



October 30, 2025

Ms. Angela Calvillo, Clerk of the Board of Supervisors Honorable Supervisor Mandelman **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 Numbers 2025-005918DES & 2025-005930DES Alert Alley Early Residential District Landmark District Designation **Chula-Abbey Early Residential District Landmark District Designation**

BOS File No. TBD & 250297 & 250298

Dear Ms. Calvillo and President Mandelman,

On October 15, 2025, 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 designate as landmark districts the Alert Alley and Chula-Abbey Early Residential Districts. At the hearing, the HPC voted to approve resolutions to recommend landmark district designations pursuant to Article 10 of the Planning Code.

The HPC's recommendations of approval for the two landmark districts were referred to the Planning Commission for Review and Comment, and at a regularly scheduled hearing on October 23, 2025, the Planning Commission adopted resolutions of their comments.

The proposed landmark district designations are exempt from the California Environmental Quality Act ("CEQA") as a Class 8 Categorical Exemption [2025-005918PRJ – Alert Alley Early Residential District] or as Common Sense Exemption under CEQA Guidelines Section 15061(b)(3) [2025-005930DES - Chula-Abbey Early Residential District].

Please find attached documents related to the HPC's and PC's actions. Also attached is an electronic copy of the proposed ordinances and Legislative Digests, drafted by Deputy City Attorney Andrea Ruiz-Esquide. 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: Andrea Ruiz-Esquide, City Attorney's Office

Calvin Ho, Legislative Aide

John Carroll, Office of the Clerk of the Board

Rich Sucre, Planning Department, Deputy Director of Current Planning

Pilar LaValley, Planning Department

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bos.legislation@sfgov.org.

Alert Alley Early Residential District -Attachments:

Draft Article 10 Landmark Designation Ordinance – Alert Alley (PDF)
Recommendation Executive Summary to HPC, dated October 15, 2025
Review and Comment Executive Summary to PC, dated October 23, 2025
Article 10 Landmark Designation Report – Alert Alley
CEQA Determination

Chula-Abbey Early Residential District -Attachments:

Draft Article 10 Landmark Designation Ordinance – Chula-Abbey (PDF)
Recommendation Executive Summary to HPC, dated October 15, 2025
Review and Comment Executive Summary to PC, dated October 23, 2025
Article 10 Landmark Designation Report – Chula-Abbey
CEQA Determination

Included with this electronic transmittal:

Historic Preservation Commission Resolution Nos. 1496 and 1497 (Recommendation)
Planning Commission Resolution Nos. 21857 and 21858 (Review & Comment)
Draft Article 10 Landmark Designation Ordinance – Alert Alley (Word)
Draft Article 10 Landmark Designation Ordinance – Chula-Abbey (Word)
Legislative Digest for Alert Alley Early Residential District (Word)
Legislative Digest for Chula-Abbey Early Residential District (Word)

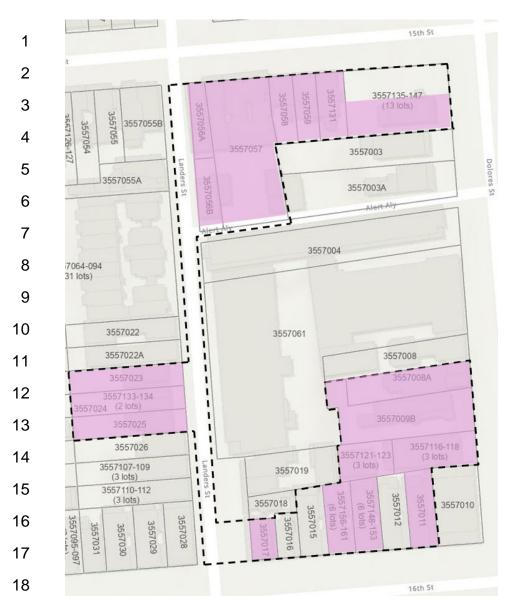


	ndmark District Designation – Alert Alley Early Residential Historic
Ordinance amendi	ng the Planning Code to add a new Appendix Q to Article 10,
	storical, Architectural, and Aesthetic Landmarks, to create the Alert
	ntial Historic District; affirming the Planning Department's
	er the California Environmental Quality Act; and making public
necessity, conveni	ence, and welfare findings under Planning Code, Section 302, and
findings of consist	ency with the General Plan and the eight priority policies of Planning
Code, Section 101.	1.
Ad	changed Code text and uncodified text are in plain Arial font. ditions to Codes are in single-underline italics Times New Roman font.
Во	letions to Codes are in strikethrough italics Times New Roman font. ard amendment additions are in double-underlined Arial font.
As	ard amendment deletions are in strikethrough Arial font. terisks (* * * *) indicate the omission of unchanged Code
Sul	osections or parts of tables.
Re it ordaine	hy the People of the City and County of San Francisco:
Be it ordained by the People of the City and County of San Francisco:	by the recipie of the only and country of carrinations.
Section 1. C	EQA and Land Use Findings.
	ning Department has determined that the actions contemplated in this
, ,	ith the California Environmental Quality Act (California Public Resources
	00 et seq.). Said determination is on file with the Clerk of the Board of
Supervisors in File N	No and is incorporated herein by reference. The Board of
-	
•	to Charter Section 4.135, the Historic Preservation Commission has
、	nend approval, disapproval, or modification of landmark designations and
•	nations under the Planning Code to the Board of Supervisors."
	Ordinance amending Preservation of Hist Alley Early Resider determination under necessity, convenient findings of consists Code, Section 101. NOTE: Under Add Del Book Ast Substitute of the Plant ordinance comply with Code Sections 2100 Supervisors in File Not Supervisors affirms to (b) Pursuant to authority "to recommendate authority to recommendate of the Plant of

1	(c) On	, the Historic Preservation Commission, in Res	solution No.
2	, adopted fir	ndings that the actions contemplated in this ordinance	are
3	consistent, on balance, w	vith the City's General Plan and with Planning Code Se	ection 101.1(b)
4	and recommended that th	ne Board of Supervisors adopt the proposed amendme	ents. A copy of
5	said Resolution is on file	with the Clerk of the Board of Supervisors in File No.	, and is
6	incorporated herein by ref	ference. The Board adopts these findings as its own.	
7	(d) On	, the Planning Commission, in Resolution No	
8	found that the proposed F	Planning Code amendments contemplated in this ordin	nance are
9	consistent, on balance, w	vith the City's General Plan and with Planning Code Se	ection 101.1(b),
10	particularly the provision	of housing to meet the City's Regional Housing Needs	Allocation. In
11	addition, the Planning Co	ommission recommended that the Board of Supervisors	s adopt the
12	proposed Planning Code	amendments. A copy of said Resolution is on file with	the Clerk of
13	the Board of Supervisors	in File No and is incorporated herein by	y reference.
14	(e) The Board find	ds that the proposed Planning Code amendments cont	ained in this
15	ordinance are on balance	e consistent with the City's General Plan and with Plan	ning Code
16	Section 101.1(b) for the re	easons set forth in both Historic Preservation Commis	sion
17	Resolution No	and Planning Commission Resolution No.	, which
18	reasons are incorporated	herein by reference.	
19	(f) Pursuant to Pla	anning Code Section 302, the Board of Supervisors fin	ds that the
20	proposed ordinance desig	gnating the Alert Alley Early Residential Historic Distric	t will serve the
21	public necessity, convenient	ence, and welfare for the reasons set forth in Historic I	Preservation
22	Commission Resolution N	No and Planning Commission Resolution	n No.
23	, which are	incorporated herein by reference.	
24	(g) The Board of S	Supervisors hereby finds that the Alert Alley Early Res	idential Historic
25	District has a special char	racter and special historical, architectural, and aesthet	ic interest and

1	value, and that designation as a Landmark District will further the purposes of and conform to
2	the standards set forth in Article 10 of the Planning Code.
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4	Section 2. The Planning Code is hereby amended by amending Article 10 to add
5	Appendix Q, to read as follows:
6	APPENDIX Q TO ARTICLE 10
7	ALERT ALLEY EARLY RESIDENTIAL DISTRICT
8	Sec. 1. Findings and Purposes
9	Sec. 2. Designation
10	Sec. 3. Location and Boundaries
11	Sec. 4. Relation to Planning Code and the Provisions of the Charter of the City and County of
12	<u>San Francisco</u>
13	Sec. 5. Statement of Significance
14	Sec. 6. Character-Defining Features
15	Sec. 7. Definitions
16	Sec. 8. Standards of Review of Applications
17	Sec. 9. Additional Standards of Review for Additions and New Construction
18	Sec. 10. Significance of Individual Buildings to the Historic District
19	Sec. 11. Paint Color
20	SEC. 1. FINDINGS AND PURPOSES.
21	The Board of Supervisors hereby finds that the area known and described in this ordinance as
22	the Alert Alley Early Residential District contains 21 buildings that have a special character and
23	special historical, architectural and aesthetic interest and value, and constitutes a distinct section of
24	the City. The Board of Supervisors further finds that designation of said area as a Historic District will
25	be in furtherance of and in conformance with the purposes of Article 10 of the Planning Code and the

1	standards set forth therein, and that preservation on an area basis rather than on the basis of
2	individual structures alone is in order.
3	This ordinance is intended to further the general purpose of historic preservation legislation as
4	set forth in Section 1001 of the Planning Code, to promote the health, safety and general welfare of the
5	public.
6	SEC. 2. DESIGNATION.
7	Pursuant to Section 1004 of the Planning Code, the Alert Alley Early Residential District is
8	hereby designated as an Article 10 Historic District, this designation having been duly approved by
9	Resolution No. of the Historic Preservation Commission and Resolution No.
10	of the Planning Commission, which Resolutions are on file with the Clerk of the Board of
11	Supervisors under File No. and which Resolutions are incorporated herein and made
12	part hereof as though fully set forth.
13	SEC. 3. LOCATION AND BOUNDARIES.
14	The location and boundaries of the Alert Alley Early Residential District include properties on
15	the south side of 15th Street between Landers Street and Dolores Street and properties on the east side
16	of Landers Street between 15th Street and Alert Alley; properties on the north side of 16th Street
17	between Dolores Street and Landers Street and a grouping of properties on the west side of Landers
18	Street between Alert Alley and 16th Street. The District includes lots contained within Assessor's Block
19	3557 and shall be as designated on the Alert Alley Early Residential District Map, the original of which
20	is on file with the Clerk of the Board of Supervisors under File No. , which Map is hereby
21	incorporated herein as though fully set forth.
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The boundaries of Alert Alley Early Residential District are outlined.

SEC. 4. RELATION TO PLANNING CODE AND THE PROVISIONS OF THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO.

(a) Article 10 of the Planning Code is the basic law governing historic preservation in the City and County of San Francisco. This ordinance, being a specific application of Article 10, is both subject to and in addition to the provisions thereof.

(b) Except as may be specifically provided to the contrary in this ordinance, nothing in this

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1	ordinance shall supersede, impair or modify any Planning Code provisions applicable to property in
2	the Alert Alley Early Residential District, including but not limited to existing and future regulations
3	controlling uses, height, bulk, lot coverage, floor area ratio, required open space, off-street parking
4	and signs.
5	SEC. 5. STATEMENT OF SIGNIFICANCE.
6	Identified through the Mission Dolores Neighborhood Context Statement & Survey, the Alert
7	Alley Early Residential District is a one-block long stretch of properties, centered on Alert Alley and
8	Landers Street, significant as a representative collection of Italianate, Classical Revival, and Queen
9	Anne residential buildings associated with the themes of "Early Neighborhood Development (1864-
10	1906)" and "1906 Earthquake and Reconstruction (1906-1915)." The period of significance is 1890 to
11	1910. The District is comprised of 21 properties, eighteen of which include contributing resources,
12	located in the Mission Dolores neighborhood. There are three non-contributing properties.
13	The Alert Alley Early Residential District is significant as a representative collection of
14	residential buildings that physically illustrate the neighborhood's pre- and post-1906 Earthquake and
15	Fires development transition. Because it was spared from the 1906 fires that decimated many other
16	nearby neighborhoods, the district provides a unique combination of early, small scale single-family
17	homes along with post-1906 reconstruction era larger scale multi-family flats and apartments. The
18	Alert Alley Early Residential District is a collection of buildings that represents the early small-scale
19	residential and agricultural development patterns of the Mission Dolores neighborhood as well as
20	larger residential flats and apartments indicative of the post-1906 reconstruction period. The district is
21	also notable as it contains several buildings, including 260-264 and 266-268 Dolores Street, associated
22	with the Dolores Street Fire Line, which served as a firebreak preserving properties west of Dolores
23	from destruction in the devastating post-earthquake fires.
24	The Alert Alley Early Residential District also is architecturally significant as a distinctive
25	grouping of Victorian-era residential dwellings in Italianate, Stick-Eastlake, and Queen Anne styles.

1	Along the narrow alleys, the pioneer origins of the buildings are indicated via setbacks, small building
2	footprints, and low-slung massing, which stand out amongst the many larger rowhouses and flats that
3	comprise much of the rest of the urbanized neighborhood. In the post-earthquake period, the Mission
4	Dolores neighborhood transitioned from a semi-suburban, single-family dwelling area at the periphery
5	of the city, to a dense neighborhood fully integrated into the larger urban context, characterized by an
6	increase in multi-family development, particularly with the construction of apartment buildings and
7	flats, including "Romeo Flats," in Classical Revival and Queen Anne architectural styles.
8	The period of significance for the District is 1890 to 1910, inclusive of the period of
9	construction of all contributing buildings within the District. Additional historic information, and
10	descriptions of individual buildings, may be found in the Alert Alley Early Residential District
11	Designation Report, which is hereby incorporated herein as though fully set forth.
12	SEC. 6. CHARACTER-DEFINING FEATURES.
13	Whenever a building, district, site, object, or landscape is under consideration for Article 10
14	Landmark designation, the Historic Preservation Commission is required to identify character-defining
15	features. This is done to enable owners and the public to understand which elements are considered
16	most important to preserve the historical and architectural character of the proposed landmark or
17	<u>landmark district.</u>
18	The character-defining interior features of buildings in the district are identified as: None.
19	The character-defining exterior features of contributory buildings in the district are identified
20	as: All exterior elevations, rooflines, historic doors and fenestration, historic materials and finishes,
21	historic front setbacks, and historic architectural details, as described below.
22	The following section describes in further detail the character-defining features of the district
23	and of individual buildings.
24	A. Overall Form, Scale and Proportion
25	Due to the brief period of construction - most buildings were constructed between 1890 and

1	1910 - buildings within the district exhibit characteristics of one of two basic residential property
2	types: single-family early residential or multi-family reconstruction residential (as defined in the
3	Mission Dolores Neighborhood Context Statement).
4	District buildings are all residential, composed primarily of attached or semi-attached, single-
5	family dwellings and residential flats or apartments. Buildings in the district range from 1 ½ story-
6	over-basement to four stories in height, with 1-1/2 and three stories predominating. Roof forms are
7	predominantly flat or front-facing gable behind a projecting parapet and/or cornice. An exception is
8	1919-1923 15th Street which has a hipped roof.
9	The district's smallest residences are on lots facing the neighborhood's alleys and narrow mid-
10	block streets. These buildings are typically 1 ½- to two-stories in height, have raised, recessed
11	entrances accessed by wood staircases with turned balustrades (most stairs have dogleg
12	configurations, replacing original straight run), often have deep front setbacks, and feature modest
13	<u>Italianate or Stick-Eastlake detailing on the primary, street-facing facades. Some of these smaller</u>
14	buildings have been converted from single- to two-units.
15	Buildings fronting wider streets – 15th, 16th, or Dolores streets – have larger footprints, are
16	taller, and consist of residential flats or apartments. These buildings are typically 2 ½- to four-stories
17	in height, have recessed, raised entrances, straight run stairs, and feature Queen Anne, Classical
18	Revival, Italianate, or Stick-Eastlake detailing on the primary, street-facing facades. Romeo Flats
19	buildings along 15th Street are built to the front lot line while residential flats buildings at 16th Street
20	are setback with shallow front yards behind low cast stone walls topped with metal railings. On
21	Dolores Street, residential flats buildings are setback with raised front yards bounded by cast stone
22	retaining walls.
23	<u>Although the roof forms - particularly at the non-visible rear facade – of a substantial number</u>
24	of buildings have been altered to incorporate skylights, small dormer windows, fire escapes, stair
25	penthouses, or solar panels these alterations were constructed outside of the Period of Significance and

1	have not gained significance.
2	General characteristics of the district's two primary residential building types (Single-Family
3	Early Residential and Multi-Family Reconstruction Residential) and one sub-type (Romeo Flats) are:
4	Single-Family Early Residential: Properties dating from the "Early Neighborhood
5	Development (1864-1906)" period are unified by their small-scale form, massing, and
6	materiality representative of the early residential and agricultural development of the Mission Dolores
7	neighborhood. Character-defining features of the properties within the district dating from this
8	period include:
9	<u>Small, one-story over- integrated garage or two-story massing</u>
10	Horizontal painted wood siding
11	• Flat front with front facing gable roof or Italianate style parapet roof form
12	• Original wood double-hung windows with ogee lugs
13	• Architectural ornament including brackets, applied columns, window and/or door
14	hoods, and other façade ornamentation indicative of the Italianate style
15	• Front setback or location on lot in reference to street
16	<u>Central or offset primary entrance stair</u>
17	Multi-Family Reconstruction Residential: Properties dating from the "Earthquake and
18	Reconstruction (1906-1915)" period are unified by their larger scale, form, and massing to meet
19	housing needs of the growing population of the Mission Dolores neighborhood. Character-defining
20	features of the residential flats or apartment buildings within the district dating from this period
21	include:
22	• Two or three-story over-integrated garage or three-story massing
23	Horizontal painted wood siding
24	Front-facing gable roof or projecting cornice
25	Wood double-hung windows with ogee lugs

1	 Single or paired projecting bay(s) at front facade
2	• Front setback/location on lot in reference to street
3	Offset entrance with original stair configuration
4	Romeo Flats: The Romeo flat, a San Francisco-based, high-density form of rental housing with
5	four to six units, generally for working-class tenants, was typically built after the 1906 earthquake and
6	fires. Romeo flats are multi-unit, residential buildings with three bays lining the façade. An open or
7	enclosed, central winding staircase located in the central bay divides the façade vertically. Balconies
8	are located at each story of the central bay if it is open. When enclosed, windows are located at each
9	landing. The district's buildings along 16th Street include a row of Romeo Flats.
10	B. Materials and Finishes
11	Buildings in the district are of wood frame construction and were historically clad in horizontal
12	wood siding. Exterior surface finishes are painted. Channel drop wood siding is typical at the
13	secondary and rear facades, while a combination of flush lap, channel drop, clapboard, or shaped
14	shingles are typically found at the primary facades. Most buildings retain their historic siding though a
15	few were later clad in stucco, masonite, or composite shingle siding. These replacement siding
16	materials have not gained significance.
17	Historically, there were several types of stairs constructed in the district: longer flights of wood
18	stairs that typically project out from Italianate or Stick-Eastlake style buildings and shorter flights
19	typically found within the recessed entries of Progressive-era flats and apartment buildings.
20	At the buildings along alleys and narrow streets, entry stairs were solid and uniform in
21	appearance: featured closed risers, solid cheek walls beneath the stairs, turned wood balustrades, and
22	capped newel posts, and had a painted finish. Some flights of stairs were later replaced with new wood
23	stairs and balusters. Raised entrances to these smaller residential buildings lead to narrow openings
24	highlighted with wood trim and bracketed hoods. Wood paneled and glazed doors with transom
25	window sit within a shallow paneled recess.

1	Progressive-era buildings – Queen Anne or Classical Revival style – within the district,
2	particularly those on 15th, 16th, and Dolores streets, feature wood or terrazzo steps with solid cheek
3	walls and landings. These stairs are typically located partially within the building envelope and
4	provide access to recessed entrance doors. The recessed vestibules have wood paneled walls, coffered
5	or stucco-clad ceilings, and floors clad in wood, terrazzo, or tile (usually hexagonal tiles with a
6	polychromatic trim or mosaic tile). Entrances of Progressive-era flats are typically flanked by
7	Classical columns or pilasters, and decorated with applied plaster ornament, such as garlands and
8	floral friezes.
9	While compatible, replacement stairs have not gained significance in their own right.
10	Existing gable roofs are typically finished with asphalt or composite shingles. Though generally
11	compatible, these roofing materials have not gained significance.
12	C. Doors and Fenestration
13	Many of the district's buildings retain their original primary entrance doors. These paneled
14	wood doors, often slightly wider than contemporary entrance doors, are commonly glazed at the upper
15	portion and feature corniced and bracketed hoods and incised or applied ornament. Occasionally, a
16	single fixed window is located adjacent to the entry door of Queen Anne buildings, and many entry
17	doors are topped with transom windows.
18	Fenestration is remarkably consistent throughout the district, consisting of vertically oriented
19	double-hung single-light wood sash windows, with ogee lugs, set in wood surrounds. Windows are
20	typically set in wide angled bays with smaller windows set flush with the facade, often adjacent to or
21	above the primary entry. Window surrounds are typically topped with cornices, occasionally featuring
22	pediments, with ornamented details. Smaller vertically oriented windows, set in a single or paired
23	configuration, are typical on Italianate buildings. Several buildings, typically Progressive-era flats
24	buildings, feature curved wood sash windows set in curved structural bays. Angled or curved bays

typically contain three windows, though certain bays of corner buildings contain four or five windows.

1	Most windows are rectangular although there are several buildings with arched windows. The building
2	at 1949 15th Street is the only building that retains an original two-over-two light double-hung wood
3	sash window on primary elevation.
4	Large flats buildings, particularly Romeo flats, have continuous stacked angled bays flanking
5	enclosed central stair with flush window at each landing.
6	On visible side and rear elevations, windows are typically single or paired double-hung sash
7	with simple wood surrounds.
8	While many buildings within the district retain some or all historic double-hung wood sash
9	windows with ogee lugs on primary, street-facing elevations, many others have replacement sash.
10	Replacement windows made of aluminum or vinyl sash, casement or slider windows, or windows with
11	divided lights that were added to buildings after the Period of Significance have not gained
12	<u>significance.</u>
13	The addition of garages has altered the front facades and yards of many District properties.
14	Many of the historic buildings within the district were not originally constructed with an integrated
15	automobile garage. Portions of site walls were removed and front yards partially paved to
16	accommodate driveways for garages inserted in the basement of many buildings. Several properties
17	feature detached or semi-attached pop-out garages in the front yard. Garage structures, openings, and
18	driveways have not gained significance.
19	D. Architectural Details
20	Common traits found throughout the district are bay windows, gable roofs, parapets, decorative
21	cornices, ornamental shingles, and spindle work, as well as more classically influenced detailing such
22	as dentils, pediments, columns, and applied plaster ornament.
23	Late Victorian- and Progressive-era architectural styles predominate with Italianate, Stick-
24	Eastlake, Queen Anne, and Classical Revival styles most widely represented. Architectural details
25	commonly found on the district's Italianate and Stick-Eastlake buildings – usually at the smaller

1	dwellings on alleys and narrow streets – include cornice lintels, bracketed hoods, raised panel friezes
2	and bracketed cornices, and false shaped parapets sometimes with pent roofs for Italianates (1959 15th
3	Street includes chamfered bay window decorated with pipe colonnettes and arched window heads) and
4	bracketed cornice caps, bracketed door hoods (flat or pedimented), false parapets with paneled friezes,
5	brackets, and projecting cornices on Stick-Eastlakes.
6	The district's larger flats buildings, facing onto the wider, primary streets, are typically
7	Classical Revival style, including all the district's Romeo Flats buildings. Buildings in the district in
8	this style feature wide angled or round bay windows, flat roofs, bulky projecting cornices with
9	modillions or dentils, raised panel spandrels, scroll keystones, broken entablatures, and pedimented
10	and columned porch or portico entries.
11	Architectural details commonly found on Queen Anne buildings in the district include raked
12	cornices, flared eaves, shingled tympanums, fish-scale shingling, projecting bracketed cornices, steeply
13	pitched gable roofs, finials, geometric applied ornament at spandrel panels, dentils, friezes decorated
14	with wood ornament, egg and dart molding, cut-out screens, sunbursts, intermediate cornices, window
15	and door hoods, spindle screens, turned wood balustrades and newel posts, turned wood porch
16	supports, a variety of wood cladding and patterned wood shingles, arched porticos, and Corinthian or
17	Composite columns and pilasters.
18	SEC. 7. DEFINITIONS
19	For the purpose of this Appendix Q, the following terms shall have the following meanings:
20	Visibility: Visible from within a 150-foot radius of the parcel boundaries. Visibility from a
21	public right-of-way can be determined by drawing circles with a radius of 150 feet at each corner of a
22	lot that fronts on a public right-of-way and then determining which portions of a property are visible
23	when standing in the public right-of-way.
24	Public Right-of-Way: A public right-of-way is a street or sidewalk.
25	Primary Façade or Elevation: A primary façade is a building's main street-facing façade.

