A. WESTHOFF: (628) 652-7314)
DUBOCE TRIANGLE GREEK REVIVAL HOME (2173 15TH STREET) – south side between Noe and Sanchez Streets, Lot 022 in Assessor's Block 3560 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Duboce Triangle Greek Revival Home (2173 15th Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Duboce Triangle Greek Revival Home was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260050). The subject property is in a RH-2 (Residential-House, Two Family) Zoning District, and 40/50-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors
- 7g. [2026-001909DES](#) (A. WESTHOFF: (628) 652-7314)
ELLIOTT M. WILSON HOME (1335 GUERRERO STREET) – east side between 25th and 26th Streets, Lot 026 in Assessor's Block 6532 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Elliott M. Wilson home (1335 Guerrero Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Elliott M. Wilson home was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (see BoS File No. 260051). The subject property is in a RH-2 (Residential-House, Three Family) Zoning District, and 40-x Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the landmark designation would constitute the approval action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors
- 7h. [2026-001911DES](#) (A. WESTHOFF: (628) 652-7314)
ENGINE COMPANY NO. 44 / ADAMS VAN HOESSEN HOUSE (3816 22ND STREET) – north side between Noe and Castro Streets, Lot 018 in Assessor's Block 3622 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Engine Company No. 44 / Adams Van Hoesen House (3816 22nd Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Engine Company No. 44 / Adams Van Hoesen House was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260053). The subject property is in a RH-2 (Residential-House, Two Family Zoning District, and 40//50-R-4 Height and Bulk District. The

Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors

- 7i. [2026-001913DES](#) (A. WESTHOFF: (628) 652-7314)
FERNANDO NELSON HOME (701 CASTRO STREET) – east side between 20th and Liberty Streets, Lot 075 in Assessor's Block 3603 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Fernando Nelson Home (701 Castro Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Fernando Nelson Home was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260052). The subject property is in a RH-3 (Residential-House, Three Family) Zoning District, and 40/40-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors
- 7j. [2026-001915DES](#) (A. WESTHOFF: (628) 652-7314)
RICHARD SPRECKELS MANSION / BUENA VISTA STUDIOS (737 BUENA VISTA AVENUE WEST) – west side between Frederick Street and Central Avenue, Lot 078 in Assessor's Block 1256 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Richard Spreckels Mansion / Buena Vista Studios (737 Buena Vista Avenue West) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Richard Spreckels Mansion / Buena Vista Studios was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260054). The subject property is in a RH-3 (Residential-House, Three Family) Zoning District, and 40/40-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors
- 7k. [2026-001917DES](#) (A. WESTHOFF: (628) 652-7314)
MISSION CONGREGATIONAL CHURCH (3689 19TH STREET) – south side between Dolores Street and Guerrero Street, Lot 060 in Assessor's Block 3598 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Mission Congregational Church (3689 19th Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Mission Congregational Church was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260055). The subject property is in a RH-3 (Residential-House, Three Family) Zoning District, and 40/40-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors
- 7l. [2026-001919DES](#) (A. WESTHOFF: (628) 652-7314)
GUERRERO STREET DOUBLE STICK EASTLAKE HOUSE (1415-1417 GUERRERO STREET) – east side between Cesar Chavez and 26th Streets, Lot 011B in Assessor's Block 6568 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Guerrero Street Double Stick Eastlake House (1415-1417 Guerrero Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of

landmark designation of the Guerrero Street Double Stick Eastlake House was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260056). The subject property is in a RH-3 (Residential-House, Three Family) Zoning District, and 40-X Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors

- 7m. [2026-001921DES](#) (A. WESTHOFF: (628) 652-7314)
HENRY STREET ROWHOUSES (191-197 HENRY STREET) – south side between Castro Street and Noe Street, Lot 092 in Assessor's Block 3540 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Henry Street Rowhouses (191-197 Henry Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Henry Street Rowhouses was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260057). The subject property is in a RH-3 (Residential-House, Three Family) Zoning District, and 40-X Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors

- 7n. [2026-002388DES](#) (A. WESTHOFF: (628) 652-7314)
HOLY INNOCENTS CHURCH (455 FAIR OAKS STREET) – east side between 25th Street and 26th Street, Lot 027 in Assessor's Block 6533 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Holy Innocents Church (455 Fair Oaks Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Holy Innocents Church was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260058). The subject property is in a RH-3 (Residential-House, Three Family) Zoning District, and 40-X Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors

- 7o. [2026-002392DES](#) (A. WESTHOFF: (628) 652-7314)
DE URIOSTE HOME - JAMES C. HORMEL MANSION (181 BUENA VISTA AVENUE EAST) – east side between Waller Street and Duboce Avenue, Lot 026 in Assessor's Block 1258 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Holy Innocents Church (455 Fair Oaks Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Holy Innocents Church was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260059). The subject property is in a RH-3 (Residential-House, Three Family) Zoning District, and 40-X Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors

- 7p. [2026-002394DES](#) (A. WESTHOFF: (628) 652-7314)
JOHN J. CLARK HOUSE (210 DOUGLASS STREET) – west side between 18th Street and Caselli Avenue, Lot 002 in Assessor's Block 2691 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark**

Designation of the John J. Clark House (210 Douglass Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Holy Innocents Church was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260060). The subject property is in a RH-2 (Residential-House, Two Family) Zoning District, and 40/40-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors

- 7q. [2026-002396DES](#) (A. WESTHOFF: (628) 652-7314)
PHOENIX BREWERY (552 NOE STREET) – west side between 18th and 19th Streets, Lot 011 in Assessor's Block 3583 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the John J. Clark House (210 Douglass Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Holy Innocents Church was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260061). The subject property is in a RH-2 (Residential-House, Two Family) Zoning District, and 40/40-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
- Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors*

- 7r. [2026-002398DES](#) (A. WESTHOFF: (628) 652-7314)
LANGE HOUSE (199 CARL STREET) – south side between Stanyan and Shrader Streets, Lot 034 in Assessor's Block 1273 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Lange House (199 Carl Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Lange House was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260062). The subject property is in a RTO-C (Residential Transit Oriented District) Zoning District and 40/65-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
- Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors*

- 7s. [2026-002404DES](#) (A. WESTHOFF: (628) 652-7314)
POOLE-BELL HOUSE (192 LAIDLEY STREET) – west side between Fairmount and Harper Streets, Lots 107-110 in Assessor's Block 6665 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Poole-Bell House (192-196 Laidley Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Poole-Bell House was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260066). The subject property is in a RH-1 (Residential-House, One Family) Zoning District, and 40/40-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
- Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors*

- 7t. [2026-002406DES](#) (A. WESTHOFF: (628) 652-7314)
POWER HOUSE (1526 MASONIC AVENUE) – east side between Java Street and Upper Terrace, Lot 039 in Assessor's Block 2616 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark**

Designation of the Power House (1526 Masonic Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Power House was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260067). The subject property is in a RH-2 (Residential-House, Two Family) Zoning District, and 40/40-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors

- 7u. [2026-002408DES](#) (A. WESTHOFF: (628) 652-7314)
SECOND CHURCH OF CHRIST SCIENTIST (651 DOLORES STREET) – east side between Cumberland Street and 20th Street, Lots 172-175 in Assessor's Block 3598 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Second Church of Christ Scientist (651 Dolores Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Power House was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260068). The subject property is in a RH-3 (Residential-House, Three Family) Zoning District, and 40/40-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors

- 7v. [2026-002410DES](#) (A. WESTHOFF: (628) 652-7314)
WILLIAM SHAUGHNESSY HOME (394 FAIR OAKS STREET) – west side between 25th Street and 24th Street, Lots 042-044 in Assessor's Block 6511 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the William Shaughnessy Home (394 Fair Oaks Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the William Shaughnessy Home was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260069). The subject property is in a RH-3 (Residential-House, Three Family) Zoning District, and 40-X Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors

- 7w. [2026-002412DES](#) (A. WESTHOFF: (628) 652-7314)
TIETZ-BENEKE HOUSE (657 CHENERY STREET) – south side between Diamond Street and Carrie Street, Lot 030 in Assessor's Block 6742 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Tietz-Beneke House (657 Chenery Street) as an individual Article 10 Landmark pursuant to Section 10004.2 of the Planning Code. Initiation of landmark designation of the Tietz-Beneke House was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on March 3, 2026 (See BoS File No. 260071). The subject property is in the Glen Park NCT (Neighborhood Commercial Transit) Zoning District, and 50/85-R-4 Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Recommend Landmark Designation to the Board of Supervisors

ADJOURNMENT

HEARING PROCEDURES

The Historic Preservation Commission holds public hearings regularly, on the first and third Wednesday, of most months. The [full hearing schedule](#) for the calendar year and the [Commission Rules & Regulations](#) may be found online at sfplanning.org.

