

# EXPANDING HOUSING CHOICE LANDMARKING

D8



April 3, 2025

**Rafael**

Office of District 8 Supervisor  
Rafael Mandelman



**San Francisco**  
**Planning**



# AGENDA

- Welcome (Rafael Mandelman, President of the San Francisco Board of Supervisors)
- Overview of Landmarking (Rich Sucre, San Francisco Planning Department)
  - Article 10 Landmarking (Process, Requirements, Benefits)
  - Expanding Housing Choice Landmarking
- Q & A
- Wrap-up



# Existing D8 Article 10 Landmarks



Swedish - American Music Hall



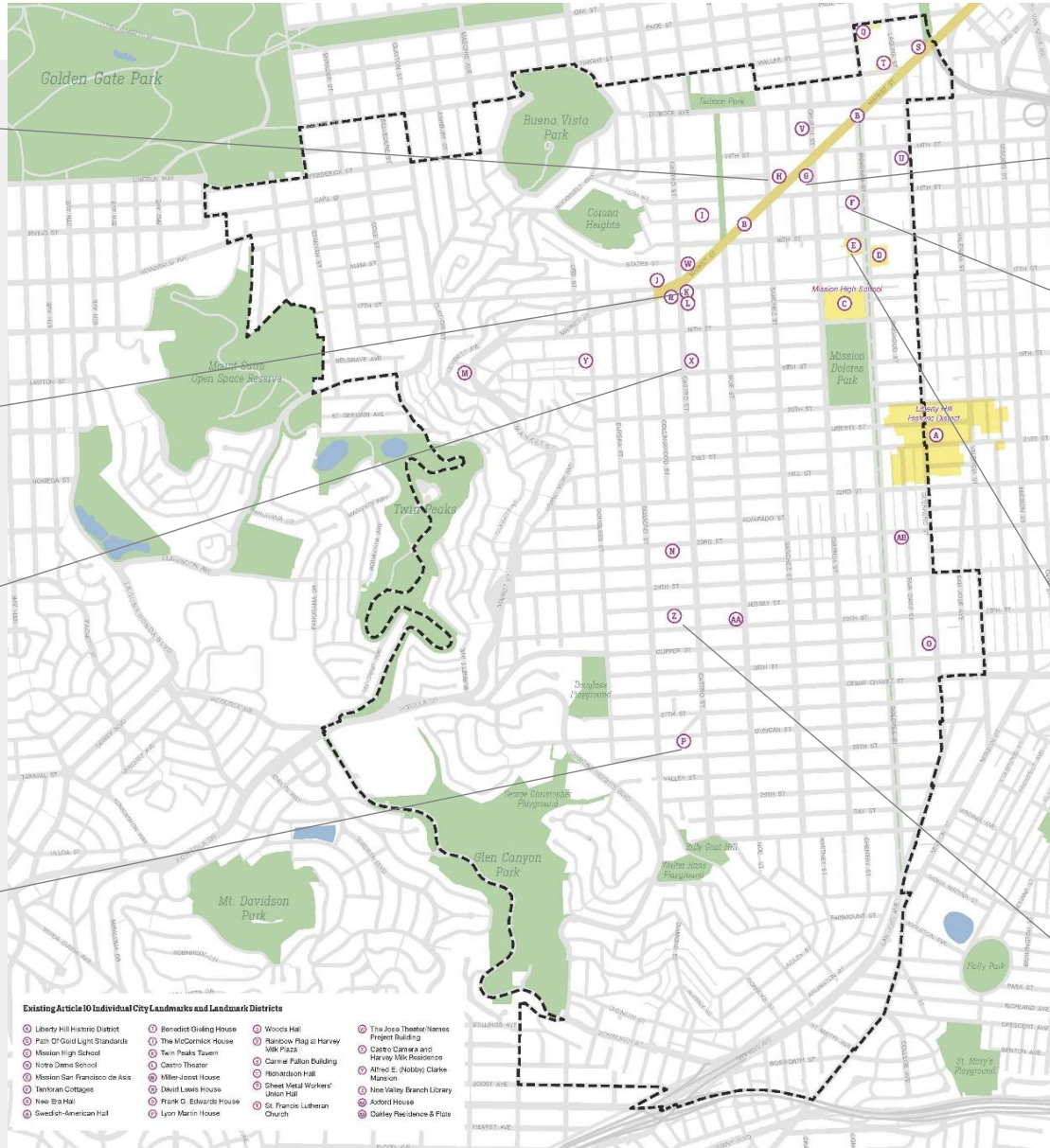
Twin Peaks Tavern



Castro Camera and Harvey Milk Residence



Lyon Martin House



Saint Francis Lutheran Church



Tanforan Cottage



Mission Dolores