1	Corner buildings have two primary façades.						
2	Rear Façade or Elevation: The rear façade is located at the rear of the building and faces the						
3	<u>backyard.</u>						
4	SEC. 8 STANDARDS OF REVIEW OF APPLICATIONS						
5	The standards for review of all applications for Certificates of Appropriateness are as set forth						
6	in Section 1006.6 of Article 10. For the purposes of review under those standards, the "character of the						
7	Historic District" shall mean the exterior architectural features of the Alert Alley Early Residential						
8	District referred to and described in Section 6 of this Appendix.						
9	The three levels of review are: "No Certificate of Appropriateness" is required; an						
10	"Administrative Certificate of Appropriateness" is required, which is approved administratively by						
11	Planning Department Preservation staff as delegated pursuant to Section 1006.2(b) of the Planning						
12	Code; and "Certificate of Appropriateness" is required pursuant to Section 1006 of the Planning Code						
13	at a regularly scheduled Historic Preservation Commission hearing. The procedures, requirements,						
14	controls and standards of Article 10 of the Planning Code shall apply to all applications for						
15	Certificates of Appropriateness and/or Administrative Certificates of Appropriateness in the Alert Alley						
16	Early Residential Historic District.						
17	Any exterior change within the Alert Alley Early Residential Historic District shall require a						
18	Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work requires a City						
19	permit, with the exception of: scopes of work outlined in Section 1005(e)(1-10) of Article 10; projects						
20	subject to the Housing Accountability Act (HAA) that comply with the Preservation Design Standards;						
21	and, the specific scopes of work as outlined below.						
22	Ancillary Structures within the Rear Yard - Construction or Removal						
23	No Certificate of Appropriateness shall be required for the construction of any structure within						
24	the rear yard that is no more than ten feet in height above grade and covers no more than 120 square						
25	feet of land regardless of visibility from public rights-of-way. A Certificate of Appropriateness shall not						

1	be required for the removal of any non-historic ancillary structure within the rear yard.
2	<u>Cladding</u>
3	No Certificate of Appropriateness shall be required for replacement of cladding on rear facades
4	not visible from the public right-of-way. Vinyl siding will not be permitted on any elevation regardless
5	of visibility.
6	Decks, Stairs & Railings
7	Front Stairways and Railings: No Certificate of Appropriateness shall be required for the
8	replacement of stairways and/or railings with compatible stairways and/or railings provided that the
9	proposal is based on physical or documented evidence and is found to be compatible in terms of
10	location, configuration, materials, and details with the character-defining features of the building
11	and/or district. This does not apply to the replacement of porticos, porches, or other architectural
12	components of the entry.
13	Rear Yard Decks, Stairs, and Railings: No Certificate of Appropriateness shall be required for
14	repair, replacement, or installation of decks, stairways and associated structural elements (such as
15	firewalls) or elevator shafts located at rear of subject property regardless of visibility from public
16	rights-of-way.
17	Doors, Windows, and Other Openings
18	Doors, Windows, and Other Openings – non-visible elevations: No Certificate of
19	Appropriateness shall be required for replacement of doors, including garage doors, and windows in
20	existing openings at elevations not visible from the public right of way. No Certificate of
21	Appropriateness shall be required for adding, expanding or removing openings at elevations not visible
22	from the public right of way.
23	Garage Doors: A Certificate of Appropriateness shall not be required for the replacement of an
24	existing garage door and/or trim provided that the new features are compatible in terms of material,
25	pattern, finish, and fenestration. Replacement garage doors must have a solid, painted finish and may

1	<u>feature no more than 25 percent glazing.</u>
2	Tradesman Doors: No Certificate of Appropriateness shall be required for replacement of
3	tradesman doors provided the new tradesman door is compatible with the building and District to
4	minimize visual impacts on the character-defining features of the building and District.
5	Exploratory and Investigative Work
6	No Certificate of Appropriateness shall be required for the removal of non-historic material to
7	conduct investigation about the historic structure and to determine the existence of underlying historic
8	materials, ghosting, and scarring. This scope of work shall be limited, at the Department's discretion,
9	to no more than 15% of the total surface area of the façade. This work area must be stabilized and
10	protected after the investigation is complete.
11	<u>Fences</u>
12	A Certificate of Appropriateness shall not be required for the construction or replacement of
13	rear or side yard fences.
14	Ground Disturbance
15	Most properties within the Alert Alley Early Residential District are also located within the
16	Planning Department's Archaeological Sensitivity Zone 1 (areas that have high sensitivity for
17	archaeological resources that are at or just beneath the current ground surface). No Certificate of
18	Appropriateness shall be required for any project where ground disturbance is not: 2 feet or deeper
19	(depth below existing street elevation), and more than 25 cubic yards.
20	Where a project exceeds the ground disturbance criteria of Zone 1, no Certificate of
21	Appropriateness shall be required where Planning Department cultural resources staff, after initial
22	review, determines that the proposed development project is unlikely to result in damage or destruction
23	of significant archaeological resources.
24	Non-Contributory Buildings
25	No Certificate of Appropriateness shall be required for any exterior change on elevations not

1	visible from the public rights-of-way for non-contributory properties.
2	No Certificate of Appropriateness shall be required for any alteration or replacement of
3	exterior building features on visible elevations of non-contributory properties, provided that
4	reasonable efforts shall be made to produce compatibility with the District, and in no event shall there
5	be a greater deviation from compatibility. The Planning Department will evaluate these proposals for
6	compatibility with the character of the historic district as described in the designating ordinance, as set
7	forth in Section 1006.6 of the Planning Code.
8	Preservation Design Standards
9	A Certificate of Appropriateness shall not be required for projects involving additions and
10	modifications of district buildings that are also subject to the Housing Accountability Act (HAA),
11	provided they comply with the adopted objective design standards outlined in the Preservation Design
12	<u>Standards.</u>
13	Ordinary Maintenance and Repairs
14	No Certificate of Appropriateness shall be required if the proposed work consists of ordinary
15	maintenance and repairs, as defined in Section 1005 (e)(3) of the Planning Code as any work, the sole
16	purpose and effect of which is to correct deterioration, decay or damage of existing materials,
17	including repair of damage caused by fire or other disaster.
18	Replacement of Character-Defining Features
19	A Certificate of Appropriateness shall not be required for the in-kind replacement of character-
20	defining features that are deteriorated beyond repair, including historic architectural details such as
21	porticos, porches, cornices, stringcourses, plaster work, tympanum, roofline, and eave, regardless of
22	visibility from the public right-or-way. For this standard, "in kind" shall mean repair or replace
23	exactly to match the historic feature's material, dimensions, finish, profile, and details. Use of
24	alternative material(s) does not qualify as "in-kind."
25	Roofing - Repair or Replacement

1	No Certificate of Appropriateness shall be required for roof repair or replacement provided the
2	proposed roof work does not change the roof character, form, structure, or character-defining features.
3	New roofing shall be compatible with existing roofing.
4	No Certificate of Appropriateness shall be required for repair and/or replacement of roofing
5	materials other than visible surface materials, including but not limited to underlayment, structural
6	members, chimneys, gutters, and scuppers, that does not alter the existing roof's form or character-
7	defining features.
8	Rooftop Equipment (excluding cellular installations)
9	A Certificate of Appropriateness shall not be required for the installation of rooftop equipment
10	provided that the rooftop equipment is not visible from a public right-of-way and that the rooftop
11	equipment is installed in a manner that may be easily removed in the future without disturbing any
12	historic fabric.
13	Security Measures
14	A Certificate of Appropriateness shall not be required for installation or replacement of metal
15	security doors, window grilles, or security gates on rear elevations regardless of visibility from the
16	public right-of-way.
17	Solar Panels
18	A Certificate of Appropriateness shall not be required for the installation of solar panels,
19	including the installation of structures that support solar panels, regardless of visibility, provided that
20	the installation would not require alterations to the building greater than normally required to install a
21	solar energy system, such as:
22	(a) Set with a low profile, and
23	(b) Mounted parallel with the slope of the roof (if roof is sloped greater than 1/12), and
24	(c) Not visible from adjacent street sightlines if on a flat roof, and
25	(d) Set in from the perimeter walls of the building, including the building's primary façade.

1	<u>Windows</u>
2	Window Repair: Repair and retention of historic windows is encouraged. No Certificate of
3	Appropriateness shall be required to correct deterioration, decay, or damage to existing historic
4	windows, at any façade, including window glazing, sash, muntins, jambs, pulleys, sills and other
5	historic window components. See "Ordinary Maintenance and Repairs."
6	Window Replacement – Windows visible from public right-of-way: No Certificate of
7	Appropriateness shall be required for replacement of non-historic windows, provided that replacement
8	windows are wood (original windows are assumed have been wood); are recessed between two and
9	three inches from the surrounding exterior wall surfaces, measured from the primary exterior cladding
10	to sash; have true divided lites or simulated divided lites with dark-colored spacers where sash feature
11	muntins. Replacement windows are not required to be single-glazed even if the original windows are
12	single-glazed. Vinyl windows are not permitted as a replacement for any window.
13	Window Replacement – Windows not visible from public rights-of-way: No Certificate of
14	Appropriateness shall be required for window replacement on façades not-visible from the public right-
15	of-way, provided the replacement windows occur within the existing opening. Replacement windows
16	can be any material (except vinyl), any configuration, operation, profile, or dimension. Vinyl windows
17	are not permitted as a replacement for any window.
18	SEC. 9. ADDITIONAL PROVISIONS FOR ALTERATIONS, ADDITIONS AND NEW
19	CONSTRUCTION.
20	Excluding the exceptions defined in this Appendix. any exterior change to a contributory or
21	non-contributory building or new construction within the Alert Alley Early Residential District shall
22	require a Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work
23	requires a City permit. The following standards shall guide the approval of exterior alterations,
24	additions, and new construction.
25	(a) Character of the district. New construction shall complement and support the historic

1	character of the district. Proposals for exterior alterations that result in greater conformity with the
2	character of the district and are based on physical or documented evidence are encouraged.
3	(b) Historic Materials. Exterior alterations or new construction shall not destroy historic
4	materials. features and spatial relationships that characterize the property. Repair and retention of
5	historic windows is encouraged.
6	(c) Compatibility. New construction shall be differentiated from the old and shall be compatible
7	with the historic materials, features, size, scale and proportion, and massing to protect the integrity of
8	the property and its environment. Additions shall be reviewed for compatibility with the historic
9	building and the District, while infill construction shall be reviewed for compatibility with the overall
10	District. Neither should imitate nor replicate existing features. Additions should not physically or
11	visually dominate existing buildings in the District. Infill construction should reflect the character of
12	the District, including the prevailing heights of contributing buildings without creating a false sense of
13	history. The following standards shall guide the approval of additions and new construction:
14	Additions. Horizontal and vertical additions on contributing and non-contributing buildings, as
15	well as addition of new features such as garages or window openings in visible elevations of
16	contributing buildings, shall be reviewed on a case-by-case basis. Proposed additions should be
17	located in an inconspicuous location and not result in a radical change to the form or character of the
18	historic building or surrounding District. Due to their diminutive scale and the setbacks of many of the
19	contributory buildings along the narrow alleys and side streets in the District, vertical additions to the
20	contributory buildings facing Alert Alley and Landers Street are generally discouraged unless it is can
21	be demonstrated that the addition does not impair the form or character-defining features of the
22	building and that it is not visible from the surrounding public rights-of-way within the District.
23	As part of the Planning Department review process, the project sponsor shall conduct and
24	submit an analysis that illustrates the relative visibility of a proposed vertical addition from within the
25	District. As part of this analysis, sightline cross-sections and perspective drawings illustrating the

1	proportionality and scale, as well as the visible extent of the addition from prescribed locations should
2	<u>be submitted.</u>
3	The Planning Department will evaluate these proposals for compliance with the Secretary of the
4	Interior's Standards (as set forth in Section 1006.6 of the Planning Code), and, may, at their discretion,
5	refer to the Site Design/Architecture standards of the Preservation Design Standards (adopted by
6	<u>Historic Preservation Commission).</u>
7	New Construction. Where the District provides an opportunity for new construction through
8	existing vacant parcels or by replacing non-contributing buildings, a sensitive design is of critical
9	importance. The new construction shall respect the general size, shape, and scale of the character-
10	defining features associated with the district and its relationship to the character-defining features of
11	the immediate neighbors and the district. Contributory buildings within the District should be utilized
12	and referenced for design context. For new construction, contemporary design that respects the
13	District's existing character-defining features without replicating historic designs is encouraged. The
14	Planning Department will evaluate these proposals for compatibility with the character of the historic
15	district as described in the designating ordinance, as set forth in Section 1006.6 of the Planning Code,
16	and, when applicable, the Citywide Design Standards.
17	The following standards shall guide the approval of exterior alterations and new construction:
18	1. Style. New construction shall be compatible with the character-defining features of the
19	district, yet is contemporary in design.
20	2. Scale and Proportion. New construction shall be compatible with the massing, size, and
21	scale of the adjacent contributing buildings within the district.
22	3. Setbacks. New construction shall conform to existing setback patterns found in adjacent
23	buildings and within the district.
24	4. Roofline. Gabled, cross-gabled, or hipped roof forms or flat roofs with projecting cornices
25	are common within the district and new construction shall reference the massing and form of adjacent

1	<u>buildings.</u>							
2	5. Dormers and Additions. The enlargement or construction of dormers, penthouses and							
3	horizontal or vertical additions shall be designed in a manner that requires minimal change to the							
4	character-defining features of the subject building and the district in terms of materials, fenestration,							
5	cladding, massing and	ornamentation.						
6	6. Garages. T	he insertion of	a garage sho	all minimize the p	hysical and visual im	pacts on the		
7	character-defining feat	ures of the exist	ting building	and front yard s	etting. The design of	garages and		
8	garage doors shall be u	unobtrusive and	simple. Pai	nted roll-up door	s with panels and mu	<u>lti-lights are in</u>		
9	keeping with the charac	cter of the distr	ict and are e	ncouraged.				
10	7. Driveways	and Front Yard	l Setbacks. T	he addition of ne	w driveways shall mi	nimize the		
11	removal of landscaping	and include pe	ermeable pa	ving materials in	order to minimize dis	ruption to		
12	front yard setbacks and the character-defining features of the subject building and the district.							
13	8. Details. Architectural details on new construction shall be contemporary, yet compatible							
14	with the character-defining features found on the contributing buildings within the district.							
15	SEC. 10. SIGNIFICANCE OF INDIVIDUAL BUILDINGS TO THE HISTORIC							
16	<u>DISTRICT.</u>							
17	Each building within the Alert Alley Early Residential District is assigned to either of the							
18	following categories.							
19	Contributory. T	his category ide	entified build	dings that date fro	om the District's perio	<u>od of</u>		
20	significance and retain integrity. These structures are of the highest importance in maintaining the							
21	character of the District. The maximum suspension period allowable under Article 10 shall be imposed							
22	on applications for demolition of Contributory buildings.							
23	The following buildings are deemed Contributory to the Alert Alley Early Residential District:							
24								
25	<u>APN</u>	From St. #	<u>To St. #</u>	Street Name	<u>Year Built</u>			

<u>3557 131-132</u>	<u>1919</u>	<u>1923</u>	15th Street	<u>1900</u>
<u>3557 059</u>	<u>1925</u>	<u>1929</u>	15th Street	<u>1906</u>
<u>3557 058</u>	<u>1931</u>	<u>1933</u>	15th Street	<u>1905</u>
<u>3557 057</u>	<u>1935</u>	<u>1947</u>	15th Street	<u>1905</u>
<u>3557 056A</u>	<u>1949</u>	<u>1949</u>	15th Street	<u>1900</u>
<u>3557 011</u>	<u>3310</u>	<u>3312</u>	16th Street	<u>1905</u>
<u>3557 148</u>	<u>3322</u>	3322	16th Street	<u>1907</u>
<u>3557 156</u>	<u>3330</u>	<u>3330</u>	16th Street	<u>1907</u>
<u>3557 017</u>	<u>3344</u>	<u>3348</u>	16th Street	<u>1906</u>
<u>3557 135-147</u>	200	200	<u>Dolores</u>	1903 and 2014
<u>3557 008A</u>	<u>260</u>	<u>264</u>	<u>Dolores</u>	<u>1900</u>
3557 009B	<u>266</u>	<u>270</u>	<u>Dolores</u>	<u>1903</u>
<u>3557 121-123</u>	<u>272</u>	<u>276</u>	<u>Dolores</u>	<u>1900</u>
<u>3557 116-118</u>	<u>278</u>	<u>282</u>	<u>Dolores</u>	<u>1907</u>
<u>3557 056B</u>	<u>101</u>	<u>101</u>	<u>Landers</u>	<u>1900</u>
<u>3557 023</u>	<u>156</u>	<u>156</u>	<u>Landers</u>	<u>1900</u>
<u>3557 133-134</u>	<u>160</u>	<u>162</u>	<u>Landers</u>	<u>1900</u>
<u>3557 025</u>	<u>166</u>	<u>168</u>	<u>Landers</u>	<u>1900</u>
	3557 059 3557 058 3557 057 3557 056A 3557 011 3557 148 3557 156 3557 135-147 3557 008A 3557 009B 3557 121-123 3557 116-118 3557 056B 3557 023	3557 059 1925 3557 058 1931 3557 057 1935 3557 056A 1949 3557 011 3310 3557 148 3322 3557 156 3330 3557 017 3344 3557 008A 260 3557 009B 266 3557 116-118 278 3557 023 156 3557 133-134 160	3557 059 1925 1929 3557 058 1931 1933 3557 057 1935 1947 3557 056A 1949 1949 3557 011 3310 3312 3557 148 3322 3322 3557 156 3330 3330 3557 017 3344 3348 3557 135-147 200 200 3557 008A 260 264 3557 009B 266 270 3557 121-123 272 276 3557 056B 101 101 3557 023 156 156 3557 133-134 160 162	3557 059 1925 1929 15th Street 3557 058 1931 1933 15th Street 3557 057 1935 1947 15th Street 3557 056A 1949 1949 15th Street 3557 011 3310 3312 16th Street 3557 148 3322 3322 16th Street 3557 156 3330 3330 16th Street 3557 017 3344 3348 16th Street 3557 135-147 200 200 Dolores 3557 008A 260 264 Dolores 3557 121-123 272 276 Dolores 3557 116-118 278 282 Dolores 3557 056B 101 101 Landers 3557 133-134 160 162 Landers

Noncontributory. This category identifies buildings that postdate the District's period of significance and/or no longer retain sufficient integrity to convey significance.

2223

21

The following buildings shall be deemed Noncontributory to the Alert Alley Early Residential

<u>District:</u>

<u>APN</u>	From St. #	<u>To St. #</u>	Street Name	Year Built
<u>3557 012</u>	<u>3314</u>	<u>3320</u>	16th Street	<u>1907</u>
<u>3557 015</u>	<u>3336</u>	<u>3338</u>	16th Street	<u>1906</u>
<u>3557 016</u>	<u>3340</u>	<u>3342</u>	16th Street	<u>1906</u>

SEC. 11. PAINT COLOR.

Nothing in this legislation shall be construed to regulate paint colors within the District.

Section 3. 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.

Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

APPROVED AS TO FORM: DAVID CHIU, City Attorney

By: /s/ Andrea Ruiz-Esquide
Andrea Ruiz-Esquide
Deputy City Attorney

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LANDMARK DESIGNATION RECOMMENDATION EXECUTIVE SUMMARY

HEARING DATE: OCTOBER 15, 2025

Record No.: 2025-005918DES

Project Address: Alert Alley Early Residential Historic District

Zoning: RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICT

40-X Height and Bulk District

Proposed Family

Zoning Plan: RTO-1 (RESIDENTIAL TRANSIT ORIENTED-1) DISTRICT

40/50-R-4 Height and Bulk District

Cultural District: American Indian Cultural District

Block/Lot: 3557 / 008A, 009B, 011, 012, 015, 016, 017, 023, 025, 056A, 056B, 057, 058, 059,

116-118, 121-123, 131-132, 133-134, 135-147, 148-153, 156-161

Staff Contact: Pilar LaValley 628-652-7372

pilar.lavalley@sfgov.org

Recommendation: Recommend Landmark District Designation to the Board of Supervisors

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is consideration to make recommendation on Article 10 landmark district designation of the Alert Alley Early Residential Historic District pursuant to Section 1004.2 of the Planning Code. The pending Landmark designation was initiated by the Board of Supervisors.

On March 25, 2025, Supervisor Mandelman introduced a Resolution under Board of Supervisors (hereinafter "Board") File No. 250298 to initiate the Landmark District designation process for the Alert Alley Early Residential District. On May 6, 2025, the Board voted unanimously to adopt the Resolution to initiate Landmark District designation, and on May 9, 2025, with the Mayor's signature, Resolution No. 223-25 became effective.

PROJECT BACKGROUND

The Mission Dolores Neighborhood Historic Context Statement & Survey (2007-2022) was commissioned by the <u>Mission Dolores Neighborhood Association</u> (MDNA), an organization founded in 2005 to support the survey and documentation of the history, development patterns, and physical features of the Mission Dolores

neighborhood. This historic context statement and survey sponsored by MDNA was designed to complement the Department's survey efforts in Inner Mission North Survey (2010), part of the Eastern Neighborhoods SoMa Area Plan, by providing comprehensive coverage in historic documentation for the western portion of the Mission Dolores neighborhood. The MDNA survey area includes all or parts of 14 blocks bounded by Market Street to the north; 20th Street to the south; Dolores Street to the east; and Sanchez/Church Streets to the west. The eastern portion of the area identified by MDNA as the Mission Dolores Neighborhood (bounded by Market Street/Central Freeway to the north; 20th Street to the south; Valencia Street to the east; and Dolores Street to the west) was surveyed as part of the Department's comprehensive Inner Mission North Historic Resource Survey, and therefore was not included within the MDNA survey.

The Mission Dolores Neighborhood Historic Context Statement & Survey, adopted by the Historic Preservation Commission in July, 2022, are a result of a series of draft efforts by consultants Roland-Nawi Associates (2007), Carey & Co. (2009), and Katherine Petrin and Shayne Watson (2014-2015). The context statement also incorporates studies of the surrounding area by the Planning Department, updates content of the document based on current Department policies and finalizes previous consultant studies.

Properties in the Alert Alley Early Residential Historic District were surveyed during the *Market & Octavia Better Neighborhoods Plan* historic resource survey. This survey effort, completed in 2008, included the portion of the Mission Dolores neighborhood between Sanchez and Dolores Streets and north of 17th Street and Chula Lane. The survey forms were reviewed by consultants Carey & Co. and Katherine Petrin and Shayne Watson for inclusion in the *Mission Dolores Neighborhood Historic Context Statement & Survey* (2022). For individual building descriptions, survey forms for each property are attached to the Designation Report.

The Mission Dolores *Neighborhood Historic Context Statement & Survey* (2022), inclusive of survey information from the *Market & Octavia Better Neighborhoods Plan* and Inner Mission North Survey (2010), determined the boundaries for two new historic districts that appear eligible for the National or California Register, or appear locally significant, including the Alert Alley Early Residential Historic District.

- The MNDA Survey area is roughly Market Street to the north; 20th Street to the south; Dolores Street to the east; and Sanchez/Church Streets to the west.
- The MDNA Survey resulted in documentation and/or assessment of 183 previously undocumented structures built before 1964 in the area south of 17th Street/Chula Lane and west of Dolores Street (the DPR forms are considered draft as they have not been adopted by HPC or accepted by California Office of Historic Preservation).
- Individually Significant Properties The MDNA context statement and survey identified 18 properties of individual significance, both outside and within historic districts.
- **Historic Districts** The MDNA context statement and survey determined the boundaries of 2 new historic districts that appear eligible. The districts are:
 - Alert Alley Early Residential Historic District
 - Chula-Abbey Early Residential Historic District



■ The Historic Preservation Commission adopted the Mission Dolores Neighborhood Context Statement & Survey on July 20, 2022.

PROPERTY DESCRIPTION

The Alert Alley Early Residential District is a one-block long stretch of properties, centered on Alert Alley and Landers Street, located in the western portion of the Mission Dolores neighborhood. The Mission Dolores neighborhood is a sub-area of the larger Mission District in the City of San Francisco. It is generally bounded by Valencia Street on the east, Sanchez Street and Church Street on the west, 20th Street on the south, and Market Street and the Central Freeway on the north. The Mission Dolores neighborhood shares much in common with the larger Mission District in terms of geography, culture, building typologies, and pre-World War II demographics.

The District is comprised of 21 residential buildings built in the Italianate, Classical Revival, and Queen Anne architectural styles between 1890 and 1910.

The period between 1870 and 1900 brought rapid growth and urbanization to the Mission Dolores neighborhood with a lot of small street development, where large city blocks were subdivided by narrow streets or alleys, thereby maximizing the number of developable parcels for residential construction. Centered around Alert Alley, an east-west midblock street, the buildings in the district physically illustrate the neighborhood's transition of development from early, small scale single-family homes to larger scale multi-family flats and apartments. The properties within the district's boundary generally consist of small cottages and two- to three-story residential flats and apartment buildings. The resources include a notable collection of buildings constructed in the late nineteenth century prior to the 1906 conflagration and early twentieth-century buildings that were erected as the neighborhood became more populated and developed in in the post-disaster years.

The Alert Alley Early Residential District contains a representative collection of residential buildings associated with the "Early Neighborhood Development (1864-1906)" and "1906 Earthquake and Reconstruction (1906-1915)" themes within the Mission Dolores neighborhood, defined in the Mission Dolores Neighborhood Context Statement. The buildings related to the pre-1906 development theme are largely focused along Landers Street with the outer edges of the district defined by properties related to post-1906 reconstruction theme. Notably, the district contains several buildings, including 260-264 and 266-268 Dolores Street, that predate the 1906 Earthquake and Fire and are associated with the Dolores Street Fire Line, which served as a firebreak preserving properties west of Dolores from destruction in the devastating post-earthquake fires.

COMPLIANCE WITH PLANNING CODE

The proposed project is in compliance with all other provisions of the Planning Code.

Article 10 of the Planning Code.

The executive summary and analysis under review was prepared by Department preservation staff, who meet the Secretary of the Interior's professional qualifications. The Department has determined that the subject properties meet the requirements for eligibility as landmark district pursuant to Article 10 of the Planning Code.

¹ Katherine Petrin, Mission Dolores Historic Context Statement, 2020, 29.



Significance: Identified through the *Mission Dolores Neighborhood Context Statement & Survey*, the Alert Alley Early Residential District is a one-block long stretch of properties, centered on Alert Alley and Landers Street, significant as a representative collection of Italianate, Classical Revival, and Queen Anne residential buildings associated with the themes of "Early Neighborhood Development (1864-1906)" and "1906 Earthquake and Reconstruction (1906-1915)." The District is comprised of 21 properties, 18 of which include contributing resources, located in the Mission Dolores neighborhood. There are three non-contributing properties. The period of significance is 1890 to 1910.