Public Comments: Persons attending a hearing may comment on any scheduled action item.

- ❖ When speaking before the Commission, please note the time. Speakers will hear two alarms. The first soft sound indicates the speaker has 30 seconds remaining. The second louder sound indicates that the speaker’s opportunity to address the Commission has ended.

Sound-Producing Devices Prohibited: The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (67A.1 Sunshine Ordinance: Prohibiting the use of cell phones, pagers, and similar sound-producing electronic devices at and during public meetings).

For most cases (CU’s, PUD’s, 309’s, etc.) that are considered by the Historic Preservation Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. Presentation by Staff
2. Presentation by the Project Sponsor’s Team (which includes: the sponsor, representative, legal counsel, architect, engineer, expeditor and/or any other advisor) for a period not to exceed ten (10) minutes, at the discretion of the Chair
3. Public testimony from supporters of the Project not to exceed three (3) minutes, at the discretion of the Chair
4. Presentation by Organized Opposition recognized by the Commission President through written request prior to the hearing for a period not to exceed ten (10) minutes, at the discretion of the Chair
5. Public testimony from opponents of the Project not to exceed three (3) minutes, at the discretion of the Chair
6. Staff follow-up and/or conclusions
7. Public comment portion of the hearing shall be closed and deliberation amongst the Commissioners shall be opened by the Chair
8. A motion to approve; approve with conditions; approve with amendments and/or modifications; disapprove; or continue to another hearing date, if seconded, shall be voted on by the Commission

Every Official Act taken by the Commission must be adopted by a majority vote of all members of the Commission, with a minimum of four (4) votes. A failed motion results in the disapproval of the requested action unless a subsequent motion is adopted. Any Procedural Matter, such as a continuance, may be adopted by a majority vote of members present, as long as the members present constitute a quorum (four (4) members of the Commission).

APPEALS

The following is a summary of appeal rights associated with the various actions that may be taken at a Historic Preservation Commission hearing.

Table 1- Case types and number of days in which to appeal.

Case Type	Case Suffix	Appeal Period	Appeal Body
Certificate of Appropriateness	COA (A)	30 calendar days	Board of Appeals *
CEQA Determination	ENV (E)	30 calendar days	Board of Supervisors
Permit to Alter/Demolish	PTA (H)	30 calendar days	Board of Appeals *

* An appeal of a Certificate of Appropriateness or Permit to Alter/Demolish may be made to the Board of Supervisors if the project requires Board of Supervisors approval or if the project is associated with a Conditional Use Authorization appeal. An appeal of an Office Allocation may be made to the Board of Supervisors if the project requires a Conditional Use Authorization.

For more information regarding the Board of Appeals process, please contact the [Board of Appeals](#) at (415) 575-6880. For more information regarding the Board of Supervisors process, please contact the [Clerk of the Board of Supervisors](#) at (415) 554-5184 or board.of.supervisors@sfgov.org.

CHALLENGES

Pursuant to Government Code Section 65009, if you challenge, in court, 1) the adoption or amendment of a general plan; 2) the adoption or amendment of a zoning ordinance; 3) the adoption or amendment of any regulation attached to a specific plan; 4) the adoption, amendment or modification of a development agreement; or 5) the approval of a variance, conditional-use authorization, or any permit; you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing.

CEQA APPEAL RIGHTS UNDER CHAPTER 31 OF THE SAN FRANCISCO ADMINISTRATIVE CODE

If the Commission's action on a project constitutes the Approval Action for that project (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA determination prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. This appeal is separate from and in addition to an appeal of an action on a project. Typically, an appeal must be filed within 30 calendar days of the Approval Action for a project that has received an exemption or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and [can be obtained online](#). Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

PROPOSITION F

Under Campaign and Governmental Conduct Code Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision or any appeal to another City agency from that decision has been resolved. The [San Francisco Ethics Commission](#) has more information about this restriction.

SAN FRANCISCO LOBBYIST ORDINANCE

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the [San Francisco Ethics Commission](#) at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, by phone (415) 252-3100 or fax (415) 252-3112.