Noe Valley Branch Library

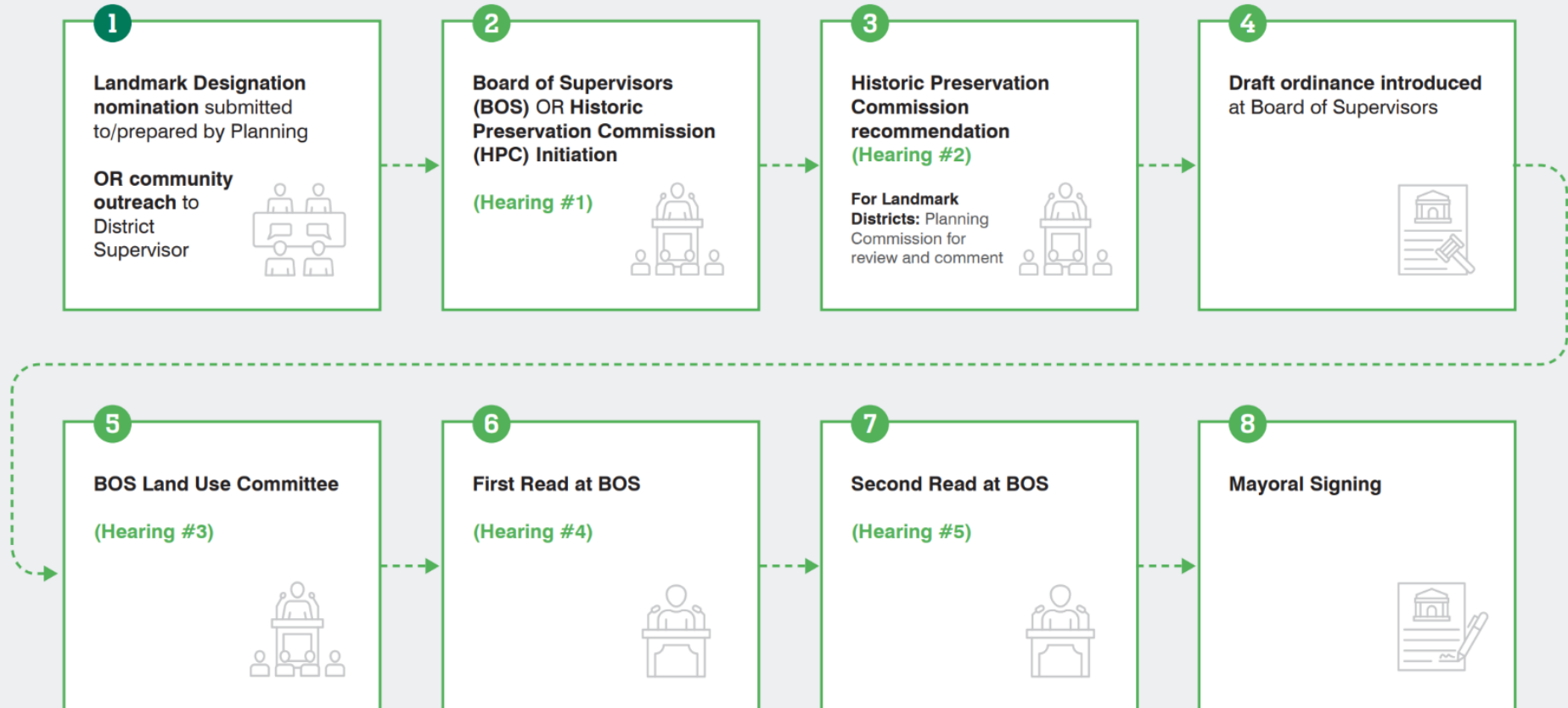


# Criteria for Landmark Designation

- Properties significant for their association with historic events, including the city's social and cultural history
- Properties significant for their association with a person or group important to the history of the city, state or country
- Properties significant for their architecture or design, or a notable work of a builder, designer or architect of merit
- Properties that are valued as visual landmarks, or that have special character or meaning to the city and its residents
- Collections of properties or features that are linked by history, plan, aesthetics or physical development