The Alert Alley Early Residential District is significant as a representative collection of residential buildings that physically illustrate the neighborhood's pre- and post-1906 Earthquake and Fires development transition. Because it was spared from the 1906 fires that decimated many other nearby neighborhoods, the district provides a unique combination of early, small scale single-family homes along with post-1906 reconstruction-era's larger scale multi-family flats and apartments. The Alert Alley Early Residential District is a collection of buildings that represents the early small-scale residential and agricultural development patterns of the Mission Dolores neighborhood as well as larger residential flats and apartments indicative of the post-1906 reconstruction period. The district is also notable as it contains several buildings, including 260-264 and 266-268 Dolores Street, associated with the Dolores Street Fire Line, which served as a firebreak preserving properties west of Dolores from destruction in the devastating post-earthquake fires.

The Alert Alley Early Residential District also is architecturally significant as a distinctive grouping of Victorian-era residential dwellings in Italianate, Stick-Eastlake, and Queen Anne styles. Many of the buildings retain their elaborate detailing and trim, such as fanciful brackets, beltcourses, cornices, and window and door hoods that create highly animated facades. Additionally, along the narrow alleys, the pioneer origins of the buildings are indicated via setbacks, small building footprints, and low-slung massing, which stand out amongst the many larger rowhouses and flats that comprise much of the rest of the urbanized neighborhood. In the post-earthquake period, the Mission Dolores neighborhood transitioned from a semi-suburban, single-family dwelling area at the periphery of the city, to a dense neighborhood fully integrated into the larger urban context, characterized by an increase in multi-family development, particularly with the construction of apartment buildings and flats, including "Romeo Flats," in Classical Revival and Queen Anne architectural styles.

Underrepresented Landmark Types: The proposed landmark district designation meets one of the Historic Preservation Commission's four priority areas for designation: property types in underrepresented geographies in the city. There are only 13 designated landmark districts in the city. Within the broader Mission District, the only other existing landmark district is the Liberty Hill Landmark District, designated in 1985.

Integrity: The Alert Alley Early Residential District retains the physical components, aspects of design, spatial organization, and historic associations that it acquired during the 1890 to 1910 Period of Significance. The overall scale and massing, wood construction, and rhythmic bays of the contributing buildings create a sense of continuity within district. Despite alterations to individual buildings, the district retains sufficient overall integrity to convey its architectural and historical significance.

Resources located within the Alert Alley Early Residential District boundaries are identified as Contributory or Non-Contributory. Contributory resources were constructed during the district's period of significance and retain a sufficient level of integrity. Non-Contributory resources may have been constructed during the district's period of



significance but have lost integrity such that significance is no longer conveyed. The district is comprised of 17 contributing buildings and 4 non-contributory buildings.

Draft Character-Defining Features: The following are broad examples of draft character-defining features of the district (the draft designation ordinances contains additional details about character-defining features):

District buildings are all wood frame, residential structures, composed primarily of attached or semi-attached, single-family dwellings and residential flats or apartments. Buildings in the district are 1-½ to three stories with flat or front-facing gable roofs behind a projecting parapet and/or cornice.

Buildings within the district exhibit characteristics of one of two basic residential property types: single-family early residential or multi-family reconstruction residential, including the Romeo Flat sub-type (as defined in the *Mission Dolores Context Statement*).

Single-Family Early Residential: Properties dating from the "Early Neighborhood Development (1864-1906)" period are unified by their small-scale form, massing, and materiality representative of the early residential and agricultural development of the Mission Dolores neighborhood. Character-defining features of the properties within the district dating from this period include:

- Small, one-story over- integrated garage or two-story massing
- Horizontal painted wood siding
- Flat front with front facing gable roof or Italianate style parapet roof form
- Original wood double-hung windows with ogee lugs
- Architectural ornament including brackets, applied columns, window and/or door hoods, and other façade ornamentation indicative of the Italianate style
- Front setback or location on lot in reference to street
- Central or offset primary entrance stair

Multi-Family Reconstruction Residential: Properties dating from the "Earthquake and Reconstruction (1906-1915)" period are unified by their larger scale, form, and massing to meet housing needs of the growing population of the Mission Dolores neighborhood. Character-defining features of the residential flats or apartment buildings within the district dating from this period include:

- Two or three-story over-integrated garage or three-story massing
- Horizontal painted wood siding
- Front-facing gable roof or projecting cornice
- Wood double-hung windows with ogee lugs
- Single or paired projecting bay(s) at front facade
- Front setback/location on lot in reference to street
- Offset entrance with original stair configuration

Romeo Flats: The Romeo flat, a San Francisco-based, high-density form of rental housing with four to six units, generally for working-class tenants, was typically built after the 1906 earthquake and fires. Romeo flats are multi-unit, residential buildings with three bays lining the façade. An open or enclosed, central winding staircase located in the central bay divides the façade vertically. Balconies are located at each story of the central bay if it is open. When enclosed, windows are located at each landing. The district's buildings along 16th Street include a row of Romeo Flats.



Boundaries of the Landmark District: The proposed Landmark District is bounded by 15th Street, Dolores Street, 16th Street, and Landers Street. The Alert Alley district encompasses Lot Nos. 008A, 009B, 011, 012, 015, 016, 017, 023, 025, 056A, 056B, 057, 058, 059, 116-118, 121-123, 131-132, 133-134, 135-147, 148-153, 156-161 in Assessor's Parcel Block No. 3557.

DESIGNATION ORDINANCE

The designation ordinance was crafted to address stakeholder concerns regarding levels or standards of review for future alterations to buildings. The standards of review were tailored to align more closely with expressed stakeholder interests while protecting the neighborhood's character-defining features, as well as to reflect updated Department and Historic Preservation Commission review procedures, including the recently adopted Preservation Design Standards. The Department scaled back the level of review for scopes of work that meet certain conditions and minimized the proposed review of alterations at the rear of properties and for non-contributing properties. The designation ordinance provides clarity and predictability in the review of future alterations.

The standards for review of all applications for Certificates of Appropriateness are as set forth in Section 1006.6 of Article 10. The three levels of review are: Certificate of Appropriateness, Administrative Certificate of Appropriateness, and No Certificate of Appropriateness. The following summarizes how these levels of review would typically apply for properties located in the Alert Alley Early Residential District.

Certificate of Appropriateness

Existing Landmark Districts: A Certificate of Appropriateness (C of A) is the entitlement required for exterior alterations, demolition, and new construction that require a permit, within designated landmark districts. This level of review applies to contributing and non-contributing buildings. C's of A are heard at regularly scheduled and noticed hearings at the HPC and may occur concurrently with other required Department neighborhood notifications. A C of A is not required for any interior alterations. A sliding scale fee, based on construction cost, is charged for a C of A.

Proposed for the Alert Alley Early Residential District: The C of A level of review for the proposed district primarily applies to large, visible alterations, such as vertical additions or garage insertions, demolition, and new construction.

Administrative Certificate of Appropriateness

Existing Landmark Districts: In May 2011, the HPC delegated the ability to approve, disapprove, or modify certain identified minor alterations to Department preservation staff. An Administrative Certificate of Appropriateness (Admin C of A) is approved administratively by Department preservation planners. An Admin C of A does not require neighborhood notification or a hearing at the HPC. A 20-day wait period is required for an Admin C of A. During this period, a member of the public may appeal approval of the Admin C of A, at which point the item would be heard at an HPC hearing. A small fee, based on staff time and materials, is charged for an Admin C of A.

The scopes of work that qualify for an Admin C of A in existing districts, as documented in regularly updated delegation motions approved by the Historic Preservation Commission, include, but are not limited to, façade restoration, in-kind replacement of cladding, front stairs/railings, and doors/windows, new rooftop equipment that is not visible or minimally visible from the adjacent public right-of-way, new or replacement rear yard decks/stairways that are not visible from public rights-of-way, replacement and/or modification of non-historic



storefronts, scopes of work approved as part of a Mills Act contract, and removal of non-historic features.1 new solar panels and supporting structure, new skylights.²

Proposed for the Alert Alley Early Residential District: Scopes of work that may be reviewed at the Admin C of A level of review have not been expanded for the proposed district. Unless otherwise specified in the designation ordinance, scopes of work that qualify for an Admin C of A in existing districts will require an Admin C of A in the proposed Alert Alley Early Residential District. However, many scopes of work that require an Admin C of A in existing landmark districts are exempted from the Admin C of A level of review in the proposed district if certain conditions are met. See next section.

No Certificate of Appropriateness

Existing Landmark Districts: From 2012-2023, Article 10 was amended to exempt from C of A requirements limited scopes of work, including but not limited to, ordinary maintenance and repair, installation of business signs and awnings, installation of non-visible rooftop equipment, installation of non-visible, low-profile skylights, and construction of Accessory Delling Unit or Junior Accessory Dwelling Unit.³

Proposed for the Alert Alley Early Residential District:: The designation ordinance for the proposed district identifies many scopes of work that would not require a C of A or an Admin C of A if certain conditions are met. Examples of exempted alterations at the primary façade include but are not limited to the in-kind replacement of historic cladding and front stairs/railings, installation of solar panels and supporting structures; roofing replacement; repair or in-kind replacement (where deteriorated beyond repair) of historic ornament; historic window repair; non-historic window replacement; and garage door replacement. Most alterations at the rear elevations do not require a C of A or Admin C of A, regardless of visibility, including exploratory work, window or door replacement, enlarged window or door openings, new or replacement cladding, and new or replacement fences. Certain alterations at visible rear facades also do not require a C of A, such as installation of security gates or grilles, window replacement or the enlargement of window or door openings, the removal of non-historic ancillary structures, or construction of new ancillary structures.

PUBLIC / NEIGHBORHOOD INPUT

To date, staff has received one letter in support of the designation from Peter Lewis, past president and founder of Mission Dolores Neighborhood Association.

ISSUES & OTHER CONSIDERATIONS

Outreach and Engagement: The Department engaged in community outreach, produced informational materials, and hosted three community events focused on the proposed designation, as outlined below. Representatives from Supervisor Rafael Mandelman's office and the Mission Dolores Neighborhood Association (MDNA) attended all these events.

June 13, 2024 Landmark District Designation Kick-Off Community Forum

³ These scopes of work do not require a Certificate of Appropriateness or an Administrative Certificate of Appropriateness if certain conditions are met. See the draft designation ordinance to review the required conditions.



² Note that to qualify for an Administrative Certificate of Appropriateness, the proposed alteration typically must meet certain conditions. For example, replacement windows must match the historic windows in terms of material, configuration, and exterior profiles and dimensions.

District 8 Supervisor Rafael Mandelman and the Department hosted a Kick-Off Community Forum about potential landmark district designation of Alert Alley and Chula-Abbey Early Residential Historic Districts at the Noe Valley/Sall Brunn Branch Library. The Department presented an overview of the landmark designation process, associated preservation incentives and responsibilities, and opportunities for public participation in the designation process. A flyer for this event was mailed to all residents, property owners, and stakeholders. The flyer was also posted in the neighborhood.

December 5, 2024 Community Meeting

District 8 Supervisor Rafael Mandelman, Mission Dolores Neighborhood Association, and San Francisco Planning Department held a community meeting about Alert Alley and Chula-Abbey landmark district designations at Dolores Park Church, Administration Building. Department staff summarized the status of the designations and presented information about potential character-defining features and outlining Certificates of Appropriateness review processes. A flyer for this event was mailed to all property owners and stakeholders.

January 21, 2025 Virtual Town Hall

District 8 Supervisor Rafael Mandelman hosted a virtual town hall, along with Department staff, to build awareness, increase engagement, and address questions and concerns about landmark designation of the proposed Chula-Abbey and Alert Alley Historic Districts. A flyer for this event was distributed to interested parties and stakeholders.

Property Owner Notice: On September 26, 2025, the Department sent mailed notice to the property owner regarding the landmark designation recommendation hearing scheduled for October 15, 2025.

American Indian Cultural District: The Alert Alley Early Residential District is located in the American Indian Cultural District (AICD), established on March 31, 2020. AICD was the first established Cultural District in the United States dedicated to recognizing, honoring, and celebrating the American Indian legacy, culture, people, and contributions.

This portion of the Mission Dolores neighborhood, located between Chutchui (original Yelamu Ohlone Village Site at what is now Dolores Park) and Mission Dolores Church (first colonized native land in what is now San Francisco), has important associations with San Francisco peninsula's American Indian culture and history. Further, the Department acknowledges that the Mission system and the colonization of the area within the Mission Dolores neighborhood is a source of trauma for the American Indian community. As of December 2021, the Department is working with tribal consultants on developing an American Indian Historic Context Statement as part of future citywide cultural resource survey efforts.

In their adoption of the *Mission Dolores Neighborhood Historic Context Statement & Survey (2022)*, the Historic Preservation Commission recommended further analysis and on a Proposed Mission Dolores Archeological District in consultation with the Association of Ramaytush Ohlone (ARO).



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 district designation of Alert Alley Early Residential District makes no substantive policy changes to the Planning Code or the Planning Department's procedures. The proposed landmark designation produces few, if any, opportunities to advance racial and social equity. Staff does not foresee any direct or unintended negative consequences from the proposed landmark designation.

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).

OTHER ACTIONS REQUIRED

If the Historic Preservation Commission adopts a resolution to recommend approval of the landmark district designation, its recommendation will be forwarded to the Planning Commission, which shall have 45 days to review and comment on the proposed designation. Planning Commission comments will then be sent by the Department to the Board of Supervisors together with the HPC's recommendation. The landmark district designation would then be considered at a future Board of Supervisors hearing.

BASIS FOR RECOMMENDATION

The Department recommends that the Historic Preservation Commission recommend to the Board of Supervisors landmark district designation of the **Alert Alley Early Residential District** as it meets the provisions of Article 10 of the Planning Code regarding Landmark District Designation. the Alert Alley Early Residential District is a one-block long stretch of properties, centered on Alert Alley and Landers Street, significant as a representative collection of Italianate, Classical Revival, and Queen Anne residential buildings associated with the themes of "Early Neighborhood Development (1864-1906)" and "1906 Earthquake and Reconstruction (1906-1915)."

ATTACHMENTS

Draft Resolution Recommending Landmark District Designation

Exhibit A – Draft Landmark District Designation Ordinance

Exhibit B – Alert Alley Early Residential District Designation Fact Sheet and Survey Forms

Exhibit C – Board of Supervisors Resolution No. 448-23

Exhibit D – Letter from Peter Lewis, founder and former president of Mission Dolores Neighborhood Association





LANDMARK DISTRICT REVIEW & COMMENT

EXECUTIVE SUMMARY

HEARING DATE: OCTOBER 23, 2025

Record No.: 2025-005918DES

Project Address: Alert Alley Early Residential Historic District

Zoning: RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICT

40-X Height and Bulk District

Proposed Family

Zoning Plan: RTO-1 (RESIDENTIAL TRANSIT ORIENTED-1) DISTRICT

40/50-R-4 Height and Bulk District

Cultural District: American Indian Cultural District

Block/Lot: 3557 / 008A, 009B, 011, 012, 015, 016, 017, 023, 025, 056A, 056B, 057, 058, 059,

116-118, 121-123, 131-132, 133-134, 135-147, 148-153, 156-161

Staff Contact: Pilar LaValley 628-652-7372

pilar.lavalley@sfgov.org

Recommendation: Review and comment

Project Description

The case before the Planning Commission is review and comment to the San Francisco Board of Supervisors on the Article 10 landmark district designation of the Alert Alley Early Residential District pursuant to Section 4.135 of the Charter and Section 1004.2(c) of the Planning Code. The Alert Alley Early Residential District is located in the northern portion of Mission Dolores neighborhood, which is in northwestern Mission District. The district is comprised of twenty-one (21) properties. Eighteen (18) of the properties are contributing resources. Further consideration by the Board of Supervisors will occur at a future public hearing.

On March 25, 2025, Supervisor Mandelman introduced a Resolution under Board of Supervisors (hereinafter "Board") File No. 250298 to initiate the Landmark District designation process for the Alert Alley Early Residential District. On May 6, 2025, the Board voted unanimously to adopt the Resolution to initiate Landmark District designation, and on May 9, 2025, with the Mayor's signature, Resolution No. 223-25 became effective.

Executive Summary
Hearing Date: October 23, 2025

On October 15, 2025, at a duly-noticed and regularly scheduled public hearing, the Historic Preservation Commission (HPC) adopted Resolution No. 1496 recommending approval of Landmark District Designation of the Alert Alley Early Residential District to the Board of Supervisors.

Project Background

The Mission Dolores Neighborhood Historic Context Statement & Survey (2007-2022) was commissioned by the Mission Dolores Neighborhood Association (MDNA), an organization founded in 2005 to support the survey and documentation of the history, development patterns, and physical features of the Mission Dolores neighborhood. This historic context statement and survey, sponsored by MDNA, was designed to complement the Department's survey efforts in Inner Mission North Survey (2010), part of the Eastern Neighborhoods SoMa Area Plan, and the Market & Octavia Better Neighborhoods Plan and Survey (2008), by providing comprehensive coverage in historic documentation for the western portion of the Mission Dolores neighborhood.

Identified through the *Mission Dolores Neighborhood Context Statement & Survey*, the Alert Alley Early Residential District is a one-block long stretch of properties, centered on Alert Alley and Landers Street, significant as a representative collection of Italianate, Classical Revival, and Queen Anne residential buildings associated with the themes of "Early Neighborhood Development (1864-1906)" and "1906 Earthquake and Reconstruction (1906-1915)." The District is comprised of 21 properties, 18 of which include contributing resources, located in the Mission Dolores neighborhood. There are three non-contributing properties. The period of significance is 1890 to 1910.

The Alert Alley Early Residential District is significant as a representative collection of residential buildings that physically illustrate the neighborhood's pre- and post-1906 Earthquake and Fires development transition. Because it was spared from the 1906 fires that decimated many other nearby neighborhoods, the district provides a unique combination of early, small scale single-family homes along with post-1906 reconstruction-era's larger scale multi-family flats and apartments. The Alert Alley Early Residential District is a collection of buildings that represents the early small-scale residential and agricultural development patterns of the Mission Dolores neighborhood as well as larger residential flats and apartments indicative of the post-1906 reconstruction period. The district is also notable as it contains several buildings, including 260-264 and 266-268 Dolores Street, associated with the Dolores Street Fire Line, which served as a firebreak preserving properties west of Dolores from destruction in the devastating post-earthquake fires.

The Alert Alley Early Residential District also is architecturally significant as a distinctive grouping of Victorian-era residential dwellings in Italianate, Stick-Eastlake, and Queen Anne styles. Many of the buildings retain their elaborate detailing and trim, such as fanciful brackets, beltcourses, cornices, and window and door hoods that create highly animated facades. Additionally, along the narrow alleys, the pioneer origins of the buildings are indicated via setbacks, small building footprints, and low-slung massing, which stand out amongst the many larger rowhouses and flats that comprise much of the rest of the urbanized neighborhood. In the post-earthquake period, the Mission Dolores neighborhood transitioned from a semi-suburban, single-family dwelling area at the periphery of the city, to a dense neighborhood fully integrated into the larger urban context, characterized by an increase in multi-family development, particularly with the construction of apartment buildings and flats, including "Romeo Flats," in Classical Revival and Queen Anne architectural styles.



Issues and Other Considerations

- Environmental Review: The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 8-Categorical Exemption under CEQA Guidelines Section 15308.
- Public Comment & Outreach.
 - o **Support/Opposition:** The Department has received one (1) letter in support and no letters in opposition to the Project, including one (1) from the Mission Dolores Neighborhood Association in support.
 - o **Outreach:** The Department engaged in community outreach, produced informational materials, and hosted three community events in partnership with Supervisor Rafael Mandelman and the Mission Dolores Neighborhood Association (MDNA).
 - 1. June 13, 2024 Landmark District Designation Kick-Off Community Forum
 - 2. December 5, 2024 Community Meeting
 - 3. January 21, 2025 Virtual Town Hall
- Property Owner Notice: On September 26, 2025, the Department sent mailed notice to property owners regarding the landmark designation recommendation hearing at the Historic Preservation Commission scheduled for October 15, 2025.
- American Indian Cultural District: The Alert Alley Early Residential District is located in the American
 Indian Cultural District (AICD), established on March 31, 2020. AICD wis the first established Cultural
 District in the United States dedicated to recognizing, honoring, and celebrating the American Indian
 legacy, culture, people, and contributions.

This portion of the Mission Dolores neighborhood, located between Chutchui (original Yelamu Ohlone Village Site at what is now Dolores Park) and Mission Dolores Church (first colonized native land in what is now San Francisco), has important associations with the San Francisco peninsula's American Indian culture and history. The Department acknowledges that the Mission system and the colonization of the area within the Mission Dolores neighborhood is a source of trauma for the American Indian community. As of December 2021, the Department is working with tribal consultants on developing an American Indian Historic Context Statement as part of future citywide cultural resource survey efforts.

In their adoption of the *Mission Dolores Neighborhood Historic Context Statement & Survey (2022)*, the Historic Preservation Commission recommended further analysis and work on a Proposed Mission Dolores Archeological District in consultation with the Association of Ramaytush Ohlone (ARO).

OTHER ACTIONS REQUIRED

The proposed landmark district requires review and action by the Historic Preservation Commission,



Executive Summary
Hearing Date: October 23, 2025

Planning Commission, and Board of Supervisors. The following outlines a schedule for such actions:

On **July 20, 2022**, the Historic Preservation Commission adopted the *Mission Dolores Neighborhood Context Statement & Survey*, which included identification of two eligible historic districts.

On **May 6, 2025,** the Board of Supervisors initiated designation of the Alert Alley Early Residential Historic District.

On **October 15, 2025,** the Historic Preservation Commission recommended designation of the Alert Alley Early Residential District.

On **October 23, 2025**, the Planning Commission will provide review and comment on the proposed the Alert Alley Early Residential District.

Final actions on the Alert Alley Early Residential District will be undertaken by the Board of Supervisors.

General Plan, Priority Policies of Section 101.1, and Sustainable Communities

On balance, landmark district designation of the Alert Alley Early Residential District is consistent with the policies embodied in the General Plan and the Priority Policies of Section 101.1, including provision of housing to meet the City's Regional Housing Needs Allocation and provision of housing near transit corridors. The proposed district designation will encourage conservation of existing housing, including multi-family residential flats and apartment buildings, while providing for alterations and/or additions to meet dual goals of housing production and preservation. The landmark district designation will not impede provision of housing near transit corridors or to meet the City's Regional Housing Needs Allocation.

As San Francisco advances ambitious housing production goals, through its on-going rezoning efforts, the City is equally committed to ensuring this growth aligns with its long-standing dedication to historic preservation. Preservation and housing production need not be competing goals—they are complementary strategies that, when aligned, can create more livable, inclusive, and rooted communities. To support this balance, the Department is proactively identifying and protecting historic resources through San Francisco Citywide Cultural Resources Survey (SF Survey) and Family Zoning Landmark Designations Program. While the proposed district designation precedes these preservation programs, it echoes this balanced approach to housing provision and preservation of historic resources.

The proposed designation is not in conflict with the Sustainable Communities Strategy for the Bay Area, which is a regional blueprint for transportation, housing and land use that is focused on reducing driving and associated greenhouse gas emissions. The proposed designation is consistent with policies regarding transit-oriented growth and sustainability outlined in the General Plan. Balancing new construction envisioned in the Family Zoning Plan with preservation and retention of existing historic buildings addresses sustainability goals, because preservation is inherently sustainable practice. Historic building construction methods and materials often maximize natural sources of heating, lighting and ventilation to respond to local climatic conditions. These original features can function effectively together with any new measures undertaken to further improve energy efficiency and make existing buildings even more sustainable.



Requested Commission Action

The Historic Preservation Commission's (HPC's) recommendation for approval of a proposed landmark district consisting of twenty-one (21) properties as the Alert Alley Early Residential District is referred to the Planning Commission for review and comment pursuant to Section 4.135 of the Charter and Section 1004.2(c) of the Planning Code. The Planning Commission is requested to provide review and comment on the proposed landmark district to:

- 1) address the consistency of the proposed designation with the policies embodied in the General Plan and the priority policies of Section 101.1, particularly the provision of housing to meet the City's Regional Housing Needs Allocation, and the provision of housing near transit corridors; and
- 2) identify any amendments to the General Plan necessary to facilitate adoption of the proposed designation; and
- 3) evaluate whether the district would conflict with the Sustainable Communities Strategy for the Bay Area.

Planning Commission comments, if any, shall be sent to the Board of Supervisors in the form of a resolution along with the HPC's recommendation.

Attachments:

Draft Resolution – Review & Comment on Landmark District Designation

Exhibit A – Historic Preservation Commission Resolution No. 1496

Exhibit B – Board of Supervisors Resolution No. 223-25

Exhibit C – Draft Ordinance for Alert Alley Early Residential District

Exhibit D - Alert Alley Landmark Recommendation Executive Summary - HPC



DRAFT

Landmark Designation Report

Alert Alley Early Residential District



Prepared by the San Francisco Planning Department

This historic district summary has been compiled for the Landmark District Designation. Additional contextual information focused on the social, architectural, and development history of the neighborhood can be found in the *Mission Dolores Neighborhood Historic Context Statement*, adopted by the Historic Preservation Commission in July 2022, sponsored by the Mission Dolores Neighborhood Association.



Alert Alley Early Residential Historic District

The Alert Alley Early Residential Historic District is a one-block long stretch of properties located within Assessor Block 3557 in the Mission Dolores neighborhood of San Francisco. Assessor Block 3557 is bisected by Alert Alley, a midblock street running east-west, and Landers Street, a midblock street running north-south. Dolores Street, a wide boulevard that bisects the neighborhood, forms the district's eastern boundary. The Mission Dolores neighborhood is located within the City's larger Mission District and is generally bounded by Valencia Street to the east, Sanchez Street and Church Street on the west, 20th Street on the south, and Market Street and the Central Freeway on the north.

Boundary: The Alert Alley district encompasses Lot Nos. 008A, 009B, 011, 012, 015, 016, 017, 023, 025, 056A, 056B, 057, 058, 059, 116-118, 121-123, 131, 133-134, 135-147, 148-153, 156-161 in Assessor's Parcel Block No. 3557.

The boundaries of the district encompass properties on the south side of 15th Street between Landers Street and Dolores Street and properties on the east side of Landers Street between 15th Street and Alert Alley. The district boundary largely excludes parcels on the west side of Landers Street between 15th Street and 16th

Street except for a grouping of pre-1900 properties located midblock. The southern boundary of the district includes properties on the north side of 16th Street between Landers and Dolores streets, as well as five parcels located at the southwest corner of Dolores & 16th streets. The district boundary abuts rear and side (north) property lines of The Tanforan Cottages (214 and 220 Dolores Street), San Francisco Landmarks #67 and #68.