# Landmark Designation Process



# Character-Defining Features

- Express the cultural, historical and/or architectural significance
- Help tell the story of associated past eras
- Describe those features that should be retained and preserved
- Identified by stakeholders during designation process



Example of bracketed cornice.



Example of projecting bay window, wood siding, and ornament at windows.

# Historic Preservation Entitlements

- **Certificates of Appropriateness**  
Scopes of work involving demolition, new construction, or major alterations/ additions; approved by the Historic Preservation Commission
- **Administrative Certificate of Appropriateness**  
Minor alterations such as cladding and window replacement; as delegated by the Historic Preservation Commission; approved by Planning staff
- **No Certificates of Appropriateness**  
Ordinary maintenance and repair; approved “over-the-counter” by Planning staff





# BENEFITS

- **Preservation:** provides clear and predictable review process for alterations while protecting character-defining features and can provide additional protection against demolition.
- **Mills Act:** provides qualifying participants with up to a 50% reduction in property taxes in exchange for the rehabilitation, preservation, and long-term maintenance of historic properties.
- **California Historical Building Code:** provides an alternative building code for the preservation or rehabilitation of historic properties.
- **Planning Code Incentives:** allows applicants to institute a wider array of land uses in certain historic buildings than what would otherwise be permitted in that building's Zoning District. See Planning Code sections 186.3 (Non-Residential uses in Residential Districts), 210.3B (Office Uses in PDR-1-D and PDR-1-G Districts), 703.9 (various uses in Folsom NCT and Regional Commercial District), and 803.9(b) (various uses in the Eastern Neighborhoods Mixed Use Districts).



Image Source : Noehill



# EXPANDING HOUSING CHOICE DISTRICT 8 PROPOSED LANDMARKS



## Chautauqua House

1451 Masonic Avenue  
Period of Significance:  
1967-1986  
Significant as the historic location of the American Indian Historical Society



## Maud's

929-941 Cole Street  
Period of Significance:  
1966-1989  
Significant for its association with San Francisco's lesbian community, as one of the earliest, most popular, and longest running lesbian bars



## San Francisco AIDS Foundation

514-520 Castro Street  
Period of Significance:  
1982  
Significant for having housed one of the first agencies in the United States specifically addressing AIDS



## Firehouse: Hose Company #30

1757 Waller Street  
Period of Significance:  
1896-1956  
Significant as one of San Francisco's earliest extant firehouses, as well as an intact example of Italianate architecture



## Electrical Workers Union Building

55 Filmore Street  
Period of Significance:  
1957  
Significant for its association with long-standing union International Brotherhood of Electrical Workers Local 6, as well as for its midcentury modern architecture



## St. Nicholas Cathedral

2005 15th Street  
Period of Significance:  
1904-1960  
Significant as an exemplary example of Gothic Revival architecture



## 361 San Jose Avenue

Period of Significance:  
1865-1880  
Significant for its association with early settlement of San Francisco, as well early and intact example of Folk Victorian architecture



## Castro Rock Steam Baths

582 Castro Street  
Period of Significance:  
1971-1977  
Significant for its early association with the Castro as an LGBTQ enclave as home to one of the city's longest-running bathhouses



## Full Moon Coffeehouse

4416 18th Street  
Period of Significance:  
1974-1977  
Significant for its early association with the Castro as an LGBTQ enclave as an early lesbian establishment



## Sha'ar Zahav (Historic Location)

220 Danvers Street  
Period of Significance:  
1963-1996  
Significant for its historical association with San Francisco's Gay Jewish community