Period of Significance: The Period of Significance is 1890-1910, the years of construction for properties within the district.

<u>District Eligibility:</u> Criterion 1 (Events)- District is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

Criterion 3 (Architecture)-District embodies the distinctive characteristics of a type, period, or method of construction.

Significance Summary: Identified through the *Mission Dolores Neighborhood Context Statement & Survey*, the Alert Alley Early Residential District is a one-block long stretch of properties, centered on Alert Alley and Landers Street, significant as a representative collection of Italianate, Classical Revival, and Queen Anne residential buildings associated with the themes of "Early Neighborhood Development (1864-1906)" and "1906 Earthquake and Reconstruction (1906-1915)." The District is comprised of 21 properties, 18 of which include contributing resources, located in the Mission Dolores neighborhood. There are three non-contributing properties. The period of significance is 1890 to 1910.

The Alert Alley Early Residential District is significant as a representative collection of residential buildings that physically illustrate the neighborhood's pre- and post-1906 Earthquake and Fires development transition. Because it was spared from the 1906 fires that decimated many other nearby neighborhoods, the district provides a unique combination of early, small scale single-family homes along with post-1906 reconstruction-era's larger scale multi-family flats and apartments. The Alert Alley Early Residential District is a collection of buildings that represents the early small-scale residential and agricultural development patterns of the Mission Dolores neighborhood as well as larger residential flats and apartments indicative of the post-1906 reconstruction period. The district is also notable as it contains several buildings, including 260-264 and 266-268 Dolores Street, associated with the Dolores Street Fire Line, which served as a firebreak preserving properties west of Dolores from destruction in the devastating post-earthquake fires.

The Alert Alley Early Residential District also is architecturally significant as a distinctive grouping of Victorian-era residential dwellings in Italianate, Stick-Eastlake, and Queen Anne styles. Many of the buildings retain their elaborate detailing and trim, such as fanciful brackets, beltcourses, cornices, and window and door hoods that create highly animated facades. Additionally, along the narrow alleys, the pioneer origins of the buildings are indicated via setbacks, small building footprints, and low-slung massing, which stand out amongst the many larger rowhouses and flats that comprise much of the rest of the urbanized neighborhood. In the post-earthquake period, the Mission Dolores neighborhood transitioned from a semi-suburban, single-family dwelling area at the periphery of the city, to a dense

neighborhood fully integrated into the larger urban context, characterized by an increase in multi-family development, particularly with the construction of apartment buildings and flats, including "Romeo Flats," in Classical Revival and Queen Anne architectural styles.

District Contributors: 18 contributing properties (86%) and 3 non-contributing properties (14%)

The following properties are contributors to the Alert Alley Early Residential District:

APN	From St. #	To St. #	Street Name	Year Built
3557 131-132	1919	1923	15th Street	1900
3557 059	1925	1929	15th Street	1906
3557 058	1931	1933	15th Street	1905
3557 057	1935	1947	15th Street	1905
3557 056A	1949	1949	15th Street	1900
3557 011	3310	3312	16th Street	1905
3557 148	3322	3322	16th Street	1907
3557 156	3330	3330	16th Street	1907
3557 017	3344	3348	16th Street	1906
3557 135-147	200	200	Dolores	1903 and 2014
3557 008A	260	264	Dolores	1900
3557 009B	266	270	Dolores	1903
3557 121-123	272	276	Dolores	1900
3557 116-118	278	282	Dolores	1907
3557 056B	101	101	Landers	1900
3557 023	156	156	Landers	1900
3557 133-134	160	162	Landers	1900
3557 025	166	168	Landers	1900

The following buildings are Noncontributory to the Alert Alley Early Residential District:

APN	From St. #	To St. #	Street Name	Year Built
3557 012	3314	3320	16th Street	1907
3557 015	3336	3338	16th Street	1906
3557 016	3340	3342	16th Street	1906

Development Context: The Alert Alley Early Residential Historic District is significant as a representative collection of residential buildings associated with the "Early Neighborhood Development (1864-1906)" and "1906 Earthquake and Reconstruction (1906-1915)" themes within the Mission Dolores neighborhood, defined in the *Mission Dolores Neighborhood Context Statement.* Most of the eligible properties within the district were constructed between 1890-1910, and physically illustrate the transition of development that occurred after the 1906 Earthquake and Fire. The district is centered around Alert Alley, an east-west midblock street that was known as Albert Alley until 1909.²

The district is located in close proximity to the Tanforan Cottages, San Francisco Landmarks #67 and #68, located at 214 and 220 Dolores Street, respectively. The two cottages date from the 1850s and represent the earliest phase of residential development within the Mission Dolores neighborhood. The neighborhood was originally platted into large city blocks in the 1850s and lay within a vital transportation corridor. *El Camino Real*, also known as the Old San Jose Road and/or the old Mission Road, ran along the western side of the valley near what is now partly covered by Dolores Street and was commemorated as California Historical Landmark No. 784. The road connected the southern peninsula to the Mission and Presidio and formed the northeast boundary of Noe's Rancho San Miguel during the Mexican period. It continued to be an important transportation route throughout the late nineteenth century. By the 1860s, farmers established a number of large commercial garden plots and nurseries along this corridor and sold their goods to the residents in the urban core.³ Street grading had also begun in the district by the 1860s, and the city's first streetcar line extended along Valencia Street to 25th Street in 1863, which the San Francisco-San Jose railroad line bought later that year.⁴

By the 1870s, much of the larger Mission District west of Mission Street was well populated with residential buildings, while comparatively much of the land west of Dolores Street remained not as densely developed.⁵ During this decade the population of the 11th Ward, which encompassed the neighborhood, rose from 3,000 in 1860 to 23,000 in 1870.⁶ Photographs and Sanborn Fire Insurance Maps dating from the 1880s reveal the pattern of residential neighborhood development was largely established by this time and continued to grow into the twentieth century. The neighborhood continued to remain largely residential with a concentration of single-family residences. Prior to the 1906 Earthquake and Fire, dwellings outnumbered flats and other forms of multi-unit housing.

The earliest Sanborn Map of the subject block was published in 1899 and indicates the block was mostly undeveloped apart from the Tanforan Cottages, and a series of small dwellings mostly concentrated on the

¹ Katherine Petrin, Mission Dolores Historic Context Statement, 2020, 29.

² "List of Changes: Streets, Avenues, and Alleys," *San Francisco Chronicle* (San Francisco, California), November 16, 1909: 5.

³ Judith Taylor and Harry Morton Butterfield, *Tangible Memories: Californians and Their Gardens, 1800-1950* (Philadelphia, 2003).

⁴ Godfrey, Neighborhoods in Transition, 144.

⁵ Map of the City of San Francisco, 1874.

⁶ The 11th Ward was a political division within the city governing City/County elections and representation. It encompassed most of the Mission District. San Francisco Planning Department, "Inner Mission North 1853-1943 Context Statement, 2005," 21.

west side of Landers Street including an Italian boarding house with bocce ball court and wine cellar. By 1914, the entire block with the exception of two vacant lots, was mostly built out with flats and other multifamily residential buildings. This increase in development is indicative of how dramatically both population influx and reconstruction related to the 1906 Earthquake and Fire impacted the neighborhood.

Buildings related to the "Early Residential Development (1864-1906)" are largely focused along Landers Street with the outer edges of the district defined by properties related to "1906 Earthquake and Reconstruction (1906-1915)". In 2008, a Preliminary Mitigated Negative Declaration (PMND) was completed for the property at 200 Dolores Street, as part of a new construction project involving the rehabilitation of the subject property. 200 Dolores Street was constructed between 1903 and 1904 as the former parsonage for the Swedish Evangelical Lutheran Ebenezer Church. The church was also constructed in 1904 by Swedish architect August Nordin but was destroyed in a fire in 1993. As part of the evaluation process for the PMND, a brief survey of the blocks surrounding 200 Dolores Street was conducted that determined the presence of a potential historic district on both Dolores and 15th Streets containing "a concentration of two- and three-story residential buildings constructed between 1903 and 1911."9 260-264 and 266-268 Dolores Street predate the 1906 Earthquake and Fire and are associated with the Dolores Street Fire Line, which served as a firebreak preserving properties west of Dolores from destruction.

Character-Defining Features: The District is comprised of buildings of a variety of architectural styles including vernacular, Italianate, Classical Revival, and Queen Anne. Though the district contains buildings dating from different period of development, buildings within each period relate to each other and present a sense of cohesive design, craftsmanship and materials. Character-defining features of the Alert Alley Early Residential District:

The character-defining *interior* features of buildings in the district are identified as: None.

The character-defining *exterior* features of contributory buildings in the district are identified as: All exterior elevations, rooflines, historic doors and fenestration, historic materials and finishes, historic front setbacks, and historic architectural details, as described below.

The following section describes in further detail the character-defining features of the district and of individual buildings.

⁷ 1899 Sanborn Fire Insurance Map, vol 2, 200.

⁸ San Francisco Planning, Preliminary Mitigated Negative Declaration: 200 Dolores Street Residential Project, (2008.0992E), 2009, 34.

⁹ Ibid.

A. Overall Form, Scale and Proportion

Due to the brief period of construction - most buildings were constructed between 1890 and 1910 - buildings within the district exhibit characteristics of one of two basic residential property types: single-family early residential or multi-family reconstruction residential (as defined in the *Mission Dolores Context Statement*).

District buildings are all residential, composed primarily of attached or semi-attached, single-family dwellings and residential flats or apartments. Buildings in the district range from 1 ½ story-over-basement to four stories in height, with 1-½ and three stories predominating. Roof forms are predominantly flat or front-facing gable behind a projecting parapet and/or cornice. An exception is 1919-1923 15th Street which has a hipped roof.

The district's smallest residences are on lots facing the neighborhood's alleys and narrow mid-block streets. These buildings are typically 1 ½- to two-stories in height, have raised, recessed entrances accessed by wood staircases with turned balustrades (most stairs have dogleg configurations, replacing original straight run), often have deep front setbacks, and feature modest Italianate or Stick-Eastlake detailing on the primary, street-facing facades. Some of these smaller buildings have been converted from single- to two-units.

Buildings fronting wider streets – 15th, 16th, or Dolores streets – have larger footprints, are taller, and consist of residential flats or apartments. These buildings are typically 2½- to four-stories in height, have recessed, raised entrances, straight run stairs, and feature Queen Anne, Classical Revival, Italianate, or Stick-Eastlake detailing on the primary, street-facing facades. Romeo Flats buildings along 15th Street are built to the front lot line while residential flats buildings at 16th Street are setback with shallow front yards behind low cast stone walls topped with metal railings. On Dolores Street, residential flats buildings are setback with raised front yards bounded by cast stone retaining walls.

Although the roof forms - particularly at the non-visible rear facade – of a substantial number of buildings have been altered to incorporate skylights, small dormer windows, fire escapes, stair penthouses, or solar panels these alterations were constructed outside of the Period of Significance and have not gained significance.

General characteristics of the district's two primary residential building types (and one sub-type) are:

Single-Family Early Residential: Properties dating from the "Early Neighborhood Development (1864-1906)" period are unified by their small-scale form, massing, and materiality representative of the early residential and agricultural development of the Mission Dolores neighborhood. Character-defining features of the properties within the district dating from this period include:

- Small, one-story over- integrated garage or two-story massing
- Horizontal painted wood siding
- Flat front with front facing gable roof or Italianate style parapet roof form
- Original wood double-hung windows with ogee lugs

- Architectural ornament including brackets, applied columns, window and/or door hoods, and other façade ornamentation indicative of the Italianate style
- Front setback or location on lot in reference to street
- Central or offset primary entrance stair





156 Landers Street

162 Landers Street

Multi-Family Reconstruction Residential: Properties dating from the "Earthquake and Reconstruction (1906-1915)" period are unified by their larger scale, form, and massing to meet housing needs of the growing population of the Mission Dolores neighborhood. Character-defining features of the residential flats or apartment buildings within the district dating from this period include:

- Two or three-story over-integrated garage or three-story massing
- Horizontal painted wood siding
- Front-facing gable roof or projecting cornice
- Wood double-hung windows with ogee lugs
- Single or paired projecting bay(s) at front facade
- Front setback/location on lot in reference to street
- Offset entrance with original stair configuration

Romeo Flats: The Romeo flat, a San Francisco-based, high-density form of rental housing with four to six units, generally for working-class tenants, was typically built after the 1906 earthquake and fires. Romeo flats are multi-unit, residential buildings with three bays lining the façade. An open or enclosed, central winding staircase located in the central bay divides the façade vertically. Balconies are located at each story of the central bay if it is open. When enclosed, windows are located at each landing. District buildings along 16th Street include a row of Romeo Flats.

B. Materials and Finishes

Buildings in the district are of wood frame construction and were historically clad in horizontal wood siding. Exterior surface finishes are painted. Channel drop wood siding is typical at the secondary and rear facades, while a combination of flush lap, channel drop, clapboard, or shaped shingles are typically

found at the primary facades. Most buildings retain their historic siding though a few were later clad in stucco, masonite, or composite shingle siding. These replacement siding materials have not gained significance.

Historically, there were several types of stairs constructed in the district: longer flights of wood stairs that typically project out from Italianate or Stick-Eastlake style buildings and shorter flights typically found within the recessed entries of Progressive-era flats and apartment buildings.

At the buildings along alleys and narrow streets, entry stairs were solid and uniform in appearance: featured closed risers, solid cheek walls beneath the stairs, turned wood balustrades, and capped newel posts, and had a painted finish. Some flights of stairs were later replaced with new wood stairs and balusters. Raised entrances to these smaller residential buildings lead to narrow openings highlighted with wood trim and bracketed hoods. Wood paneled and glazed doors with transom window sit within a shallow paneled recess.

Progressive-era buildings – Queen Anne or Classical Revival style – within the district, particularly those on 15th, 16th, and Dolores streets, feature wood or terrazzo steps with solid cheek walls and landings. These stairs are typically located partially within the building envelope and provide access to recessed entrance doors. The recessed vestibules have wood paneled walls, coffered or stucco-clad ceilings, and floors clad in wood, terrazzo, or tile (usually hexagonal tiles with a polychromatic trim or mosaic tile). Entrances of Progressive-era flats are typically flanked by Classical columns or pilasters, and decorated with applied plaster ornament, such as garlands and floral friezes.

While compatible, replacement stairs have not gained significance in their own right.

Existing gable roofs are typically finished with asphalt or composite shingles. Though generally compatible, these roofing materials have not gained significance.

C. Doors and Fenestration

Many of the district's buildings retain their original primary entrance doors. These paneled wood doors, often slightly wider than contemporary entrance doors, are commonly glazed at the upper portion and feature corniced and bracketed hoods and incised or applied ornament. Occasionally, a single fixed window is located adjacent to the entry door of Queen Anne buildings, and many entry doors are topped with transom windows.

Fenestration is remarkably consistent throughout the district, consisting of vertically oriented double-hung single-light wood sash windows, with ogee lugs, set in wood surrounds. Windows are typically set in wide angled bays with smaller windows set flush with the facade, often adjacent to or above the primary entry. Window surrounds are typically topped with cornices, occasionally featuring pediments, with ornamented details. Smaller vertically oriented windows, set in a single or paired configuration, are typical on Italianate buildings. Several buildings, typically Progressive-era flats buildings, feature curved wood sash windows set in curved structural bays. Angled or curved bays typically contain three windows, though certain bays of corner buildings contain four or five windows. Most windows are

rectangular although there are several buildings with arched windows. The building at 1949 15th Street is the only building that retains an original two-over-two light double-hung wood sash window on primary elevation.

Large flats buildings, particularly Romeo flats, have continuous stacked angled bays flanking enclosed central stair with flush window at each landing.

On visible side and rear elevations, windows are typically single or paired double-hung sash with simple wood surrounds.

While many buildings within the district retain some or all historic double-hung wood sash windows with ogee lugs on primary, street-facing elevations, many others have replacement sash. Replacement windows made of aluminum or vinyl sash, casement or slider windows, or windows with divided lights that were added to buildings after the Period of Significance have not gained significance.

The addition of garages has altered the front facades and yards of many District properties. Many of the historic buildings within the district were not originally constructed with an integrated automobile garage. Portions of site walls were removed and front yards partially paved to accommodate driveways for garages inserted in the basement of many buildings. Several properties feature detached or semi-attached pop-out garages in the front yard. Garage structures, openings, and driveways have not gained significance.

D. Architectural Details

Common traits found throughout the district are bay windows, gable roofs, parapets, decorative cornices, ornamental shingles, and spindle work, as well as more classically influenced detailing such as dentils, pediments, columns, and applied plaster ornament.

Late Victorian- and Progressive-era architectural styles predominate with Italianate, Stick-Eastlake, Queen Anne, and Classical Revival styles most widely represented. Architectural details commonly found on the district's Italianate and Stick-Eastlake buildings – usually at the smaller dwellings on alleys and narrow streets – include cornice lintels, bracketed hoods, raised panel friezes and bracketed cornices, and false shaped parapets sometimes with pent roofs for Italianates (1959 15th Street includes chamfered bay window decorated with pipe colonnettes and arched window heads) and bracketed cornice caps,

bracketed door hoods (flat or pedimented), false parapets with paneled friezes, brackets, and projecting cornices on Stick-Eastlakes.

The district's larger flats buildings, facing onto the wider, primary streets, are typically Classical Revival style, including all the district's Romeo Flats buildings. Buildings in the district in this style feature wide angled or round bay windows, flat roofs, bulky projecting cornices with modillions or dentils, raised panel spandrels, scroll keystones, broken entablatures, and pedimented and columned porch or portico entries.



1919-1923 (left) and 1931-1933 15th Street (center)

Architectural details commonly found on Queen Anne buildings in the district include raked cornices, flared eaves, shingled tympanums, fish-scale shingling, projecting bracketed cornices, steeply pitched gable roofs, finials, geometric applied ornament at spandrel panels, dentils, friezes decorated with wood ornament, egg and dart molding, cut-out screens, sunbursts, intermediate cornices, window and door hoods, spindle screens, turned wood balustrades and newel posts, turned wood porch supports, a variety of wood cladding and patterned wood shingles, arched porticos, and Corinthian or Composite columns and pilasters.

Integrity: The Alert Alley Early Residential District retains the physical components, aspects of design, spatial organization, and historic associations that it acquired during the 1890 to 19010 Period of Significance. The overall scale and massing, wood construction, and rhythmic bays of the contributing buildings create a sense of continuity within district. Despite alterations to individual buildings, the district retains sufficient overall integrity to convey its architectural and historical significance.

Resources located within the Alert Alley Early Residential District boundaries are identified as Contributory or Non-Contributory. Contributory resources were constructed during the district's period

of significance and retain a sufficient level of integrity. Non-Contributory resources may have been constructed during the district's period of significance but have lost integrity such that significance is no longer conveyed. The district is comprised of 18 contributing buildings and 3 non-contributory buildings.

Zoning: Properties in the Alert Alley Early Residential District are in an RTO – Residential Transit Oriented District, 40-X Height and Bulk District, and American Indian Cultural District.



In the proposed Family Zoning Plan, properties in the Alert Alley Early Residential District are in an RTO-1 – Residential Transit Oriented District, 40′ Base Height Limit, 55′ Local Program Height, and American Indian Cultural District. The base height limit represents the maximum height available for projects not using the Local Program for housing development projects. Projects that opt into the Local Program for housing development would have a 55′ height limit. Local Program heights are generally equivalent to heights projects may receive if using the State Density Bonus or other state bonus program.

Survey Forms: In the Alert Alley Early Residential District, individual properties have been surveyed on Department of Parks and Recreation (DPR) Primary Record (523A) forms. These survey records were prepared as part of the historic resource survey (2006) for *Market & Octavia Better Neighborhoods Plan*, Inner Mission North Survey (2010), and the Mission Dolores Neighborhood Survey (2010). Forms for the individual properties are appended – these forms are for physical description of the buildings only.

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*Recorded by: Page & Turnbull, CvP	*Date	8/23/2006	Continuati	on Update



Entry porch detail

Page 1 of 2 **Resource name(s) or number(assigned by recorder) 1949 15th St. P1. Other Identifier: **T2. Location: Not for Publication ⊠Unrestricted **a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary) **D. USGS 7.5° Quad: San Francisco North, Calif. **Date: 1956 (rev. 1973) **C. Address: 1949 15th St. **Date: 1956 (rev. 1973) **C. Address: 1949 15th St. **Date: 1956 (rev. 1973) **C. Address: 1949 15th St. **Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) 1949 15th St. is located on a 22'x 80' comer for 10 or the south side of 15th Street, between Dolores and Landers Streets. Built ca. 1890, 1949 15th St. is located on a 22'x 80' comer for 10 or the south side of 15th Street, between Dolores and Landers Streets. Built ca. 1890, 1949 15th St. is located on a 22'x 80' comer for 10 or the south side of 15th Street, between Dolores and Landers Streets. Built ca. 1890, 1949 15th St. is located on a 22'x 80' comer for 10 or the south side of 15th Street, between Dolores and Landers Streets. Built ca. 1890, 1949 15th St. is located on a 22'x 80' comer to 10 or the south side of 15th Street, between Dolores and Landers Streets. Built ca. 1890, 1949 15th St. is located on a 22'x 80' comer to 10 or the south side of 15th Street, between Dolores and Landers Streets. Built ca. 1890, 1949 15th St. setting and the comer street of the calculation of the 1940 plane of 19	State of California — The Resour DEPARTMENT OF PARKS AND F PRIMARY RECORD	RECREATION	HRI # Trinomial_	tus Code	
P1. Other Identifier: P2. Location:			Reviewer		Date
P2. Location: □ Not for Publication □ Unrestricted		me(s) or number(assigned	by recorder) 19	949 15th St.	
terminates in a raised panel frieze and bracketed cornice. The building has a secondary façade on Landers Street. This elevation consists of a blank expanse of drop siding punctuated by a grid of one-over-one, double hung windows. The elevation is so plain compared to the façade because this property was not originally constructed as a corner building. Landers Street was cut through this part of the block between 1915 and 1950, and this property became the corner building at that time. At the rear of the building is an addition containing three garages and a roof deck. The building appears to be in good condition. *P3b. Resource Attributes: (list attributes and codes) *P4. Resources Present: Building Structure Object Site District Element of District Other P5b. Photo: (view and date) View from north 8/23/2006 *P6. Date Constructed/Age and Sources: Elhistoric 1900; rev. date ca. 1890 SF Assessor/Sanborn maps *P7. Owner and Address: Thompson, Ronald J. 310 Valdez Ave San Francisco, CA *P8. Recorded by: Page & Turnbull, Inc. 724 Pine Street San Francisco, CA 94108 *P9. Date Recorded: 8/23/2006 *P10. Survey Type: Reconnaissance	and (P2b and P2c or P2d. Attach a L *b. USGS 7.5' Quad: Sar *c. Address: 1949 15th St. d. UTM: Zone: 10 e. Other Locational Data: As *P3a. Description: (Describe reso 1949 15th St. is located on a 22' 1890, 1949 15 th Street is a two-si rectangular-plan building, clad in is capped by a flat roof. The prim window with multi-light windows. windows are separated by pipe of	mE/ sessor's Parcel Number (Naurce and its major elements. It wooddrop siding, sits on a raise ary façade, which is two bat The first story features fou olonnettes and flanked It wooddrop siding the first story features fou olonnettes and capped by itsed brackets and flanked It	Map, Block, Lot): Include design, mat th side of 15th Str frame, two-unit b d basement and ays wide, faces no r, one-over-one, of arched headers. by fluted pilasters	Date: 1956 Sity: San Francisco 3557/056A terials, condition, alterations, reet, between Dolores an building designed in the Its on a reinforced-concrete, orth. The basement story double-hung, wood windown The right bay contains a s. The porch contains two	Zip: 94114 mN (G.P.S.) size, setting, and boundaries.) d Landers Streets. Built ca. alianate style. The perimeter foundation, and has a chamfered bay was in the left bay. The porch sheltered by a glazed multi-lite wood
#P6. Date Constructed/Age and Sources: ⊠Historic 1900; rev. date ca. 1890 SF Assessor/Sanborn maps *P7. Owner and Address: Thompson, Ronald J. 310 Valdez Ave San Francisco, CA *P8. Recorded by: Page & Turnbull, Inc. 724 Pine Street San Francisco, CA 94108 *P9. Date Recorded: 8/23/2006 *P10. Survey Type: Reconnaissance	terminates in a raised panel friez consists of a blank expanse of dr compared to the façade because through this part of the block between the building is an addition contain *P3b. Resource Attributes: (list a	e and bracketed cornice. To siding punctuated by a this property was not originate not originate the second	the building has a grid of one-over-outly constructed this property because deck. The buil 3: Multiple family	a secondary façade on Lacone, double hung window as a corner building. Larame the corner building alding appears to be in good property istrict Element of Dist	anders Street. This elevation is. The elevation is so plain inders Street was cut it that time. At the rear of od condition. Trict Other (view and date)
*P9. Date Recorded: 8/23/2006 *P10. Survey Type: Reconnaissance				*P6. Date of Sources: \$\begin{array}{c} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Constructed/Age and Historic date ca. 1890 ssor/Sanborn maps r and Address: n, Ronald J. ez Ave cisco, CA
*P11. Report Citation: (Cite survey report and other sources, or enter "none") None *Attachments: □ None □ Location Map □ Sketch Map ☑ Continuation Sheet □ Building, Structure, and Object Record □ Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record □ Other (list)	*Attachments: None Lo	cation Map	ap 🛛 Continuati	*P9. Date F 8/23/2006 *P10. Surv Reconnai	cisco, CA 94108 Recorded: 6 ey Type: issance tructure, and Object Record

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

CONTINUATION SHEET

Primary#		
HRI #		
Trinomial		

Page _2_ of _2_	*Resou	ce Name or # (Assigned by recorder)19	49 15th St.
*Recorded by: Page & Turnbull, CvP	*Date	8/23/2006	Continuation	Update



Landers Street elevation

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI# Trinomial CHR Status	Code			
	Other Listings		_	_		_
Page 1 of 3 Resource nam	Review Code		eiwer		Date	
P1. Other Identifier:	e(s) or number(assig	ned by recorder)	3310-33	12 Ioui Street	Form Number	115
P2. Location: Not for Publica	ation 🗸 Unrestricted	*a.	County	San Francisco	r om ramber	113
	rancisco North Date		oou,			
c. Address 3310 3312 e. Other Locational Data:		3557 011	С	ity San Francisco	Zip 94103	
This is a four-story, three-bay, wo and an enclosed, central stair hal between the first and second and garage door in the first and third between the first and the first	I in the central bay dividenthird floors of the centrolliding bays. A gated,	tial perfect-six buil des the façade ver ral bay. The stucc recessed entry in	ding. A scu tically. A si o-clad grou the central	Ilpted bay in the first a ngle window is locate nd floor contains a se bay is located at the	and third building bay ed at the landings ectional wood overhe sidewalk.	/s ad
The windows are aluminum caser The entablature follows the profile plain frieze, and a banded architra	of the façade and the					
*P3b. Resources Attributes: HF *P4. Resources Present: ✓ Bt		-		Style or Period Edwaistrict	of District Other (view and date)	
				1906 Assessor *P7. Owner and	n tructed/Age and So ✓ Histori	
				387 WEST I NEW CANAA *P8. Recorded by Planning Dep.	N CT 06840	
				City & County 1660 Mission, San Francisco	of San Francisco , 5th Floor o, CA 94103	20
			-	*P9. Date Recor *P10. Survey Ty		J C
*P11. Report Citation: (Cite surve	ition Map ☐ Sketch M District Record ☐ Lin	//ap ☑ Continuat near Feature Reco		✓ Building, Structu	ure, and Object Rec	

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

Primary # HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

115

Page 2 of 3 *Resource name(s) or number 3310-3312 16th Street

CHR Status Code 5D3

B1. Historic Name: B2. Common Name:

B3. Original Use: Six-Family Dwelling

*B6 Construction History:

1984 - REPAIR FIRE DAMAGE

B4. Present Use: Six-Family Dwelling

*B5 Architectural Style: Edwardian

B7. Moved?	✓ No	Date:	Original Location	

*B8. Related Features:

B9a. Architect:	unknown		B9b. Builder: և	unknown	
*B10. Significand	ce: Theme	Post-1906 reconstruction	Area:	San Francisco 1906 fire-zone	
Period of Sign	nificance 190	06-1913 Property Type	Perfect six	Applicable Criteria (NR):	С

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was occupied by part of an Adobe tiler's shop. In 1894, it was part of a larger parcel owned by Drury Malone. By 1899, the lot was vacant. The property was likely still vacant at the time of the earthquake and fire of 1906, at which time it was owned by the M. Fisher Co., who owned the property to 1920 when it was sold to Paul Hartman. From at least 1935 to 1946, it was owned by Claude R. and Blanche M. Moss.

CONTEXT: The Perfect-six is a three-story, multi-unit residential building with three building bays and an open or enclosed central stair hall in the central bay dividing the façade vertically. Based on the number of floors in the building, the symmetry allows for either a "perfect-four" or "perfect-six" configuration, with two narrow flats per floor. A single window is typically located at the landing between each floor of the central bay. The main entry in the central bay is located at the sidewalk. There is usually a raised basement. A second version of this style is known locally as Romeo Flats. In this arrangement, the central hall stair is open to the elements, which provides opportunity to call-out to those located below. In the Inner Mission North survey area, 100% of the perfectsix buildings were constructed in the reconstruction period, 1906-1913, and none were erected after 1912. Frequently, historic resources in San Francisco are referred to as "Edwardian," in design and appearance. The term" Edwardian" was created to describe architecture produced in Great Britain and its colonies from 1901 to 1910, with the reign of Edward VII. Edwardian architecture encompasses a number of styles, with five main strands identified: Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque Revival, and the Beaux-Arts style. Interpreted in the United States and in San Francisco, the term" Edwardian" is often associated with multi-unit flats or apartment buildings constructed at the beginning of the 20th century. This style represents 20% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

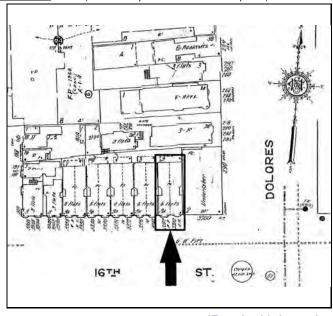
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

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(Sketch Map with north arrow required)



State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
CONTINUATION SHEET	Trinomial

Page <u>3</u> of <u>3</u>	Resour	ce Name or # 16th 33 [,]	10-3312	
*Recorded by Plannin	ng Department - City and Coun	ty of San Francisco	*Date 9/10/2003	□ Update

B10. Continued

Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1906 in the Edwardian style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. The window replacement and addition of garage doors minimally affects the buildings integrity of materials and feeling.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entries; stucco and wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds but not glazing; and architectural elements such as the projecting cornice.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI# Trinomial CHR Status	Code _				-
Other Listin Review Coo		Rev	/eiwer		Da	te	-
Page 1 of 3 Resource name(s) or number		by recorder)	3314-33	320 16th	n Street		
P1. Other Identifier:						Form Number	116
P2. Location: ☐ Not for Publication ✓ Unrest	ricted	*a.	County	San	rancisco		
*b. USGS 7.5' Quad San Francisco North c. Address 3314 3320 16th e. Other Locational Data: Assessor's Block	Date: ST and Lot 3	1995 557 012	C	City San	n Francisco	Zip 94103	
*P3a. Description: (Describe resource and its maj This is a four-story, three-bay, wood-clad, frame and an enclosed, central stair hall in the central between the first and second and third floors of the garage door in the first and third building bays. A	residential ay divides ne central t	perfect-six buil the façade ver bay. The brick	ding. A scu tically. A s -clad groun	ulpted ba ingle win d floor co	ay in the first an ndow is located ontains a sectio	d third building bay at the landings nal wood overhead	/S
The windows are 1/1 aluminum double hung. The dentil band and a banded architrave. The roof		ure follows the	profile of th	e façade	and the projec	ting bays and cont	ains
*P3b. Resources Attributes: HP3. Multiple Fam *P4. Resources Present: ✓ Building ☐ Str	•	_		istrict	Period Edward Element of b. Photo: (v		
				*P6	View From 16i looking north 8/4/2002 Date Constrution	th Street ucted/Age and So Historie	
				*P7.	Assessor Owner and A	ddress:	
		I WINT			499 DOLORES	S ST	
			* *	*P8.	Recorded by:		
Fround Common Co					Planning Depart City & County of 1660 Mission, 5 San Francisco,	ment f San Francisco th Floor	
			407	*P9.	Date Recorde	ed 8/29/200)2
*P11. Report Citation: (Cite survey report and other	r sources, o	r enter "none")		*P10). Survey Type	Intensive	
Attachments: ☐ None ☐ Location Map ☐ SI ☐ Archaeological Record ☐ District Record ☐ Artifact Record ☐ Photograph Record ☐	Linear	Feature Reco			_	e, and Object Reco	

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

Primary # HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

116

Page 2 of 3 *Resource name(s) or number 3314-3320 16th Street

CHR Status Code 6Z

B1. Historic Name:

B2. Common Name:

B3. Original Use: Six-Family Dwelling

*B6 Construction History:

*B5 Architectural Style: Edwardian

B4. Present Use: Six-Family Dwelling

1984 - REPAIR FIRE DAMAGE ON REAR OF BUILDING, REMODEL ENTURE BLDG

*B7. Moved? ✓ No Date: Original Location _____

*B8. Related Features:

B9a. Architect: unk	nown			B9b. I	Builder: ւ	ınknown
*B10. Significance:	Theme	Post-190	6 reconstruction		Area:	San Francisco 1906 fire-zone
Period of Signification	ance 190	06-1913	Property Type	Perfect six		Applicable Criteria (NR):

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was occupied by part of an Adobe tiler's shop. In 1894, it was part of a larger parcel owned by Drury Malone. By 1899, the lot was vacant. The property was likely still vacant at the time of the earthquake and fire of 1906, at which time it was owned by the M. Fisher Co., who owned the property to 1920 when it was sold to Joseph Hamee. From at least 1935 to 1946, it was owned by Louis and Julia Rey.

CONTEXT: The Perfect-six is a three-story, multi-unit residential building with three building bays and an open or enclosed central stair hall in the central bay dividing the façade vertically. Based on the number of floors in the building, the symmetry allows for either a "perfect-four" or "perfect-six" configuration, with two narrow flats per floor. A single window is typically located at the landing between each floor of the central bay. The main entry in the central bay is located at the sidewalk. There is usually a raised basement. A second version of this style is known locally as Romeo Flats. In this arrangement, the central hall stair is open to the elements, which provides opportunity to call-out to those located below. In the Inner Mission North survey area, 100% of the perfectsix buildings were constructed in the reconstruction period, 1906-1913, and none were erected after 1912. Frequently, historic resources in San Francisco are referred to as "Edwardian," in design and appearance. The term" Edwardian" was created to describe architecture produced in Great Britain and its colonies from 1901 to 1910, with the reign of Edward VII. Edwardian architecture encompasses a number of styles, with five main strands identified: Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque Revival, and the Beaux-Arts style. Interpreted in the United States and in San Francisco, the term" Edwardian" is often associated with multi-unit flats or apartment buildings constructed at the beginning of the 20th century. This style represents 20% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

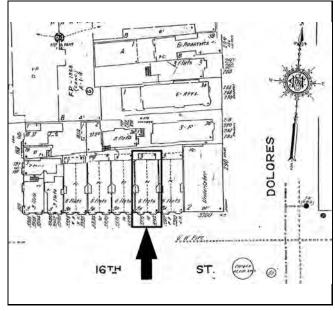
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

9/10/2003 * Date of Evaluation:

(This space	reserved to	or official	comments

(Sketch Map with north arrow required)



State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
CONTINUATION SHEET	Trinomial

Page	<u>3</u>	of	<u>3</u>		Resourc	e Name or #	16th 3314	-3320	
*Reco	rded	by	Planning	Department - Cit	y and Count	of San Franc	sco	*Date 9/10/2003	□ Update

B10. Continued

Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, the California Register, or local listing as it lacks the historical or architectural significance for such listing. It also appears not to contribute to any potential districts in the area, as it falls outside the significant period of development identified within the Inner Mission North survey area. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. In its present state, the building does not reflect the sense of time, or convey an authentic visual sense of the historic period (1906-1913) with which it is associated. At the present time, it is not eligible for listing in the National or California Registers, and it is not contributory to the thematic district. The building does retain sufficient integrity from its period to warrant special consideration in local planning. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: Although the building is in good condition, integrity of design, materials, workmanship, feeling and association has been compromised through the numerous modifications undertaken since the historic period of significance. FEATURES: Character defining features that should be preserved: NONE.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI# Trinomial CHR Status	Code			-
Other Listings Review Code	Rev	veiwer	Di	ate	-
Page 1 of 3 Resource name(s) or number(assigned			16th Street		
P1. Other Identifier:				Form Number	119
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date: c. Address 3336 3338 16th ST e. Other Locational Data: Assessor's Block and Lot 33	1995 557 015	City	San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a four-story, three-bay, stucco-clad, frame residential and an enclosed, central stair hall in the central bay divides between the first and second and third floors of the central begarage door in the first and third building bays. A gated, recentrance has been infilled with a gate and a service door. The windows are 1/1 aluminum double hung. There is a pla	I perfect-six bu the façade ver eay. The brick- essed entry in	illding. A sculp tically. A single- clad ground fle the central ba	oted bay in the first of the window is located oor contains a secti by is located at the s	and third building ba d at the landings onal wood overhead	ıys
*P3b. Resources Attributes: HP3. Multiple Family Property	y	Sty	/le or Period Edwar	dian	
*P4. Resources Present: ✓ Building ☐ Structure ☐	Object :	Site Dist	rict Element of	f District 🗌 Other	
			View From 16 looking north 8/4/2002	ructed/Age and So ☑ Historio	
				N&VASILIKI KASNES [.] ATE CT	ΓIS
			1660 Mission, S San Francisco,	rtment of San Francisco 5th Floor , CA 94103	
	No.		*P9. Date Record)2
*P11. Report Citation: (Cite survey report and other sources, or Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (lis	✓ Continuati				

${\bf State\ of\ California\}$	The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

119

Page 2 of 3 *Resource name(s) or number 3336-3338 16th Street

CHR Status Code 6Z

B1. Historic Name: B2. Common Name:

B3. Original Use: Six-Family Dwelling

*B6 Construction History:

Six-Family Dwelling

B4. Present Use: Six-Family Dwelling ***B5 Architectural Style:** Edwardian

Erected in 1906. Façade stuccoed and windows replaced c. 1960

B7. Moved?	✓ No	Date:	Original Location	

*B8. Related Features:

B9a. Architect: unki	nown			B9b. Builder:	un	known	
*B10. Significance:	Theme	Post-1906	reconstruction	Area	a:	San Francisco 1906 fire-zone	_
Period of Significa	ance 190	6-1913 F	Property Type P	erfect six		Applicable Criteria (NR):	

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was occupied by part of an Adobe tiler's shop. In 1894, it was part of a larger parcel owned by Drury Malone. By 1899, the lot was vacant. The property was likely still vacant at the time of the earthquake and fire of 1906, at which time it was owned by the M. Fisher Co., who owned the property to 1920 when it was sold to Harry Beach. From at least 1935 to 1946, it was owned by John DeVincenti.

CONTEXT: The Perfect-six is a three-story, multi-unit residential building with three building bays and an open or enclosed central stair hall in the central bay dividing the façade vertically. Based on the number of floors in the building, the symmetry allows for either a "perfect-four" or "perfect-six" configuration, with two narrow flats per floor. A single window is typically located at the landing between each floor of the central bay. The main entry in the central bay is located at the sidewalk. There is usually a raised basement. A second version of this style is known locally as Romeo Flats. In this arrangement, the central hall stair is open to the elements, which provides opportunity to call-out to those located below. In the Inner Mission North survey area, 100% of the perfectsix buildings were constructed in the reconstruction period, 1906-1913, and none were erected after 1912. Frequently, historic resources in San Francisco are referred to as "Edwardian," in design and appearance. The term" Edwardian" was created to describe architecture produced in Great Britain and its colonies from 1901 to 1910, with the reign of Edward VII. Edwardian architecture encompasses a number of styles, with five main strands identified: Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque Revival, and the Beaux-Arts style. Interpreted in the United States and in San Francisco, the term" Edwardian" is often associated with multi-unit flats or apartment buildings constructed at the beginning of the 20th century. This style represents 20% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

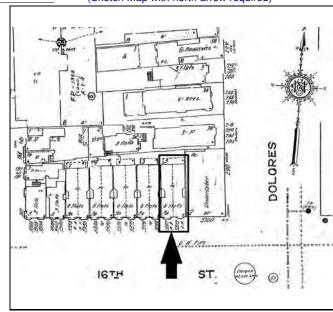
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

0/2003
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(Sketch Map with north arrow required)



State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
CONTINUATION SHEET	Trinomial

Page	_3_	of	3	Resource Name or # 16th 3336-3338	

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, the California Register, or local listing as it lacks the historical or architectural significance for such listing. It also appears not to contribute to any potential districts in the area, as it falls outside the significant period of development identified within the Inner Mission North survey area. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Although the building is in good condition, integrity of design, materials, workmanship, feeling and association has been compromised through the numerous modifications (i.e. facade recladding) undertaken since the historic period of significance. In its present state, the building does not reflect the sense of time, or convey an authentic visual sense of the historic period (1906-1913) with which it is associated. At the present time, it is not eligible for listing in the National or California Registers, and it is not contributory to the thematic district. The building does retain sufficient integrity from its period to warrant special consideration in local planning. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. This property retains integrity of location, setting and association; however, recent remodeling including the removal of ornament and façade and window replacement have compromised its integrity of design, workmanship, materials and feeling.

FEATURES: Character defining features that should be preserved: NONE.

State of California — The Resour DEPARTMENT OF PARKS AND I PRIMARY RECORD	RECREATION	HRI # Trinomial_	us Code			
	Other Listings Review Code	Reviewer		Date		
Page _1_ of _1_ *Resource na P1. Other Identifier: *P2. Location: \(\subseteq \text{Not fo} \)	me(s) or number(assigned		340-3342 16th Street County: San Francisco			
*c. Address: 3340-3342 10 d. UTM: Zone: 10	m Francisco North, Calif. 6th Street mE/ seessor's Parcel Number (Nurce and its major elements. on a 25' x 50' lot on the notal 3-story, wood frame, mult an building, clad in flush wo ces south and is 2 bays with pilaster surrounds. The rentry doors with transoms. Interpretation of the pilaster surrounds in the first story. All windows	Map, Block, Lot): Include design, mate orth side of 16th Siple family dwelling ood siding, is capp de. The first floor right bay contains The upper two floode corner boards is	a557-016 erials, condition, alterations, treet, between Landers as g containing 3 flats designed by a flat roof. The four spartially clad in simulation an integral entry porch wors are characterized by an the right bay. The wind	Zip: 94114 mN (G.P.S.) size, setting, and boundaries.) and Dolores Streets. Built in ned in the Classical undation is not visible from eed masonry and features a vith banded surround a semi-hexagonal window lows on the upper stories		
The building appears to be in go *P3b. Resource Attributes: (list a *P4. Resources Present: ⊠Bui	attributes and codes) HP			rict		
*P4. Resources Present: □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other P5b. Photo: (view and date) View from south 8/22/2006						
*P11. Report Citation: (Cite surve)	•	,				
	strict Record 🗌 Linear Fe			ructure, and Object Record ☐Rock Art Record		

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # HRI #				
PRIMARY RECORD		Trinomial				
	Other Listings	NRHP Status Code				
	Review Code Re	eviewer		Date		
Page _1_ of _2_ *Resource na	nme(s) or number(assigned by r	ecorder) 3344-3348	16th Street			
P1. Other Identifier: *P2. Location: ☐ Not for	r Publication Unrestricted	*a. County:	San Francisco			
and (P2b and P2c or P2d. Attach a L	_	a. County.	<u>Sair i Taricisco</u>			
•	n Francisco North, Calif.		Date: 1956 (rev. 1973)		
*c. Address: 3344-3348 10	· · · · · · · · · · · · · · · · · · ·	City: Sa	an Francisco			
d. UTM: Zone: 10	mE/			mN (G.P.S.)		
e. Other Locational Data: As	ssessor's Parcel Number (Map,	Block, Lot): 3557-01	17	<u>-</u>		
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) 3344-3348 16th Street is located on a 25' x 47' corner lot on the north side of 16th Street, between Landers and Dolores Streets. Built in 1906, 3344-3348 16th Street is a 4-story, wood frame, multiple family dwelling containing 4 units designed in the Classical Revival style. The rectangular-plan building, clad in vinyl siding, sits on concrete perimeter foundation and is capped by a flat roof. The primary façade faces south toward 16 th Street and is 2 bays wide. A secondary elevation faces west toward Landers Street and is 4 bays wide. The ground floor is clad in scored stucco and features a gated staircase entry with engaged column surround in the left bay, and the right bay contains an integral garage entry. A framed panel is set between the bays. The second story features a large square window lighting the integral entry stair in the left bay, and an integral entry porch in the right bay. The porch is framed by paneled pilasters with lonic capitals, corner brackets, and a shallow door hood on scroll modillions. The paneled interior features three glazed, paneled, wood doors with transoms. The upper two floors are divided from the lower stories by an intermediary cornice and feature a shallow, projecting right bay with paired windows and a five-sided corner bay (continued)						
*P3b. Resource Attributes: (list a	attributes and codes) HP3. M	lultiple family property				
•			Element of Distri	ct Other		
*P3b. Resource Attributes: (list attributes and codes) *P4. Resources Present: Building Structure Object Site District Element of District Other P5b. Photo: (view and date) View from southwest 8/22/2006 *P6. Date Constructed/Age and Sources: Historic 1906 SF Assessors Office *P7. Owner and Address: Mar Tim & Choy Mellissa J 822 Congo St San Francisco CA *P8. Recorded by: Page & Turnbull, Inc. 724 Pine Street San Francisco, CA 94108 *P9. Date Recorded: 8/22/2006 *P10. Survey Type: Reconnaissance						
*P11. Report Citation: (Cite survey report and other sources, or enter "none") None						
*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (list)						

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

Primary#		
HRI #		
Trinomial		

Page 2 of	2	*Resour	ce Name or # (Assigne	d by recorder)	3344-	3348 16th Street
*Recorded by:	Page & Turnbull	*Date	8/22/2006		tion	Update

P3a. Description, continued.

window in the left bay. The right bay windows have pilasters with floral drops and dentil cornices. The Landers Street elevation has four garage entries on the ground floor. The upper stories have paired and single windows with pilaster surrounds and dentil cornices. The right bay of the second and third stories has a semi-hexagonal bay window. All windows have undivided, double-hung wood sash. Both elevations terminate in a deeply projecting cornice with dentils and a plain parapet. The rear elevation has wood egress porches. The building appears to have been lifted to allow for the insertion of garages underneath. The building appears to be in good condition.



16th Street (south) elevation



Detail, entry

State of California — The Resour	• •	Primary # HRI#				
PRIMARY RECORD	ECREATION	Trinomial				
PHIMANT NECOND	Other Listings	CHR Status	Code			-
	Review Code	Rev	eiwer		Date	-
Page 1 of 3 Resource name(s		l by recorder)	260-264	Polores Street		
P1. Other Identifier:					Form Number	210
P2. Location: Not for Publication	on 🗹 Unrestricted	*a.	County	San Francisco		
	cisco North Date:	1995				
c. Address 260 264 E e. Other Locational Data: Ass	Polores ST	557 008A	City	San Francisco	Zip 94114	
	rce and its major elements		materials cor	ndition alterations si	ze setting and houndar	ias)
This is a free-standing, three-story, t street on raised ground, with a wide story garage with a wide sectional ground yard. The ground story feature bay in the second building bay. The bay in the second. The windows are 1/1 wood double h	set of concrete stairs le arage door, wood shing s a recessed entry cont second and third floors	ading from the le cladding, and aining three ap s each contain a	sidewalk to t d a shaped p partment door a pair of wind	he building. There arapet, with roof de s with transoms in ows in the first buil	is a double-width sing eck and metal railing i the first bay, and a so ding bay, and a squal	gle n the quare re
small gable over the square bay with pent roof parapet across the remain			Š			
*P3b. Resources Attributes: HP3. *P4. Resources Present: ✓ Build				tyle or Period Italia	nate of District	
				P5b. Photo: View From looking wes 8/20/2002	(view and date) Dolores Street t	
A SE				*P6. Date Cons	structed/Age and So	urces
		7		1892	✓ Historic	С
		To Trans	m / I	Estimate		
				% EDWARD 260 Dolores	ARD REVOC TRUST OF LITKE	=
				*P8. Recorded	bv:	
	1 20.0			Planning Dep City & Count 1660 Mission	partment y of San Francisco	
A 10 - 0 - 16 - 16 - 16 - 16 - 16 - 16 -	A TOP OF THE PROPERTY OF THE P		- 4	*P9. Date Reco)2
*P11. Report Citation: (Cite survey re	eport and other sources, o	r enter "none")	1, WEST 1	∐*P10. Survey Ty	/pe Intensive	
Attachments: ☐ None ☐ Locatio ☐ Archaeological Record ☐ Dist ☐ Artifact Record ☐ Photograp		Feature Reco				

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

Primary # HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

210

Page 2 of 3 *Resource name(s) or number 260-264 Dolores Street

CHR Status Code

Applicable Criteria (NR): A, C

5D3

B1. Historic Name: B2. Common Name:

B3. Original Use: Three-Family Dwelling

B4. Present Use: Three-Family Dwelling

*B6 Construction History:

*B5 Architectural Style: Italianate

Erected 1892. 1985 - Construct walls and roof to enclose parking area.