## St. Matthew's Church

3281 16th Street  
Period of Significance:  
1907  
Significant for its exuberant architectural expression as a Gothic Revival church



## 102 Guerrero Street

Period of Significance:  
1873  
Significant as an intact example of a Stick/Eastlake home, and as an early example of the work of architect Henry Geiffuss



## Engine Company No. 13

1458 Valencia Street  
Period of Significance:  
1863-1958  
Significant as the oldest standing firehouse in San Francisco



## St. Paul's Church

1600 Church Street  
Period of Significance:  
1901-1906  
Significant for its association with the growth and development of Noe Valley and as an exemplary example of Gothic Revival architecture



## Bank of Italy Branch Building

400-410 Castro Street  
Period of Significance:  
1922-1941  
Significant for its association with commercial development of the Eureka Valley neighborhood



## Missouri Mule (Site of)

2348 Market Street  
Period of Significance:  
1963-1973  
Significant as the site of the Missouri Mule, the Castro's first gay bar



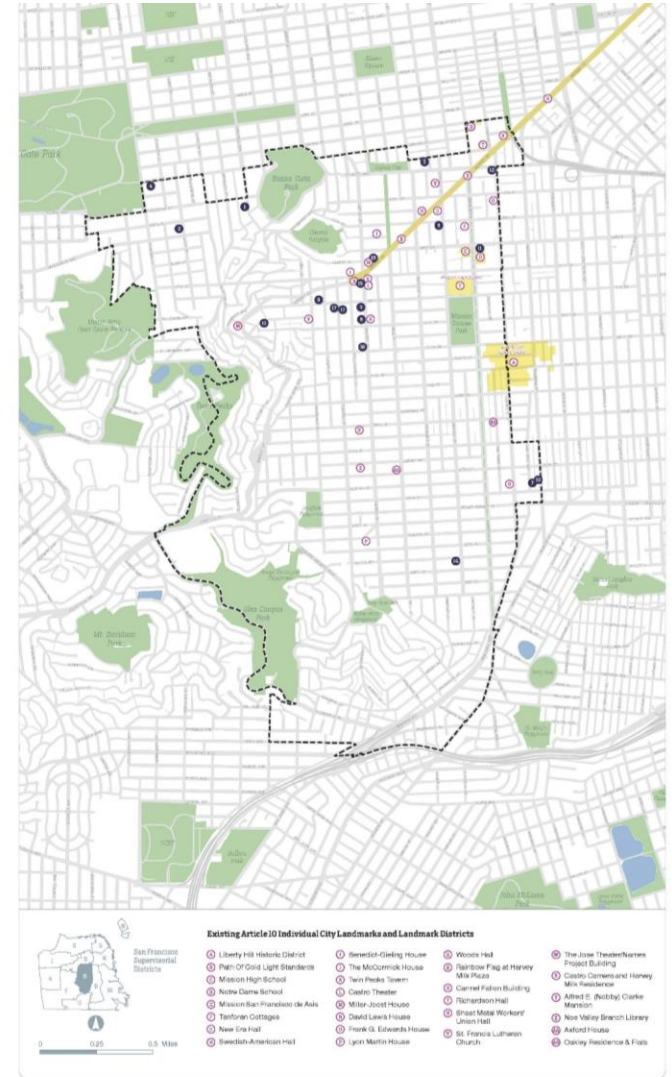
## Most Holy Redeemer Church Complex

110, 100, 115, and 117 Diamond Street  
Period of Significance:  
1901-1909  
Significant for its association with the growth of the Roman Catholic Church in San Francisco at the turn of the twentieth century, as an important community social asset for the Eureka Valley immigrant communities in the early twentieth century, with the history of Roman Catholic relations with LGBTQ communities, and for its early and continued use as an AIDS hospice



## Bob Ross House

4200 20th Street  
Period of Significance:  
1971-1979  
Significant as the home of Bob Ross, founder of the Bay Area Reporter



**THANK YOU**



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San Francisco Planning  
[www.sfplanning.org](http://www.sfplanning.org)

Landmark Designation Program  
[sfplanning.org/landmark-designation-program](http://sfplanning.org/landmark-designation-program)

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