Period of Significance 1850-1906 Property Type Flats

*B7. Moved? No Date: Original Location

*B8. Related Features:
Fire line

B9a. Architect: unknown

*B10. Significance: Theme Pre-Fire Residential Development Area: San Francisco Outside Fire Zone

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was vacant. The present building was erected for J.M. Peoples in 1892. In 1894, it was part of a larger parcel owned by J.M. Peoples. The property survived the earthquake and fire of 1906, at which time it was still owned by Peoples, whose family continued ownership to at least 1920. In 1935, the property was owned by Abraham and Nellie Clemo, and in 1946 by Georgia and Charles A. Wellman. At that time Wellman also owned the two lots adjacent to the south. CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. The Italianate style incorporated elements of Roman or Italian classical decoration and is characterized by straight rooflines, bracketed cornices and picturesque asymmetry. Entrance windows are typically balustrade and doors are paired and capped by a hood. False fronts are also a distinguishing feature. Walls can be stone or brick but are most commonly of rustic wood siding, especially for houses. This style represents 3% of the building stock in the Inner Mission North survey area 1850-1957. A small section of the Inner Mission North survey area survived the earthquake and fire of 1906. The surviving structures are all residential buildings, primarily dating from the 1870s and 1880s, although only 6% of the properties in the survey area date from this period. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

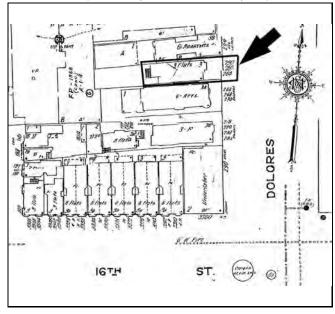
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

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State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
CONTINUATION SHEET	Trinomial

Page 3 of 3 Resource Name or # Dolores 260-264
*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☑ Continuation ☐ Update

B10. Continued

ASSESSMENT: This building appears to contribute to a district that is eligible for the National Register under Criterion A and C. The district qualifies under Criterion A, for associations with events that have made a significant contribution to the broad patters of our history because the buildings are of the few in the Inner Mission North survey area that are front-line survivors of the 1906 earthquake and fire that destroyed major portions of San Francisco. The buildings each contribute to the district under Criterion C, as they embody the distinctive characteristics of balloon frame housing stock in San Francisco erected before 1906, as well as possessing high artistic values in their rich ornamentation. Other buildings of the same period, with similar histories, styles, and ornamentation in nearby areas have been listed in the National, California, and Local Registers as part of the Liberty Hill Historic District. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as the bracketed parapet.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI# Trinomial				
PRIMARY RECORD	CHR Status	Code			-
Other Listings	Reve	eiwer	ים	ate	-
Page 1 of 3 Resource name(s) or number(assigned					
P1. Other Identifier: 272-276 and 278-284 Dolores Street		Z1 Z-207 D0	ioles offeet	Form Number	214
P2. Location: ☐ Not for Publication ✔ Unrestricted		County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date:	1995	,			
c. Address 272 284 Dolores St	557 009A	City	San Francisco	Zip 94114	
*P3a. Description: (Describe resource and its major elements This is a freestanding, four-story, two-bay, wood-clad, frame cement stairs leading to apartment entrances on the second gates on either side of the building leading to paths to the rean entry portico supported by lonic columns sheltering a rectransoms, and a sculpted bay in the second bay. The shiple and a sculpted bay in the second. The secondary façades for the windows are double hung aluminum sash on the front a beltcourse between the second and third stories on all three wraps around the three visible faces. The roof is flat.	residential buil I floor, and a se ar of the prope essed, marble ap-clad third and eature single and	Iding. The bric ectional wood o rty. The tongu- paneled entry of d fourth stories and paired winder g wood sash or	k-clad ground stor verhead garage de e and groove sided containing three we feature a single we ows on all floors so the sides. The fa	y features a set of bor. There are meta d second story featu boden sash doors a indow in the first ba et in wooden surrou	al res nd y nds.
A second building at the rear of the lot (272-276 Dolores Str with a cross gable in front with wide overhanging eaves, and sculpted bay on the side. *P3b. Resources Attributes: HP3. Multiple Family Property	I a hipped roof i	in the rear, and	l a square bay on a	the façade and a	
*P4. Resources Present: ✓ Building ☐ Structure ☐	Object S	Site 🗌 Distri	ct 🗹 Element of	District Other	
			P5b. Photo: View From Di looking west 3-14-2002	view and date) plores Street	
		1 2 40		ructed/Age and So	
			1907	✓ Historio	
			Building Pern	nit	
			P7. Owner and A SHREFFLER (
			274 Dolores San Francisco		
		The Cal	P8. Recorded by	<i>r</i> :	
		V <u></u>	Planning Depa City & County of 1660 Mission, S San Francisco,	of San Francisco 5th Floor	
			P9. Date Record	ed 8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	r enter "none")	- Augustina de la companya de la com	P10. Survey Typ	e Intensive	
Attachments: ☐ None ☐ Location Map ☐ Sketch Map	✓ Continuation	on Sheet 🗹 I	Building, Structur	e, and Object Reco	ord
☐ Archaeological Record ☐ District Record ☐ Linear				· ·	
☐ Artifact Record ☐ Photograph Record ☐ Other (lis		J			

State of California — The DEPARTMENT OF PARKS	3 ,	Primary #		
BUILDING, STRU	CTURE, AND OF	BJECT RECORD	Form Number	214
Page <u>2</u> of <u>3</u> *Resource B1. Historic Name: B2. Common Name: B3. Original Use: Unknov		2-284 Dolores Street welling (front B4. Present Use: Tv	_	D3
BPA 1907 - Erect a three sto for \$9,000. 1984 Repair fire		*B5 Architectural Sty ng at the front of the lot 26x77 on a brick	rle: Classical Revival coundation with wood sheathing and	a flat roof,
B7. Moved? No	Date:	Original Location		_

Period of Significance 1906-1913 Property Type Flats Applicable Criteria (NR): C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was occupied by a two-story dwelling erected by 1865 for C. Brown. In 1894, it was owned by Rosalie De Haro Brown, who owned the property to at least 1901. It is likely that the rear building was erected between 1901 and 1906, replacing the old two-story dwelling. The property survived the earthquake and fire of 1906, at which time it was owned by L. B. Sibley. In 1907, the front building was erected for Sibley. In 1920, the lot was owned by the Sibley Estate Co. From at least 1935 to 1946, it was owned by George W., Charles M., and Margaret C. Dowling.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period. (See Continuation Sheet)

B11. Additional Resources Attributes:

B9a. Architect: Erminio A. Bozio

*B10. Significance:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

Theme Post-1906 reconstruction

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

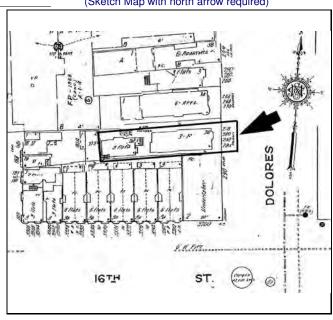
* Date of Evaluation: 9/	10/2003
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(Sketch Map with north arrow required)

B9b. Builder: Rainey & Philips (2160 Market)

Area: San Francisco Outside Fire Zone



State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
CONTINUATION SHEET	Trinomial

Page 3 of 3 Resource Name or # Dolores 278-284
*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☑ Continuation ☐ Update

B10. Continued

ASSESSMENT: This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. Erminio Bozio (birth/death unknown) operated his architectural firm at 1125 Laguna when designed this building. Early in his career, Bozio worked for San Francisco architect Jules Godart. According to City Directories, Bozio practiced architecture in San Francisco from 1904-19, 1921-26, 1930-31,1934-35 and primarily designed commercial buildings with some residential buildings. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts. Bungalow/Craftsman, Classical Revival, Commercial. Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1907 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. The removal of the retaining wall and insertion of the garage on the lower level have altered the building's integrity of feeling.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as the projecting cornice, beltcourse and entry portico and columns.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION DRIMARY DECORD	Primary # HRI# Trinomial				
PRIMARY RECORD	CHR Status (Code			-
Other Listings Review Code	Reve	eiwer	Date	 e	-
Page 1 of 3 Resource name(s) or number(assigned					
P1. Other Identifier:	2,1000.00.7	200-270 DC		Form Number	212
P2. Location: ☐ Not for Publication ✔ Unrestricted	*a. (County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date:	1995	,			
c. Address 266 270 Dolores ST	557 009B	City	San Francisco	Zip 94114	
*P3a. Description: (Describe resource and its major elements. This is a three-story, three-bay, wood-clad, frame residentia windows. The tongue and groove first story features a round pedimented surround and a recessed entry with a wood pan trimmed with pilasters and a rounded pediment with dentil buthe corner and a small oval window in the central bay and a The windows are 1/1 wood double hung bent sash. The faç features a band of dentil molding. The roof is flat.	building. The ded tower with teled ceiling and and. The shiple rounded bay wi	raised brick ba three single wi d three wooder ap clad second ith two window	sement level contain ndows, a small singlen sash doors. The fl I and third stories fea s in the third bay.	ns several small e window with a ush entry portico is ature a rounded ba	s ay at
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		-	e or Period Classica		
			P5b. Photo: (vi View From Dole looking west 3/11/02 *P6. Date Constru 1903 Estimate	cted/Age and So ✓ Historio	
			HAIGH STEPHE % HILL & CO PF 2107 Union Str San Francisco C *P8. Recorded by: Planning Departr City & County of 1660 Mission, 5tl San Francisco, C	NOP MGMT INC eet CA 94123 ment San Francisco	
	6		*P9. Date Recorde	d 8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10. Survey Type	Intensive	
Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Archaeological Record ☐ District Record ☐ Linear ☐ Artifact Record ☐ Photograph Record ☐ Other (lis	Feature Reco		-		

Stat	e of	Cali	forni	a —	The	Resc	urces	Agency

Primary # HRI#

DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

212

Page 2 of 3 *Resource name(s) or number 266-270 Dolores Street

CHR Status Code 5D3

B1. Historic Name: B2. Common Name:

B3. Original Use: Three-Family Dwelling

B4. Present Use: Six-Family Dwelling

*B6 Construction History:

*B5 Architectural Style: Classical Revival

Built c. 1903.

*B7. Moved? ✓ No

Date:

Original Location _____

*B8. Related Features:

Fire line

B9a. Architect: unknown B9b. Builder: unknown

*B10. Significance: **Theme** Pre-Fire Residential Development Area: San Francisco Outside Fire Zone

Applicable Criteria (NR): A, C

Period of Significance 1850-1906 Property Type Flats

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was vacant. In 1894, it was owned by George J. Hughston. The lot was still vacant in 1899. The present building was likely erected between 1900 and 1906 by L. B. Sibbley. The property survived the earthquake and fire of 1906. In 1920, the building was owned by the Sibley Estate. From at least 1935 to 1946, it was owned by C.A. and Georgia

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. A small section of the Inner Mission North survey area survived the earthquake and fire of 1906. The surviving structures are all residential buildings, primarily dating from the 1870s and 1880s, although only 6% of the properties in the survey area date from this period. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

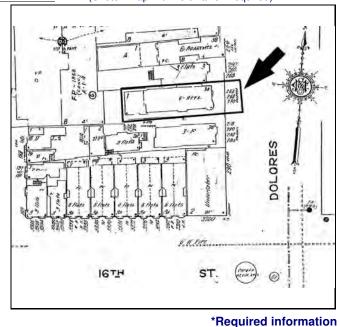
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)

(Sketch Map with north arrow required)



DPR 523B (1/95)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #
CONTINUATION SHEET	Trinomial

Page 3 of 3 Resource Name or # Dolores 266-270
*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☑ Continuation ☐ Update

B10. Continued

ASSESSMENT: This building appears to contribute to a district that is eligible for the National Register under Criterion A and C. The district qualifies under Criterion A, for associations with events that have made a significant contribution to the broad patters of our history because the buildings are of the few in the Inner Mission North survey area that are front-line survivors of the 1906 earthquake and fire that destroyed major portions of San Francisco. The buildings each contribute to the district under Criterion C, as they embody the distinctive characteristics of balloon frame housing stock in San Francisco erected before 1906, as well as possessing high artistic values in their rich ornamentation. Other buildings of the same period, with similar histories, styles, and ornamentation in nearby areas have been listed in the National, California, and Local Registers as part of the Liberty Hill Historic District. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street, with raised landscaped area and concrete retaining wall; stucco and wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and bent sash glazing; and architectural elements such as the cornice, beltcourses, and entry portico.

State of California — The Resou		Primary #		_
DEPARTMENT OF PARKS AND F	RECREATION	HRI#		
PRIMARI RECORD		Trinomial NRHP Status (Code	
	Other Listings	Reviewer		Date
Page _1_ of _1_ *Resource na			01A Landers St	
P1. Other Identifier:	mile(s) of mamber (assigned	<u> </u>	OTT Landord Ot.	
-	r Publication Unrestricte	ed *a. Cou i	nty: San Francisco	
and (P2b and P2c or P2d. Attach a L *b. USGS 7.5' Quad: Sai			D ete: 1056	(rov. 1072)
*b. USGS 7.5' Quad: <u>Sal</u> *c. Address: 101-101A La	n Francisco North, Calif.	City:	Date: 1956 San Francisco	Zip: 94114
d. UTM: Zone: 10	mE/		Sarriancisco	mN (G.P.S.)
	ssessor's Parcel Number (M		57-056B	_ ''''' (G.1' .G.)
*P3a. Description: (Describe reso	·			size, setting, and boundaries.)
in the Italianate style. The rectan foundation and is capped by a paright bay of the ground floor features wood and concrete doglentrance is set in the left bay of the door hood mounted on brackets one, double-hung, wood-sash with center gable cap. A secondary endover-one, double-hung, wood-sabrackets. A two-story addition with sliding vinyl sash on the second	arapeted gable roof. The pri ures a single-story projection leg staircase with wooden be the ground story, under the and features a wooden doon andows. The primary façade levation faces west toward sh windows on both stories th shed roof is set at the rea	imary façade faces son with paired fixed with paired fixed with palustrade that leads staircase. The recessor beneath a transom terminates in a brack Landers Street and is . The second floor with ar elevation and has designed in the second floor with the second fl	buth towards Alert Alle ndows behind an iron to the main entry on the sed entry on the secon The second floor is o keted cornice and sha s four bays wide. The ndows are distinguish divided fixed sash win	ey and is 2 bays wide. The a grille. The left bay he second story. A unit and story has shed-roof characterized by one-overaped parapet wall with north two bays have one-ned by shed-roof hoods on
*P3b. Resource Attributes: (list a	attributes and codes) HP3	3: Multiple family prop	perty	
*P4. Resources Present: ⊠Buil				rict Other
P5a. Photo *P11. Report Citation: (Cite survey)			P5b. Photo: View from 8/23/2006 *P6. Date C Sources: 1900; rev. SF Assess *P7. Owner Lennart Lo P.O. Box Sioux Fall: *P8. Record Page & Tu 724 Pine S	(view and date) southwest constructed/Age and Historic ca. 1890 sor; Sanborn maps and Address: covstrand 15510226 s, SD ded by: urnbull, Inc. Street cisco, CA 94108 ecorded:
*Attachments: None Lo	cation Map Sketch Ma	ap Continuation S	Sheet 🗌 Building, St	ructure, and Object Record
	strict Record 🗌 Linear Fea			

	State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary #HRI #				
PRIMARY RECORD		Trinomial					
	Other Listings			Date			
Page _1_ of _2_ *Resource na							
P1. Other Identifier: *P2. Location: ☐ Not fo	r Publication Unrestricted	*2	County: San Francisco				
and (P2b and P2c or P2d. Attach a L		a.	County. Sair Francisco				
	n Francisco North, Calif.		Date: 1956	(rev. 1973)			
*c. Address: 156 Landers			City: San Francisco				
			Garri Tariologo	mN (G.P.S.)			
e. Other Locational Data: As	mE/ _ ssessor's Parcel Number (Ma surce and its major elements. Inc	p. Block. Lot):	3557-023				
156 Landers Street is located on ca. 1890, 156 Landers Street is a rectangular-plan building, clad in roof. The primary façade faces e diamond ornament frieze, and cone-over-one, double-hung, woo entry with a recessed paneled whehind a wooden dogleg staircas has a recessed, glazed, wood do second floor boast double-hung, terminates in a false parapet with to be in good condition.	a 2-story, wood-frame, 2-unit, wood shiplap siding, sits on a ast.and is 3 bays wide. The firm of the south of the south of the sash windows with molded ood door with transom, diamose with turned balustrade lead oor with transom, sheltered by wood windows with molded see the sour with transom, sheltered by	multiple-family a brick, perime irst floor feature e building accestop surround ond ornament fing to a secondan an entablature stop surrounds	y construction designed in eter foundation and is cappes wooden double-leaf do essing a side alley. The le ls, and cornice lintels. The frieze and cornice cap. The dunit entrance on the ser e hood on brackets. The later and bracketed cornice ho	the Italianate style. The bed by a parapeted gable fors with an entablature, ft and center bays feature right bay features a unit e first-floor entry is set cond story. The entrance eft and central bays of the bods. The primary façade			
*P3b. Resource Attributes: (list	attributes and codes) HP3:	Multiple family	v property				
*P4. Resources Present: Bui	-			rict Other			
*P11. Report Citation: (Cite survey		·	*P6. Date C Sources: \$\frac{1}{2}\text{1900}; rev SF Asses *P7. Owner Robert J I 2215-R M San Franc* *P8. Recor Page & T 724 Pine San Franc* *P9. Date F 8/23/2006 *P10. Surv Reconnai	Constructed/Age and Historic . ca. 1890 Sor; Sanborn maps r and Address: Merck Tarket St Pmb #526 Cisco, CA ded by: urnbull, Inc. Street Cisco, CA 94108 Recorded: Seey Type: ssance			
	strict Record Linear Featu			tructure, and Object Record ☐Rock Art Record			

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

CONTINUATION SHEET

Primary#		
HRI #		
Trinomial		

2 of 2 Page

*Resource Name or # (Assigned by recorder) 156 Landers St.

*Recorded by: Page & Turnbull

*Date 8/23/2006

□ Update



Left bay of the first floor at 156 Landers Street.



Second-floor entrance at 156 Landers Street.

State of California — The Resou DEPARTMENT OF PARKS AND		Primary #_ HRI #	
PRIMARY RECORD		Trinomial_ NRHP Stat	tus Code
	Other Listings		
	Review Code	Reviewer	Date
Page _1_ of _3_ *Resource na P1. Other Identifier:	ame(s) or number(assigne	d by recorder) 16	66-168 Landers St.
	r Publication Unrestric	ted *a. C	County: San Francisco
and (P2b and P2c or P2d. Attach a I	ocation Map as necessary.)		, <u> </u>
*b. USGS 7.5' Quad: Sa	n Francisco North, Calif.		Date: 1956 (rev. 1973)
*c. Address: <u>166-168 Lan</u>	ders St.	Ci	ity: San Francisco Zip: 94114
d. UTM: Zone: 10	mE		mN (G.P.S.)
e. Other Locational Data: As	ssessor's Parcel Number (Map, Block, Lot):	3557-025
ca. 1890, 166-168 Landers Street Stick/Eastlake style. The rectang foundation and is capped by a pastory features an integral garage double-hung, wood sash window. The entry is set under a wood, diportion of the balustrade has been paneled surround with bull's eye entry is fitted with a paneled wood wood-sash windows with bulls experience.	et is a 2-story, wood-frame gular-plan building, clad in arapeted gable roof. The pay with double-leaf, glazed, vs. The center bay features ogleg staircase with turned an replaced with a wood publock ornament and a people door with a transom. The ye block ornament on the jet in the right bay. The principal properties of the principal princi	multiple-family co wood shiplap sidin orimary façade face paneled doors, whi is a gated, recessed d balustrade leadin arapet wall. The re dimented door hood e left bay of the se jambs, molded stop mary façade termin	ders Street between 16th and 15th Streets. Built in construction containing 2 flats, designed in the ang, sits on a reinforced concrete, perimeter es east and is 3 bays wide. The left bay of the first sile the right bay features paired one-over-one, d, paneled entry to the ground-floor residential unit. In a second unit entry on the second story. A secessed, paneled second-story entrance has a second with brackets and diamond ornament frieze. The second story has paired, one-over-one, double-hung, p surrounds and cornice cap. A single window with mates in a paneled frieze, bracketed cornice, and on.
*P3b. Resource Attributes: (list	attributes and codes) H	23: Multiple family	property
*P4. Resources Present: ⊠Bui	lding □Structure □Ob	ject □Site □Di	istrict Element of District Other
*P11. Report Citation: (Cite surve			P5b. Photo: (view and date) View from east 8/23/2006 *P6. Date Constructed/Age and Sources: ⊠Historic 1900; rev. ca. 1890 SF Assessor; Sanborn maps *P7. Owner and Address: Rosa E Garcia 168 Landers St San Francisco, CA 94114 *P8. Recorded by: Page & Turnbull, Inc. 724 Pine Street San Francisco, CA 94108 *P9. Date Recorded: 8/23/2006 *P10. Survey Type: Reconnaissance
	strict Record Linear Fe		ion Sheet ⊠ Building, Structure, and Object Record Milling Station Record ☐Rock Art Record

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

Primary #	
HRI#	

BUILDING, STRUCTURE, AND OBJECT RECORD

				*NRHP State	tus Code 3CS	
Page 2	of	3	*Resource Name or # (assig	gned by recorder)	166-168 Landers Street	
B1.	Histo	oric name:	Antonio & Albena Cavagnaro Prope	ertv		
B2.		mon name:	None			
B3.	Origi	nal Use:	Multiple-family residence, flats			
— В4.	_	ent use	Multiple-family residence, flats			
*B5.	Arch	itectural Sty				
The building	y was c	constructed ci	Construction date, alterations, and date of irca 1895 (exact construction date un een added over the windows and doc	known). No reco	ord was found of any alterations, b	out it appears
*B7. Mo	ved?	⊠No □	Yes ☐Unknown Date:	Original	l Location:	
	chitect:	tures: None Unknown e: Them			er: <u>Unknown</u> astro/Eureka Valley, San Francisc	
					• •	
The exact dwas in place buildings on burgeoning lower-middle	ortance ate of ore in 189 Lande resider e-class	in terms of his construction of 95. Located co ers Street and ntial area at t	et 1895 Property Type storical or architectural context as defined of 166-168 Landers Street is unknown the site of a former community veg d was part of the early development of the time. After the opening of the Marl builders, artisans, and small business	by theme, period, a n, but according to getable garden, th of the Castro/Euro ket and Castro S	to Water Department records, the his single-family dwelling was one eka Valley neighborhood, which w Street cable car line in 1887, worki	integrity) e building of the first vas a ng- and
(1906); Clar	a Lenr	non (1914); H	Antonio Cavagnaro (a laborer) and hi larold Bollinger (1916); and John Lenoutes: (List attributes and codes)			ı Cavagnaro
			·			
B12. Refere						

Building Permits

Sanborn Fire Insurance Maps

San Francisco City Directories

San Francisco Assessor's Records

San Francisco Public Utilities Commission Water Department Records (application dated 6/8/1895)

Page & Turnbull, Inc. Historic Context Statement: Market & Octavia Neighborhood Plan Area. San Francisco: unpublished report, 2007.

B13. Remarks: Market & Octavia Survey

*B14. Evaluator: Rebecca Fogel, Elaine Stiles; Page &

Turnbull, Inc.

*Date of Evaluation: March 2007

(This space reserved for official comments.)

		166	LANDERS		
N O	80	161H	240	Feet 320	

State of California & The Resources Agency	Primary#
DEPARTMENT OF PARKS AND RECREATION	HRI#
CONTINUATION SHEET	Trinomial

Page 3 of 3	*Resour	ce Name or # (Assigne	d by	recorder)	166-	168 Landers Street
*Recorded by: Page & Turnbull	*Date	March 2007	\boxtimes	Continuation	on	Update

*B10. Significance (cont.):

It is worth noting that the Cavagnaro name appears to be Italian, and that early Sanborn maps for Landers Street reveal the presence of an Italian boarding house and associated wine cellar and bocce ball court nearby. Likewise, at least one other home nearby (181-183 Landers) is known to have had Italian owners—indicating that a small Italian enclave existed on Landers Street during the early 20th century.

166-168 Landers Street retains integrity of location, association, and setting, remaining as a modest dwelling in the largely residential area of Castro/Eureka Valley. The property also retains integrity of design, materials, workmanship, and feeling as an example of a set of typical working-class flats designed in the Stick/Eastlake style.

166-168 Landers Street appears eligible for the California Register and local designation under Criterion 3 as a well-preserved example of a typical late-nineteenth century working-class dwelling designed in the Stick style. Character-defining features, though modest, include decorative brackets and panels at the roofline, a shingled pent roof, broad cornice window hoods, pedimented door hood with bracket and bullet ornament, and molded stop window surrounds. The two-story, two entrance configuration of the building with exterior dogleg staircase is typical of modest residences of the period. The building retains a high degree of integrity. 162 Landers Street is not directly associated with any known events or persons important to the history of San Francisco.

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

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI# Trinomial CHR Status	Code			_
	Other Listings	Rev	veiwer	D	ate	-
Page 1 of 3 Resource name	Review Code ne(s) or number(assigned					
P1. Other Identifier:	(-,	,			Form Number	209
P2. Location: Not for Publication	ation 🗹 Unrestricted	*a.	County	San Francisco		
*b. USGS 7.5' Quad San F c. Address 254 e. Other Locational Data:	rancisco North Date: Dolores ST Assessor's Block and Lot (1995 3557 008	City	San Francisco	Zip 94114	
*P3a. Description: (Describe re- This is a four-story, two-bay, stud- single window, recessed entry wi sculpted bay in each building bay metal fire escape spans between	th a single door and sidelight. There are cast plaster s	building. The s ghts and a serv pandrel panels	scored ashlar rice door. The	stucco ground story second, third and f	features a garage d ourth stories feature	oor, a
The windows are double hung ar beltcourse between the first and the frieze and a modillion cornice	second floors. The entabl					s in
*P3b. Resources Attributes: HI *P4. Resources Present: ✓ B				P5b. Photo: View From D	Arts f District Other (view and date) olores Street	
	1		1000	looking west 3/11/02		
A Same States					ructed/Age and So	
	1 11 11 11 11 11			1925	✓ Historio	
			111	Assessor's F	Parcel Info	
			iii	*P7. Owner and A WONG WAI K % P Y LEE RE 722 20th Ave	WAN EALTY	
		Table Market		San Francisco	CA 94121	
				*P8. Recorded b	y:	
			, defect	Planning Depa City & County 1660 Mission, San Francisco	of San Francisco 5th Floor	
				*P9. Date Record	led 8/29/200)2
*P11. Report Citation: (Cite surve	ey report and other sources, o	or enter "none")	and a filter fire	∐*P10. Survey Tyr	e Intensive	
Attachments: ☐ None ☐ Loca ☐ Archaeological Record ☐ ☐ Artifact Record ☐ Photogr	District Record Linea	r Feature Reco				

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

Primary # HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

209

Page 2 of 3 *Resource name(s) or number 254 Dolores Street

CHR Status Code 6L

B1. Historic Name: B2. Common Name:

B3. Original Use: unknown **B4. Present Use:** Six-Family Dwelling *B6 Construction History: *B5 Architectural Style: Beaux Arts

Built 1925. Vinyl windows added c. 2000 without permit.

*B7. Moved?

No Date: Original Location

*B8. Related Features:

B9a. Architect: unknown	B9b. Builder: unknown
*B10. Significance: Theme Early Infill Development	Area: San Francisco
Period of Significance 1914-1930 Property Type Aparti	ments Applicable Criteria (NR):

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was occupied by a two-story dwelling. In 1894, it was part of a larger parcel owned by J.M. Peoples. In 1899, the building was occupied by two flats. The property survived the earthquake and fire of 1906, at which time it was still owned by Peoples, whose family continued ownership to at least 1920. In 1925, the old building was demolished, and the present building erected in its place. In 1935, the building was owned by Julia Carroll, and in 1946 by Ida and John L. Cox. CONTEXT: Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. The Beaux Arts style became extremely popular after the Chicago World's Columbian Exposition of 1893, where it reigned supreme. The stylistic elements are derived from the classical architecture of Greece and Rome, with many interpretations and variations by prominent local architects. Its architectural vocabulary includes articulated parts: central mass, wings, and terminal features; monumental flight of steps leading to front, defined by varying planes and re-entrant angles; columns with Doric, Ionic and Corinthian capitals, egg and dart molding. Greek key fretwork is prevalent, as are cornices with modillions and dentils. Commonly associated with institutions such as banks, it was also popular for public buildings, schools, and occasionally, houses. This style represents 3% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

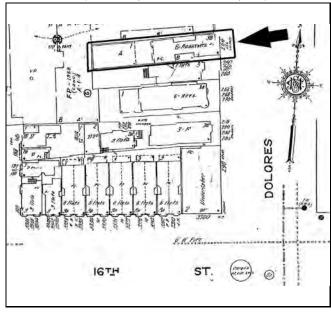
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

			comments

(Sketch	Map with	north arrow	required)



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #
CONTINUATION SHEET	Trinomial

Page 3 o	f <u>3</u>	Resource Name or #	Dolores 254		
*Recorded b	y Planning	Department - City and County of San Franc	isco *Date 9/10/200	3	□ Update

B10. Continued

ASSESSMENT: One of six Beaux arts apartment buildings within the survey area, this building appears to be ineligible for individual listing in either the National Register, the California Register, or local listing as it lacks the historical or architectural significance for such listing. It also appears not to contribute to any potential districts in the area, as it falls outside the significant period of development identified within the Inner Mission North survey area. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area, and the San Francisco 1906 fire zone, however, the Early Infill Development period (1914-1930) and Late Infill Development period (1931-1957) are not significant, per National Register Criterion C. The building does retain sufficient integrity from its period to warrant special consideration in local planning. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials and association. Window replacement has altered the building's integrity of feeling.

FEATURES: This building retains architectural integrity to its date of construction; however, this falls outside an identified period of significance. The building does contribute the character of the neighborhood, and is consistent in use, massing, style and detailing to the surrounding contributory properties. Additionally, as the building retains integrity, it may, at a future date be reexamined under a different context, and be found significant. In that light, features of this building that should be preserved include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as cast plaster ornamentation.

State of California — The Resour	• •	Primary # HRI#				
PRIMARY RECORD	ECREATION	Trinomial				
PHIMANT NECOND	Other Listings	CHR Status	Code			-
	Review Code	Rev	eiwer		Date	-
Page 1 of 3 Resource name(s		l by recorder)	260-264	Polores Street		
P1. Other Identifier:					Form Number	210
P2. Location: Not for Publication	on 🗹 Unrestricted	*a.	County	San Francisco		
	cisco North Date:	1995				
c. Address 260 264 E e. Other Locational Data: Ass	Polores ST	557 008A	City	San Francisco	Zip 94114	
	rce and its major elements		materials cor	ndition alterations si	ze setting and houndar	ias)
This is a free-standing, three-story, t street on raised ground, with a wide story garage with a wide sectional ground yard. The ground story feature bay in the second building bay. The bay in the second. The windows are 1/1 wood double h	set of concrete stairs le arage door, wood shing s a recessed entry cont second and third floors	ading from the le cladding, and aining three ap s each contain a	sidewalk to t d a shaped p partment door a pair of wind	he building. There arapet, with roof de s with transoms in ows in the first buil	is a double-width sing eck and metal railing i the first bay, and a so ding bay, and a squal	gle n the quare re
small gable over the square bay with pent roof parapet across the remain			Š			
*P3b. Resources Attributes: HP3. *P4. Resources Present: ✓ Build				tyle or Period Italia	nate of District	
				P5b. Photo: View From looking wes 8/20/2002	(view and date) Dolores Street t	
A SE				*P6. Date Cons	structed/Age and So	urces
		7		1892	✓ Historic	С
		To Trans	m / I	Estimate		
				% EDWARD 260 Dolores	ARD REVOC TRUST OF LITKE	=
				*P8. Recorded	bv:	
	1 20.0			Planning Dep City & Count 1660 Mission	partment y of San Francisco	
A 10 - 0 - 16 - 16 - 16 - 16 - 16 - 16 -	A TOP OF THE PROPERTY OF THE P		- 4	*P9. Date Reco)2
*P11. Report Citation: (Cite survey re	eport and other sources, o	r enter "none")	1, WEST 1	∐*P10. Survey Ty	/pe Intensive	
Attachments: ☐ None ☐ Locatio ☐ Archaeological Record ☐ Dist ☐ Artifact Record ☐ Photograp		Feature Reco				

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

Primary # HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

210

Page 2 of 3 *Resource name(s) or number 260-264 Dolores Street

CHR Status Code

Applicable Criteria (NR): A, C

5D3

B1. Historic Name: B2. Common Name:

B3. Original Use: Three-Family Dwelling

B4. Present Use: Three-Family Dwelling

*B6 Construction History:

*B5 Architectural Style: Italianate

Erected 1892. 1985 - Construct walls and roof to enclose parking area.

Period of Significance 1850-1906 Property Type Flats

*B7. Moved? No Date: Original Location

*B8. Related Features:
Fire line

B9a. Architect: unknown

*B10. Significance: Theme Pre-Fire Residential Development Area: San Francisco Outside Fire Zone

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was vacant. The present building was erected for J.M. Peoples in 1892. In 1894, it was part of a larger parcel owned by J.M. Peoples. The property survived the earthquake and fire of 1906, at which time it was still owned by Peoples, whose family continued ownership to at least 1920. In 1935, the property was owned by Abraham and Nellie Clemo, and in 1946 by Georgia and Charles A. Wellman. At that time Wellman also owned the two lots adjacent to the south. CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. The Italianate style incorporated elements of Roman or Italian classical decoration and is characterized by straight rooflines, bracketed cornices and picturesque asymmetry. Entrance windows are typically balustrade and doors are paired and capped by a hood. False fronts are also a distinguishing feature. Walls can be stone or brick but are most commonly of rustic wood siding, especially for houses. This style represents 3% of the building stock in the Inner Mission North survey area 1850-1957. A small section of the Inner Mission North survey area survived the earthquake and fire of 1906. The surviving structures are all residential buildings, primarily dating from the 1870s and 1880s, although only 6% of the properties in the survey area date from this period. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

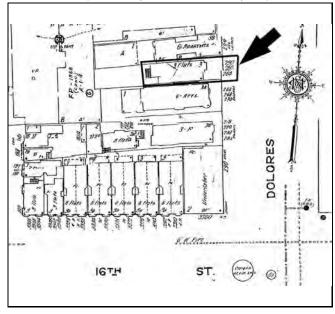
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

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State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
CONTINUATION SHEET	Trinomial

Page 3 of 3 Resource Name or # Dolores 260-264
*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☑ Continuation ☐ Update

B10. Continued

ASSESSMENT: This building appears to contribute to a district that is eligible for the National Register under Criterion A and C. The district qualifies under Criterion A, for associations with events that have made a significant contribution to the broad patters of our history because the buildings are of the few in the Inner Mission North survey area that are front-line survivors of the 1906 earthquake and fire that destroyed major portions of San Francisco. The buildings each contribute to the district under Criterion C, as they embody the distinctive characteristics of balloon frame housing stock in San Francisco erected before 1906, as well as possessing high artistic values in their rich ornamentation. Other buildings of the same period, with similar histories, styles, and ornamentation in nearby areas have been listed in the National, California, and Local Registers as part of the Liberty Hill Historic District. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as the bracketed parapet.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI# Trinomial				
PRIMARY RECORD	CHR Status	Code			-
Other Listings	Reve	eiwer	ים	ate	-
Page 1 of 3 Resource name(s) or number(assigned					
P1. Other Identifier: 272-276 and 278-284 Dolores Street		Z1 Z-207 D0	ioles offeet	Form Number	214
P2. Location: ☐ Not for Publication ✔ Unrestricted		County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date:	1995	,			
c. Address 272 284 Dolores St	557 009A	City	San Francisco	Zip 94114	
*P3a. Description: (Describe resource and its major elements This is a freestanding, four-story, two-bay, wood-clad, frame cement stairs leading to apartment entrances on the second gates on either side of the building leading to paths to the rean entry portico supported by lonic columns sheltering a rectransoms, and a sculpted bay in the second bay. The shiple and a sculpted bay in the second. The secondary façades for the windows are double hung aluminum sash on the front a beltcourse between the second and third stories on all three wraps around the three visible faces. The roof is flat.	residential buil I floor, and a se ar of the prope essed, marble ap-clad third and eature single and	Iding. The bric ectional wood o rty. The tongu- paneled entry of d fourth stories and paired winder g wood sash or	k-clad ground stor verhead garage de e and groove sided containing three we feature a single we ows on all floors so the sides. The fa	y features a set of bor. There are meta d second story featu boden sash doors a indow in the first ba et in wooden surrou	al res nd y nds.
A second building at the rear of the lot (272-276 Dolores Str with a cross gable in front with wide overhanging eaves, and sculpted bay on the side. *P3b. Resources Attributes: HP3. Multiple Family Property	I a hipped roof i	in the rear, and	l a square bay on a	the façade and a	
*P4. Resources Present: ✓ Building ☐ Structure ☐	Object S	Site 🗌 Distri	ct 🗹 Element of	District Other	
			P5b. Photo: View From Di looking west 3-14-2002	view and date) plores Street	
		1 2 40		ructed/Age and So	
			1907	✓ Historio	
			Building Pern	nit	
			P7. Owner and A SHREFFLER (
			274 Dolores San Francisco		
		The Cal	P8. Recorded by	<i>r</i> :	
		V <u></u>	Planning Depa City & County of 1660 Mission, S San Francisco,	of San Francisco 5th Floor	
			P9. Date Record	ed 8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	r enter "none")	- Augustina de la companya de la com	P10. Survey Typ	e Intensive	
Attachments: ☐ None ☐ Location Map ☐ Sketch Map	✓ Continuation	on Sheet 🗹 I	Building, Structur	e, and Object Reco	ord
☐ Archaeological Record ☐ District Record ☐ Linear				· ·	
☐ Artifact Record ☐ Photograph Record ☐ Other (lis		J			

State of California — The DEPARTMENT OF PARKS	3 ,	Primary #		
BUILDING, STRU	CTURE, AND OF	BJECT RECORD	Form Number	214
Page <u>2</u> of <u>3</u> *Resource B1. Historic Name: B2. Common Name: B3. Original Use: Unknov		2-284 Dolores Street welling (front B4. Present Use: Tv	_	D3
BPA 1907 - Erect a three sto for \$9,000. 1984 Repair fire		*B5 Architectural Sty ng at the front of the lot 26x77 on a brick	rle: Classical Revival coundation with wood sheathing and	a flat roof,
B7. Moved? No	Date:	Original Location		_

Period of Significance 1906-1913 Property Type Flats Applicable Criteria (NR): C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was occupied by a two-story dwelling erected by 1865 for C. Brown. In 1894, it was owned by Rosalie De Haro Brown, who owned the property to at least 1901. It is likely that the rear building was erected between 1901 and 1906, replacing the old two-story dwelling. The property survived the earthquake and fire of 1906, at which time it was owned by L. B. Sibley. In 1907, the front building was erected for Sibley. In 1920, the lot was owned by the Sibley Estate Co. From at least 1935 to 1946, it was owned by George W., Charles M., and Margaret C. Dowling.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period. (See Continuation Sheet)

B11. Additional Resources Attributes:

B9a. Architect: Erminio A. Bozio

*B10. Significance:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

Theme Post-1906 reconstruction

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

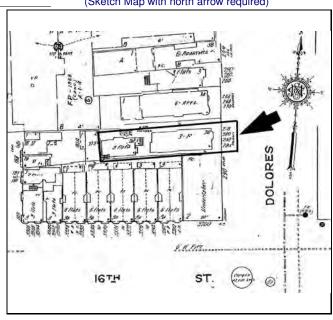
* Date of Evaluation: 9/	10/2003
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(Sketch Map with north arrow required)

B9b. Builder: Rainey & Philips (2160 Market)

Area: San Francisco Outside Fire Zone



State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
CONTINUATION SHEET	Trinomial

Page 3 of 3 Resource Name or # Dolores 278-284
*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☑ Continuation ☐ Update

B10. Continued

ASSESSMENT: This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. Erminio Bozio (birth/death unknown) operated his architectural firm at 1125 Laguna when designed this building. Early in his career, Bozio worked for San Francisco architect Jules Godart. According to City Directories, Bozio practiced architecture in San Francisco from 1904-19, 1921-26, 1930-31,1934-35 and primarily designed commercial buildings with some residential buildings. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts. Bungalow/Craftsman, Classical Revival, Commercial. Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1907 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. The removal of the retaining wall and insertion of the garage on the lower level have altered the building's integrity of feeling.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as the projecting cornice, beltcourse and entry portico and columns.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION DRIMARY DECORD	Primary # HRI# Trinomial				
PRIMARY RECORD	CHR Status (Code			-
Other Listings Review Code	Reve	eiwer	Date	 e	-
Page 1 of 3 Resource name(s) or number(assigned					
P1. Other Identifier:	2,1000.00.7	200-270 DC		Form Number	212
P2. Location: ☐ Not for Publication ✔ Unrestricted	*a. (County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date:	1995	,			
c. Address 266 270 Dolores ST	557 009B	City	San Francisco	Zip 94114	
*P3a. Description: (Describe resource and its major elements. This is a three-story, three-bay, wood-clad, frame residentia windows. The tongue and groove first story features a round pedimented surround and a recessed entry with a wood pan trimmed with pilasters and a rounded pediment with dentil buthe corner and a small oval window in the central bay and a The windows are 1/1 wood double hung bent sash. The faç features a band of dentil molding. The roof is flat.	building. The ded tower with teled ceiling and and. The shiple rounded bay wi	raised brick ba three single wi d three wooder ap clad second ith two window	sement level contain ndows, a small singlen sash doors. The fl I and third stories fea s in the third bay.	ns several small e window with a ush entry portico is ature a rounded ba	s ay at
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		-	e or Period Classica		
			P5b. Photo: (vi View From Dole looking west 3/11/02 *P6. Date Constru 1903 Estimate	cted/Age and So ✓ Historio	
			HAIGH STEPHE % HILL & CO PF 2107 Union Str San Francisco C *P8. Recorded by: Planning Departr City & County of 1660 Mission, 5tl San Francisco, C	NOP MGMT INC eet CA 94123 ment San Francisco	
	6		*P9. Date Recorde	d 8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10. Survey Type	Intensive	
Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Archaeological Record ☐ District Record ☐ Linear ☐ Artifact Record ☐ Photograph Record ☐ Other (lis	Feature Reco		-		

Stat	e of	Cali	forni	a —	The	Resc	urces	Agency

Primary # HRI#

DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

212

Page 2 of 3 *Resource name(s) or number 266-270 Dolores Street

CHR Status Code 5D3

B1. Historic Name: B2. Common Name:

B3. Original Use: Three-Family Dwelling

B4. Present Use: Six-Family Dwelling

*B6 Construction History:

*B5 Architectural Style: Classical Revival

Built c. 1903.

*B7. Moved? ✓ No

Date:

Original Location _____

*B8. Related Features:

Fire line

B9a. Architect: unknown B9b. Builder: unknown

*B10. Significance: **Theme** Pre-Fire Residential Development Area: San Francisco Outside Fire Zone

Applicable Criteria (NR): A, C

Period of Significance 1850-1906 Property Type Flats

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was vacant. In 1894, it was owned by George J. Hughston. The lot was still vacant in 1899. The present building was likely erected between 1900 and 1906 by L. B. Sibbley. The property survived the earthquake and fire of 1906. In 1920, the building was owned by the Sibley Estate. From at least 1935 to 1946, it was owned by C.A. and Georgia

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. A small section of the Inner Mission North survey area survived the earthquake and fire of 1906. The surviving structures are all residential buildings, primarily dating from the 1870s and 1880s, although only 6% of the properties in the survey area date from this period. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

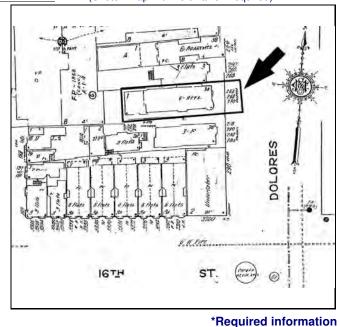
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)

(Sketch Map with north arrow required)



DPR 523B (1/95)

State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
CONTINUATION SHEET	Trinomial

□ Update

Page 3 of 3 Resource Name or # Dolores 266-270
*Recorded by Planning Department − City and County of San Francisco *Date 9/10/2003 ☑ Continuation

B10. Continued

ASSESSMENT: This building appears to contribute to a district that is eligible for the National Register under Criterion A and C. The district qualifies under Criterion A, for associations with events that have made a significant contribution to the broad patters of our history because the buildings are of the few in the Inner Mission North survey area that are front-line survivors of the 1906 earthquake and fire that destroyed major portions of San Francisco. The buildings each contribute to the district under Criterion C, as they embody the distinctive characteristics of balloon frame housing stock in San Francisco erected before 1906, as well as possessing high artistic values in their rich ornamentation. Other buildings of the same period, with similar histories, styles, and ornamentation in nearby areas have been listed in the National, California, and Local Registers as part of the Liberty Hill Historic District. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street, with raised landscaped area and concrete retaining wall; stucco and wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and bent sash glazing; and architectural elements such as the cornice, beltcourses, and entry portico.

State of California — The Resord DEPARTMENT OF PARKS AND PRIMARY RECORD		Primary # HRI# Trinomial CHR Status	Code			
	Other Listings		_	_		_
Page 1 of 3 Resource nam	Review Code		eiwer		Date	
P1. Other Identifier:	e(s) or number(assig	ned by recorder)	3310-33	12 Ioui Street	Form Number	115
P2. Location: Not for Publica	ation 🗸 Unrestricted	*a.	County	San Francisco	r om ramber	113
	rancisco North Date		oou,			
c. Address 3310 3312 e. Other Locational Data:		3557 011	С	ity San Francisco	Zip 94103	
This is a four-story, three-bay, wo and an enclosed, central stair hal between the first and second and garage door in the first and third between the first and the first	I in the central bay dividenthird floors of the centrolliding bays. A gated,	tial perfect-six buil des the façade ver ral bay. The stucc recessed entry in	ding. A scu tically. A si o-clad grou the central	Ilpted bay in the first a ngle window is locate nd floor contains a se bay is located at the	and third building bay ed at the landings ectional wood overhe sidewalk.	/s ad
The windows are aluminum caser The entablature follows the profile plain frieze, and a banded architra	of the façade and the					
*P3b. Resources Attributes: HF *P4. Resources Present: ✓ Bt		-		Style or Period Edwaistrict	of District Other (view and date)	
				1906 Assessor *P7. Owner and	n tructed/Age and So ✓ Histori	
				387 WEST I NEW CANAA *P8. Recorded by Planning Dep.	N CT 06840	
				City & County 1660 Mission, San Francisco	of San Francisco , 5th Floor o, CA 94103	20
			-	*P9. Date Recor *P10. Survey Ty		J C
*P11. Report Citation: (Cite surve	ition Map ☐ Sketch M District Record ☐ Lin	/lap		✓ Building, Structu	ure, and Object Rec	

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

Primary # HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

115

Page 2 of 3 *Resource name(s) or number 3310-3312 16th Street

CHR Status Code 5D3

B1. Historic Name: B2. Common Name:

B3. Original Use: Six-Family Dwelling

*B6 Construction History:

1984 - REPAIR FIRE DAMAGE

B4. Present Use: Six-Family Dwelling

*B5 Architectural Style: Edwardian

B7. Moved?	✓ No	Date:	Original Location	

*B8. Related Features:

B9a. Architect: unknown			B9b. Builder: unknown		
*B10. Significand	ce: Theme	Post-1906 reconstruction	Area:	San Francisco 1906 fire-zone	
Period of Sign	nificance 190	06-1913 Property Type	Perfect six	Applicable Criteria (NR):	С

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was occupied by part of an Adobe tiler's shop. In 1894, it was part of a larger parcel owned by Drury Malone. By 1899, the lot was vacant. The property was likely still vacant at the time of the earthquake and fire of 1906, at which time it was owned by the M. Fisher Co., who owned the property to 1920 when it was sold to Paul Hartman. From at least 1935 to 1946, it was owned by Claude R. and Blanche M. Moss.

CONTEXT: The Perfect-six is a three-story, multi-unit residential building with three building bays and an open or enclosed central stair hall in the central bay dividing the façade vertically. Based on the number of floors in the building, the symmetry allows for either a "perfect-four" or "perfect-six" configuration, with two narrow flats per floor. A single window is typically located at the landing between each floor of the central bay. The main entry in the central bay is located at the sidewalk. There is usually a raised basement. A second version of this style is known locally as Romeo Flats. In this arrangement, the central hall stair is open to the elements, which provides opportunity to call-out to those located below. In the Inner Mission North survey area, 100% of the perfectsix buildings were constructed in the reconstruction period, 1906-1913, and none were erected after 1912. Frequently, historic resources in San Francisco are referred to as "Edwardian," in design and appearance. The term" Edwardian" was created to describe architecture produced in Great Britain and its colonies from 1901 to 1910, with the reign of Edward VII. Edwardian architecture encompasses a number of styles, with five main strands identified: Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque Revival, and the Beaux-Arts style. Interpreted in the United States and in San Francisco, the term" Edwardian" is often associated with multi-unit flats or apartment buildings constructed at the beginning of the 20th century. This style represents 20% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

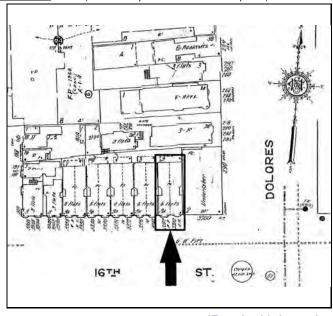
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

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(Sketch Map with north arrow required)



State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
CONTINUATION SHEET	Trinomial

Page <u>3</u> of <u>3</u>	Resour	ce Name or # 16th 33 [,]	10-3312	
*Recorded by Plannin	ng Department - City and Coun	ty of San Francisco	*Date 9/10/2003	□ Update

B10. Continued

Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1906 in the Edwardian style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. The window replacement and addition of garage doors minimally affects the buildings integrity of materials and feeling.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entries; stucco and wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds but not glazing; and architectural elements such as the projecting cornice.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI# Trinomial CHR Status	Code _				-	
Other Listin Review Coo		Rev	/eiwer		Da	te	-
Page 1 of 3 Resource name(s) or number		by recorder)	3314-33	320 16th	n Street		
P1. Other Identifier:						Form Number	116
P2. Location: ☐ Not for Publication ✓ Unrest	ricted	*a.	County	San	rancisco		
*b. USGS 7.5' Quad San Francisco North c. Address 3314 3320 16th e. Other Locational Data: Assessor's Block	Date: ST and Lot 3	1995 557 012	C	City San	n Francisco	Zip 94103	
*P3a. Description: (Describe resource and its maj This is a four-story, three-bay, wood-clad, frame and an enclosed, central stair hall in the central between the first and second and third floors of the garage door in the first and third building bays. A	residential ay divides ne central t	perfect-six buil the façade ver bay. The brick	ding. A scu tically. A s -clad groun	ulpted ba ingle win d floor co	ay in the first an ndow is located ontains a sectio	d third building bay at the landings nal wood overhead	/S
The windows are 1/1 aluminum double hung. The dentil band and a banded architrave. The roof		ure follows the	profile of th	e façade	and the projec	ting bays and cont	ains
*P3b. Resources Attributes: HP3. Multiple Fam *P4. Resources Present: ✓ Building ☐ Str	•	_		istrict	Period Edward Element of b. Photo: (v		
				*P6	View From 16i looking north 8/4/2002 Date Constrution	th Street ucted/Age and So Historie	
				*P7.	Assessor Owner and A	ddress:	
		I WINT			499 DOLORES	S ST	
			* *	*P8.	Recorded by:		
Fround Control of the					Planning Depart City & County of 1660 Mission, 5 San Francisco,	ment f San Francisco th Floor	
			407	*P9.	Date Recorde	ed 8/29/200)2
*P11. Report Citation: (Cite survey report and other	r sources, o	r enter "none")		*P10). Survey Type	Intensive	
Attachments: ☐ None ☐ Location Map ☐ SI ☐ Archaeological Record ☐ District Record ☐ Artifact Record ☐ Photograph Record ☐	Linear	Feature Reco			_	e, and Object Reco	

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

Primary # HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

116

Page 2 of 3 *Resource name(s) or number 3314-3320 16th Street

CHR Status Code 6Z

B1. Historic Name:

B2. Common Name:

B3. Original Use: Six-Family Dwelling

*B6 Construction History:

*B5 Architectural Style: Edwardian

B4. Present Use: Six-Family Dwelling

1984 - REPAIR FIRE DAMAGE ON REAR OF BUILDING, REMODEL ENTURE BLDG

*B7. Moved? ✓ No Date: Original Location _____

*B8. Related Features:

B9a. Architect: unknown					B9b. Builder: unknown		
*B10. Significance:	Theme	Post-190	6 reconstruction		Area:	San Francisco 1906 fire-zone	
Period of Signification	ance 190	06-1913	Property Type	Perfect six		Applicable Criteria (NR):	

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was occupied by part of an Adobe tiler's shop. In 1894, it was part of a larger parcel owned by Drury Malone. By 1899, the lot was vacant. The property was likely still vacant at the time of the earthquake and fire of 1906, at which time it was owned by the M. Fisher Co., who owned the property to 1920 when it was sold to Joseph Hamee. From at least 1935 to 1946, it was owned by Louis and Julia Rey.

CONTEXT: The Perfect-six is a three-story, multi-unit residential building with three building bays and an open or enclosed central stair hall in the central bay dividing the façade vertically. Based on the number of floors in the building, the symmetry allows for either a "perfect-four" or "perfect-six" configuration, with two narrow flats per floor. A single window is typically located at the landing between each floor of the central bay. The main entry in the central bay is located at the sidewalk. There is usually a raised basement. A second version of this style is known locally as Romeo Flats. In this arrangement, the central hall stair is open to the elements, which provides opportunity to call-out to those located below. In the Inner Mission North survey area, 100% of the perfectsix buildings were constructed in the reconstruction period, 1906-1913, and none were erected after 1912. Frequently, historic resources in San Francisco are referred to as "Edwardian," in design and appearance. The term" Edwardian" was created to describe architecture produced in Great Britain and its colonies from 1901 to 1910, with the reign of Edward VII. Edwardian architecture encompasses a number of styles, with five main strands identified: Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque Revival, and the Beaux-Arts style. Interpreted in the United States and in San Francisco, the term" Edwardian" is often associated with multi-unit flats or apartment buildings constructed at the beginning of the 20th century. This style represents 20% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

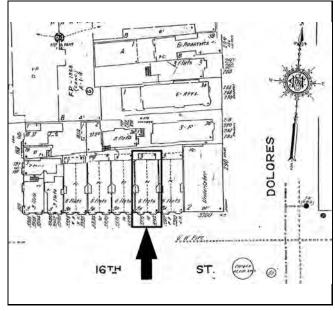
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

9/10/2003 * Date of Evaluation:

(This space	reserved to	or official	comments

(Sketch Map with north arrow required)



State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
CONTINUATION SHEET	Trinomial

Page	<u>3</u>	of	<u>3</u>		Resourc	e Name or #	16th 3314	-3320	
*Reco	rded	by	Planning	Department - Cit	y and Count	of San Franc	sco	*Date 9/10/2003	□ Update

B10. Continued

Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, the California Register, or local listing as it lacks the historical or architectural significance for such listing. It also appears not to contribute to any potential districts in the area, as it falls outside the significant period of development identified within the Inner Mission North survey area. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. In its present state, the building does not reflect the sense of time, or convey an authentic visual sense of the historic period (1906-1913) with which it is associated. At the present time, it is not eligible for listing in the National or California Registers, and it is not contributory to the thematic district. The building does retain sufficient integrity from its period to warrant special consideration in local planning. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: Although the building is in good condition, integrity of design, materials, workmanship, feeling and association has been compromised through the numerous modifications undertaken since the historic period of significance. FEATURES: Character defining features that should be preserved: NONE.

State of California — The Resource DEPARTMENT OF PARKS AND REC PRIMARY RECORD	Primary # HRI# Trinomial CHR Status	Code _			_	
	Other Listings	Pos	/eiwer	n	ate	-
Page 1 of 3 Resource name(s)	Review Code				ate	
P1. Other Identifier:	or number (assigned	a by recorder)	3322-332	20 Tour Sueet	Form Number	117
P2. Location: Not for Publication	✓ Unrestricted	*a.	County	San Francisco	T OTHER TRAINING	•••
*b. USGS 7.5' Quad San Franci		1995	County	Call Francisco		
c. Address 3322 3328 16 e. Other Locational Data: Asset	th ST	3557 013	Ci	ty San Francisco	Zip 94103	
*P3a. Description: (Describe resource This is a four-story, three-bay, wood-cand an enclosed, central stair hall in the between the first and second and third garage door in the first and third building entrance has been infilled with a gate. The windows are 1/1 wood double hur	ne central bay divides I floors of the central ng bays. A gated, re and a service door.	perfect-six buil the façade ver bay. The brick- cessed entry in	ding. A scul tically. A sir -clad ground the central l	pted bay in the first a ngle window is located floor contains a sect pay is located at the s	and third building bay d at the landings ional wood overhead sidewalk. The open	rs d
building bay. The entablature follows dart band, cast plaster cartouches in t	the profile of the faça	de and the proj	ecting bays	and contains a modil		
*P3b. Resources Attributes: HP3. M *P4. Resources Present: ✓ Buildin		_		Style or Period Edwardstrict Element o P5b. Photo: View From 1 looking north 8/4/2002	f District Other (view and date) 6th Street	
				*P6. Date Const 1907 Assessor	ructed/Age and So	
		N AN		% SKYWAY F 664A GUERI	Y & WONG LILLIE REALTY	
				*P8. Recorded b		
		FedEx	red Great	Planning Depa City & County 1660 Mission, San Francisco	of San Francisco 5th Floor	
			9	*P9. Date Record)2
*P11. Report Citation: (Cite survey report Attachments: ☐ None ☐ Location ☐ Archaeological Record ☐ Distri ☐ Artifact Record ☐ Photograph	Map ☐ Sketch Map	o ✓ Continuat r Feature Reco		■*P10. Survey Typ ☑ Building, Structung Station Record	re, and Object Rec	

${\bf State\ of\ California\}$	The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

Primary # _______HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

117

Page 2 of 3 *Resource name(s) or number 3322-3328 16th Street

CHR Status Code 5D3

B1. Historic Name: B2. Common Name:

B3. Original Use: Six-Family Dwelling

*B6 Construction History:

Erected in 1907.

B4. Present Use: Six-Family Dwelling

*B5 Architectural Style: Edwardian

*B7. Moved?

Date: Original Location

*B8. Related Features:

B9a. Architect: unknown

*B10. Significance: Theme Post-1906 reconstruction

Period of Significance 1906-1913 Property Type Perfect six

B9b. Builder: unknown

Area: San Francisco 1906 fire-zone

Applicable Criteria (NR): C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was occupied by part of an Adobe tiler's shop. In 1894, it was part of a larger parcel owned by Drury Malone. By 1899, the lot was vacant. The property was likely still vacant at the time of the earthquake and fire of 1906, at which time it was owned by the M. Fisher Co., who owned the property to 1920 when it was sold to Laura E. White. From at least 1935 to 1946, it was owned by George S. Dunn.

CONTEXT: The Perfect-six is a three-story, multi-unit residential building with three building bays and an open or enclosed central stair hall in the central bay dividing the façade vertically. Based on the number of floors in the building, the symmetry allows for either a "perfect-four" or "perfect-six" configuration, with two narrow flats per floor. A single window is typically located at the landing between each floor of the central bay. The main entry in the central bay is located at the sidewalk. There is usually a raised basement. A second version of this style is known locally as Romeo Flats. In this arrangement, the central hall stair is open to the elements, which provides opportunity to call-out to those located below. In the Inner Mission North survey area, 100% of the perfectsix buildings were constructed in the reconstruction period, 1906-1913, and none were erected after 1912. Frequently, historic resources in San Francisco are referred to as "Edwardian," in design and appearance. The term" Edwardian" was created to describe architecture produced in Great Britain and its colonies from 1901 to 1910, with the reign of Edward VII. Edwardian architecture encompasses a number of styles, with five main strands identified: Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque Revival, and the Beaux-Arts style. Interpreted in the United States and in San Francisco, the term" Edwardian" is often associated with multi-unit flats or apartment buildings constructed at the beginning of the 20th century. This style represents 20% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

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(Sketch Map with north arrow required)

State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
CONTINUATION SHEET	Trinomial

Page <u>3</u> of <u>3</u>	Resource Name or # 16th 33	22-3328	
*Recorded by Planning	g Department – City and County of San Francisco	*Date 9/10/2003	□ Update

B10. Continued

Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1907 in the Edwardian style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. The addition of garages has minimally affected the buildings integrity of feeling.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco and wood cladding; roof configuration; building plan; windows and doors including surrounds and glazing; and architectural elements such as cast plaster ornament and projecting cornice.

State of California — The Resour	• •	Primary # HRI#				
PRIMARY RECORD	ECREATION	Trinomial				
PHIMANT NECOND	Other Listings	CHR Status	Code			-
	Review Code	Rev	eiwer	Da	te	-
Page 1 of 3 Resource name(s		d by recorder)	3330-3334	16th Street		
P1. Other Identifier:					Form Number	118
P2. Location: Not for Publication	on 🗹 Unrestricted	*a.	County	San Francisco		
c. Address 3330 3334 1		1995	City	San Francisco	Zip 94103	
e. Other Locational Data: Ass	essor's Block and Lot 3 ce and its major elements	3557 014				
*P3a. Description: (Describe resour This is a four-story, three-bay, wood bays and an enclosed, central stair hetween the first and second and thi garage door in the first and third buil entrance has been infilled with a gat The windows are 1/1 wood double h	shingle-clad, frame respectively and the central bay don't floors of the central ding bays. A gated, releand a service door.	sidential perfect ivides the façad bay. The stucc cessed entry in	-six building. le vertically. A o-clad ground the central ba	A sculpted bay in the a single window is loo floor contains a sec y is located at the si	e first and third build cated at the landing tional wood overhea dewalk. The open	ding Is
*P3b. Resources Attributes: HP3.		<u> </u>	-	/le or Period Edward		
*P4. Resources Present: ✓ Build	ding Structure	☐ Object ☐ S	Site Dist	rict Element of P5b. Photo: View From 16 looking north	view and date)	
	THE PERSON NAMED IN	THE REAL PROPERTY.	TARREST	8/4/2002		
				*P6. Date Constr	ucted/Age and So	urces
				1907	✓ Historio	
			LL	Assessor		
				*P7. Owner and A NGUYEN NELS		
				140 DORADO SAN FRANCISO		
				*P8. Recorded by	:	
			i	Planning Depar City & County o 1660 Mission, 5 San Francisco,	f San Francisco th Floor	
				*P9. Date Recorde	ed 8/29/200)2
*P11. Report Citation: (Cite survey re	eport and other sources, c	r enter "none")		*P10. Survey Type	e Intensive	
Attachments: ☐ None ☐ Locatio ☐ Archaeological Record ☐ Dist ☐ Artifact Record ☐ Photograph		r Feature Reco		_		

${\bf State\ of\ California-The\ Resources\ Agency}$
DEPARTMENT OF PARKS AND RECREATION

Primary # HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

118

Page 2 of 3 *Resource name(s) or number 3330-3334 16th Street

CHR Status Code 5D3

B1. Historic Name: B2. Common Name:

B3. Original Use: Six-Family Dwelling

*B6 Construction History:

Erected in 1907. Wood shingles added c. 1975.

B4. Present Use: Six-Family Dwelling

*B5 Architectural Style: Edwardian

*B7. Moved? V No Date: Original Location

*B8. Related Features:

B9a. Architect: unknown

*B10. Significance: Theme Post-1906 reconstruction

Period of Significance 1906-1913 Property Type Perfect six

B9b. Builder: unknown

Area: San Francisco 1906 fire-zone

Applicable Criteria (NR): C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by part of an Adobe tiler's shop. In 1894, it was part of a larger parcel owned by Drury Malone. By 1899, the lot was vacant. The property was likely still vacant at the time of the earthquake and fire of 1906, at which time it was owned by the M. Fisher Co., who owned the property to 1920 when it was sold to George W. Wilson. In 1935 it was owned by Jack and Lulu Ehrlich, and in 1946 by Felicien Laborde.

CONTEXT: The Perfect-six is a three-story, multi-unit residential building with three building bays and an open or enclosed central stair hall in the central bay dividing the façade vertically. Based on the number of floors in the building, the symmetry allows for either a "perfect-four" or "perfect-six" configuration, with two narrow flats per floor. A single window is typically located at the landing between each floor of the central bay. The main entry in the central bay is located at the sidewalk. There is usually a raised basement. A second version of this style is known locally as Romeo Flats. In this arrangement, the central hall stair is open to the elements, which provides opportunity to call-out to those located below. In the Inner Mission North survey area, 100% of the perfect-six buildings were constructed in the reconstruction period, 1906-1913, and none were erected after 1912. Frequently, historic resources in San Francisco are referred to as "Edwardian," in design and appearance. The term" Edwardian" was created to describe architecture produced in Great Britain and its colonies from 1901 to 1910, with the reign of Edward VII. Edwardian architecture encompasses a number of styles, with five main strands identified: Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque Revival, and the Beaux-Arts style. Interpreted in the United States and in San Francisco, the term" Edwardian" is often associated with multi-unit flats or apartment buildings constructed at the beginning of the 20th century. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

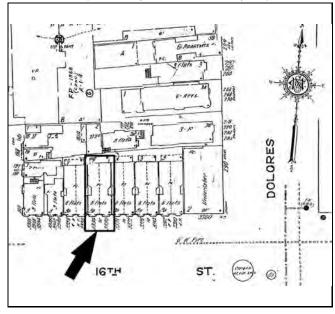
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)

(Sketch Map with north arrow required)



DPR 523B (1/95)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #
CONTINUATION SHEET	Trinomial

Page 3 of 3 Resource Name or # 16th 3330-3334
*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

This style represents 20% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1907 in the Edwardian style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. The addition of wood shingles, and garage doors has affected the buildings integrity of materials and feeling. FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds and glazing; and architectural elements such as the projecting cornice.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI# Trinomial CHR Status	Code			-
Other Listings Review Code	Rev	veiwer	Di	ate	-
Page 1 of 3 Resource name(s) or number(assigned			16th Street		
P1. Other Identifier:				Form Number	119
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date: c. Address 3336 3338 16th ST e. Other Locational Data: Assessor's Block and Lot 33	1995 557 015	City	San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a four-story, three-bay, stucco-clad, frame residential and an enclosed, central stair hall in the central bay divides between the first and second and third floors of the central begarage door in the first and third building bays. A gated, recentrance has been infilled with a gate and a service door. The windows are 1/1 aluminum double hung. There is a pla	I perfect-six bu the façade ver eay. The brick- essed entry in	illding. A sculp tically. A single- clad ground fle the central ba	oted bay in the first of the window is located oor contains a secti by is located at the s	and third building ba d at the landings onal wood overhead	ıys
*P3b. Resources Attributes: HP3. Multiple Family Property	y	Sty	/le or Period Edwar	dian	
*P4. Resources Present: ✓ Building ☐ Structure ☐	Object :	Site Dist	rict Element of	f District 🗌 Other	
			View From 16 looking north 8/4/2002	ructed/Age and So ☑ Historio	
				N&VASILIKI KASNES [.] ATE CT	ΓIS
			1660 Mission, S San Francisco,	rtment of San Francisco 5th Floor , CA 94103	
	No.		*P9. Date Record)2
*P11. Report Citation: (Cite survey report and other sources, or Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (lis	✓ Continuati				

${\bf State\ of\ California\}$	The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

119

Page 2 of 3 *Resource name(s) or number 3336-3338 16th Street

CHR Status Code 6Z

B1. Historic Name: B2. Common Name:

B3. Original Use: Six-Family Dwelling

*B6 Construction History:

Six-Family Dwelling

B4. Present Use: Six-Family Dwelling ***B5 Architectural Style:** Edwardian

Erected in 1906. Façade stuccoed and windows replaced c. 1960

B7. Moved?	✓ No	Date:	Original Location	

*B8. Related Features:

B9a. Architect: unki	nown			B9b. Builder:	un	known	
*B10. Significance:	Theme	Post-1906	reconstruction	Area	a:	San Francisco 1906 fire-zone	_
Period of Significa	ance 190	6-1913 F	Property Type P	erfect six		Applicable Criteria (NR):	

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

HISTORY: In 1886, the site of this building was occupied by part of an Adobe tiler's shop. In 1894, it was part of a larger parcel owned by Drury Malone. By 1899, the lot was vacant. The property was likely still vacant at the time of the earthquake and fire of 1906, at which time it was owned by the M. Fisher Co., who owned the property to 1920 when it was sold to Harry Beach. From at least 1935 to 1946, it was owned by John DeVincenti.

CONTEXT: The Perfect-six is a three-story, multi-unit residential building with three building bays and an open or enclosed central stair hall in the central bay dividing the façade vertically. Based on the number of floors in the building, the symmetry allows for either a "perfect-four" or "perfect-six" configuration, with two narrow flats per floor. A single window is typically located at the landing between each floor of the central bay. The main entry in the central bay is located at the sidewalk. There is usually a raised basement. A second version of this style is known locally as Romeo Flats. In this arrangement, the central hall stair is open to the elements, which provides opportunity to call-out to those located below. In the Inner Mission North survey area, 100% of the perfectsix buildings were constructed in the reconstruction period, 1906-1913, and none were erected after 1912. Frequently, historic resources in San Francisco are referred to as "Edwardian," in design and appearance. The term" Edwardian" was created to describe architecture produced in Great Britain and its colonies from 1901 to 1910, with the reign of Edward VII. Edwardian architecture encompasses a number of styles, with five main strands identified: Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque Revival, and the Beaux-Arts style. Interpreted in the United States and in San Francisco, the term" Edwardian" is often associated with multi-unit flats or apartment buildings constructed at the beginning of the 20th century. This style represents 20% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

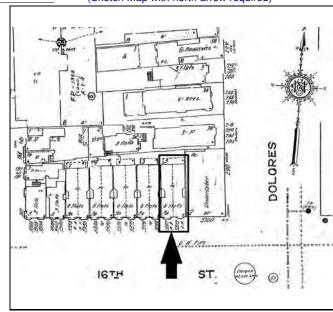
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

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J

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(Sketch Map with north arrow required)



State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
CONTINUATION SHEET	Trinomial

Page	_3_	of	3	Resource Name or # 16th 3336-3338	

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☒ Continuation ☐ Update

B10. Continued

Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, the California Register, or local listing as it lacks the historical or architectural significance for such listing. It also appears not to contribute to any potential districts in the area, as it falls outside the significant period of development identified within the Inner Mission North survey area. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Although the building is in good condition, integrity of design, materials, workmanship, feeling and association has been compromised through the numerous modifications (i.e. facade recladding) undertaken since the historic period of significance. In its present state, the building does not reflect the sense of time, or convey an authentic visual sense of the historic period (1906-1913) with which it is associated. At the present time, it is not eligible for listing in the National or California Registers, and it is not contributory to the thematic district. The building does retain sufficient integrity from its period to warrant special consideration in local planning. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. This property retains integrity of location, setting and association; however, recent remodeling including the removal of ornament and façade and window replacement have compromised its integrity of design, workmanship, materials and feeling.

FEATURES: Character defining features that should be preserved: NONE.

PRIMARY RECORD Trinomial	的的基础的 基础的发生。不同类型
NRHP Status Co	ode
Other Listings Review Code Reviewer	Date
A TOWN THE RESERVE AND A STATE OF THE PARTY	208 Dolores Street
1. Other Identifier:	San Francisco
and (P2b and P2c or P2d. Attach a Location Map as necessary.)	1/ at 1/ at 5aa . B
*b. USGS 7.5' Quad Date T; R c. Address 208 Dolores Street City San	
c. Address 208 Dolores Street City San d. UTM: (Give more than one for large and/or linear resources) Zone;	mE/mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appr	ropriate)
Block 3557, Lot # 063, South of the corner of 15th Street and Dolores Street of	on West side of Dolores Street median strip.
a. Description: (Describe resource and its major elements. Include design, materials, co	ondition, alterations, size, setting, and boundaries
The project site is located at the southwest corner of the intersection of Sixteenth and Dolores. The block where the Project Area is located is bounded by Dolores Street on the east, Fifteent and Sixteenth Street on the south. The Project Parcel (which includes the vacant part of the lowed and 113 feet long.	ith Street on the north, Church Street on the west,
excessed porch that has a slightly curved overhang. At the roof, there is a vaguely Venetian-Graning course of blind Gothic-style Venetian arches. The east elevation has a continuous profis forty feet tall with a total area of 3800 square feet. There is a large palm tree at the front locade. There is a single window on the third floor above the front porch with a shell and screen.	ojecting bay from near the ground to the top floor i property line that partially obscures the building oll ornament above the simple molding of the
vindow surround. On either side of the window are flat ionic pilasters. Above, a course of a support the flat overhang of the roof. A hipped dormer with 2 small double hung windows profile existing building has an eave height of 41'-0" above grade with the peak of the small hip oof set back at 45'-6". The building is vacant and partially damaged by fire. The upper winds in fair to poor condition. 3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property 4. Resources Present: Building Structure Object Site District	pped roof on the front at 43.5 feet and the peaked dows are partially boarded up. The building DElement of District Dother (Isolates, etc
upport the flat overhang of the roof. A hipped dormer with 2 small double hung windows profile existing building has an eave height of 41'-0" above grade with the peak of the small hip oof set back at 45'-6". The building is vacant and partially damaged by fire. The upper winds in fair to poor condition. 3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property 1. Resources Present: \[\text{MBuilding} \text{Structure} \text{Object} \text{Site} \text{District} \]	pped roof on the front at 43.5 feet and the peaked dows are partially boarded up. The building Delement of District Other (Isolates, etc.) P5b. Description of Photo: (View date, accession #) Looking West on Dolores Street
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	te of California — The Resources Agency PARTMENT OF PARKS AND RECREATION		Primary# HRI#	
N 0000	JILDING, STRUCTURE, AÑI		The second secon	
	re 2 of 2		*NRHP Status Code	
		Name or # (Assigned		Street
B1.	Historic Name: 208 Dolores Street			
B2.	Common Name: 208 Dolores Street			
B3.	Original Use: Residential (Parsonage)	B4. Pres	sent Use: Vacant (Formerly	The Dolores Street
*B5.	Architectural Style: Colonial Revival		Community Cen	ter
*B6.	Construction History: (Construction date, al Built in 1904	terations, and date of al	terations)	
*B7. *B8.	Moved? ⊠No □Yes □Unknown Related Features:	Date:	Original Location: NA	
B9a.	Architect: August Nordin		b. Builder.	
	Significance: Theme		Area 3800 sq ft.	
	eriod of Significance Pre-1906	Property Type_		Applicable Criteria
(L	liscuss importance in terms of historical or architec	ctural context as defined	by theme, period, and geogr	aphic scope. Also address integrity
h H H H H H H H H H H H H H H H H H H H	self continued in use through the 20s, 30s, and 40s ands to the Dolores Street Baptist Church. Thereat laving survived the 1906 earthquake and subsequer self was destroyed. The corner lot was lastly used a sed for a variety of purposes since, the most recent the building was part of a 2002 San Francisco Departud to be of significance to the district. A brief surarthquake when the area was settled by various ether gnificant church from which it derived its important alifornia Registers as it lacks the historical or archite a potential pre-1906 earthquake district that would additional Resource Attributes: (List attributes	fter, the structure was strict fire, the 208 Dolores be as a community garden a as a community center, in a community center, the house does not a compass the entire cited encompass the entire cited and codes)	ipped of its old wooden shingl- uilding was again damaged by nd contains the destroyed chur it has remained vacant for the p Cultural Resource Survey of the containing residential properti- ding to marginally significant, urrently appear eligible for indessary for such a designation.	es and resurfaced with stucco. fire in 1993 when the church rch's steeple. While it has been past several years. The Inner Mission but was not res constructed prior to the 1906 With the loss of the more lividual listing on the National or It may be eligible as a contributor
Cit, His of I Pha and San B13. F	References: San Francisco Chronicle; San Francisco Public Library History Of toric Photograph Collection; Dolores Street Prope Eligibility Evaluation by Architectural Resources Of the Irenamental Resources Of the Irenament Resource Survey of Revised Context Statement; San Francisco Herita Born Map Company/ Various Maps of San Francis Itemarks:	Center, San Francisco rties - Determination of froup 1/2000; ey Summary Report ge/Thomas Mayer.;	ST.	
B14. E	valuator: Arnie Lerner (Historic Architect)		8	
Date o	f Evaluation: 11/29/04		3 5 30 . 010 MAC AO AO	ALERT PL.
	(This space reserved for official comm	nents.)	3557 5 28	20 - D
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49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103 628.652.7600 www.sfplanning.org

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address			Block/Lot(s)	
2025-005918DES - Alert Alley Early Residential Historic District Landmark			3557008A, 3557009B, 3557011	
Case No.			Permit No.	
2025-	005918PRJ			
Ad	dition/	Demolition (requires HRE for	New	
Alteration Category B Building)		Category B Building)	Construction	
Proje	Project description for Planning Department approval.			
Landr	nark Designation (DE	S)		
EXEN	MPTION TYPE			
The p	roject has been dete	ermined to be exempt under the California En	vironmental Quality Act (CEQA).	
	Class 1 - Existing F	Facilities. (CEQA Guidelines section 15301) Interior	and exterior alterations; additions	
	under 10,000 sq. ft.	,	·	
	Class 3 - New Cons	struction. (CEQA Guidelines section 15303) Up to the	nree new single-family residences or	
	-	one building; commercial/office structures; utili	ty extensions; change of use under	
		cipally permitted or with a CU.		
		evelopment. (CEQA Guidelines section 15332) New		
	-	an 10,000 sq. ft. and meets the conditions desc		
	(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.			
		project would not result in any significant effects	s relating to traffic , noise, air quality, or	
	water quality.	adaguatah, aanyad hy all raguirad utilitiaa and n	uplic continue	
	(e) The site can be	adequately served by all required utilities and p	oublic Services.	
	Other	y Poquilatory Agonaica for Protection of the Con-	viranment (CEOA Cuidelines Section	
	15308)	y Regulatory Agencies for Protection of the Env	nionment (CEQA Guidelines Section	
	10000)			
	Common Sense Ex	kemption (CEQA Guidelines section 15061(b)	(3)). It can be seen with certainty that	

there is no possibility of a significant effect on the environment .

ENVI	RONMENTAL SCREENING ASSESSMENT
	ments:
Plan	ner Signature: Don Lewis
PROI	PERTY STATUS - HISTORIC RESOURCE
PROP	ERTY 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).
	POSED WORK CHECKLIST
Check	all that apply to the project.
屵	Change of use and new construction. Tenant improvements not included.
igert	Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
	Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
	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 <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
	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.
H	Restoration based upon documented evidence of a building's historic condition, such as historic
\Box	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 Planner approval)	nt analysis; requires Principal Preservation	
	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	n Planner MUST sign below.	
	Project can proceed with EXEMPTION REVIEW . The project hat Preservation Planner and can proceed with exemption review.	s been reviewed by the	
1	ents by Preservation Planner: ark district designation, no physical changes		
Preser	vation Planner Signature: Pilar Lavalley		
EYE	EMPTION DETERMINATION		
	No further environmental review is required. The project is ex-	empt under CEQA. There are no	
	unusual circumstances that would result in a reasonable poss	=	
	Project Approval Action:	Signature:	
	Board of Supervisor approval of landmark district designation	Pilar Lavalley	
	acoignation	10/09/2025	
	Supporting documents are available for review on the San Francisco Pro	I operty 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 pursua	· ·	
	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.