

[Initiating Landmark Designation - Chula-Abbey Early Residential Historic District]

Resolution initiating a landmark designation under Article 10 of the Planning Code of the Chula-Abbey Early Residential Historic District.

WHEREAS, Under Planning Code, Section 1004.1, the Board of Supervisors may by Resolution initiate a historic district designation; and

WHEREAS, Planning Code, Section 1004.2(b), requires the Historic Preservation Commission to respond to historic district designation initiations from the Board within 90 days, but that the Board of Supervisors may, by Resolution, extend the time within which the Historic Preservation Commission is to render its decision; and

WHEREAS, The Chula-Abbey Early Residential Historic District is comprised of 39 buildings including those properties on the south side of Chula Lane between its intersections with Church Street and Dolores Street; properties on both sides of Abbey Street between Chula Lane and 17th Street; properties on the west side of Dolores Street between Chula Lane and 17th Street; and properties on both sides of 17th Street between Dolores Street and Church Street; and

WHEREAS, The Chula-Abbey Early Residential Historic District encompasses the southern portion of Assessor's Parcel Block No. 3566 and select lots at the northern end of Assessor's Parcel Block No. 3579; and

WHEREAS, The Chula-Abbey Early Residential Historic District is in the Mission Dolores neighborhood, a sub-neighborhood of the larger Mission District, shares many common features in terms of geography, culture, building typologies, and pre-World War II demographics; and

1 WHEREAS, The *Mission Dolores Neighborhood Historic Context Statement & Survey*,
2 an effort that documents the history, development patterns, and physical features of this
3 neighborhood from pre-1776 European settlement through the mid-1960s, was commissioned
4 and sponsored by the Mission Dolores Neighborhood Association (MDNA); and

5 WHEREAS, MDNA, an organization founded in 2005 to facilitate completion of historic
6 survey work of the Mission Dolores neighborhood and have appropriate areas registered as
7 official historic districts, championed the context statement and survey project from 2005 to
8 2022; and

9 WHEREAS, The *Mission Dolores Neighborhood Historic Context Statement & Survey*
10 was supported by numerous grants from the Historic Preservation Fund Committee and the
11 San Francisco Victorian Alliance; and

12 WHEREAS, In July 2022, the Historic Preservation Commission adopted an updated
13 *Mission Dolores Neighborhood Historic Context Statement & Survey* that included
14 identification of two eligible historic districts, namely the Chula-Abbey Early Residential
15 Historic District and the Alert Alley Early Residential Historic District, as representing the most
16 cohesive groupings of extant, intact historic buildings associated with specific historic themes
17 and periods of neighborhood development; and

18 WHEREAS, The Chula-Abbey Early Residential Historic District contains a grouping of
19 smaller, lower density dwellings that stand out amongst the many larger row-houses and flats
20 that comprise much of the rest of the urbanized neighborhood; and

21 WHEREAS, The Chula-Abbey Early Residential Historic District is a collection of
22 buildings that represents both early small-scale residential and agricultural development as
23 well as construction methods and residential architecture indicative of the post-1906
24 reconstruction period; and

1 WHEREAS, The Chula-Abbey Early Residential Historic District is a representative
2 collection of residential buildings associated with two themes identified in the adopted *Mission*
3 *Dolores Neighborhood Context Statement and Survey*: “Early Neighborhood Development
4 (1864-1906)” and “1906 Earthquake And Reconstruction (1906-1915)” with most properties
5 within the Chula-Abbey Historic District having been constructed between 1865-1890 and
6 some properties dating from the post-1906 reconstruction era; and

7 WHEREAS, The properties along Chula Lane between Church Street and Abbey
8 Street are a linear grouping of smaller scale dwellings that stand out amongst the many larger
9 row-houses and flats that comprise much of the rest of the neighborhood; and

10 WHEREAS, Low-scale, freestanding buildings indicate intentions by the builders and
11 residents over time (from the late nineteenth century through the turn-of-the-century) to
12 maintain a less urban setting on Chula (formerly Church) Lane which is located directly south
13 of the historic Mission Dolores parcel, away from the more heavily-travelled corridors of the
14 neighborhood; and

15 WHEREAS, The period between 1870 and 1900 brought rapid growth and urbanization
16 to the Mission Dolores neighborhood with a lot of small street development, where large city
17 blocks were subdivided by small streets or alleys, thereby maximizing the number of
18 developable parcels for residential construction; and

19 WHEREAS, During this early development period, the neighborhood remained
20 distinctly residential with a high concentration of single-family residences built in the Italianate
21 and Stick-Eastlake styles; and

22 WHEREAS, As devastating as the 1906 Earthquake and Fire was to San Francisco,
23 virtually all of the buildings survived within the Mission Dolores neighborhood west of Dolores
24 Street and south of 20th Street; and

WHEREAS, The most obvious post-earthquake change in the Mission Dolores neighborhood was its transition 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; and

WHEREAS, Though much of the Mission Dolores neighborhood survived undamaged from the 1906 Earthquake and Fire, reconstruction efforts spurred development in the neighborhood such that the period of development after 1906 is characterized by an increase in multi-family development, particularly with the construction of apartment buildings and flats in Classical Revival and Queen Anne architectural styles; and

WHEREAS, During this transitional period of development, two- to three-story flats, including "Romeo Flats," a high-density form of rental housing with four to six units, generally for working-class tenants, became the predominant form of new housing, with these taller and larger buildings arising alongside the single-family homes that characterized the undamaged portion of the Mission Dolores neighborhood; and

WHEREAS, The Chula-Abbey Early Residential Historic District is comprised of both single-family and multi-family buildings in a variety of architectural styles including vernacular, Italianate, Stick-Eastlake, Classical Revival, and Queen Anne; and

WHEREAS, The Chula-Abbey Early Residential Historic District that was identified in the adopted *Mission Dolores Neighborhood Historic Context Statement & Survey* is comprised of 39 contributing buildings as noted herein; now, therefore, be it

<i>APN</i>	<i>From St. #</i>	<i>To St. #</i>	<i>Street Name</i>	<i>Date Built</i>
3579 034	3615	3619	17th St	1910
3579 033	3621	3621	17th St	1910
3579 039-042	3623	3625	17th St	1912
3579 032	3627	3633	17th St	1904
3579 031	3639	3641	17th St	1900

1	3579 030	3643	3647	17th St	1905
2	3579 029	3649	3651	17th St	1903
3	3579 028	3653	3655	17th St	1900
4	3579 043-045	3657	3657	17th St	1907
5	3579 035-036	3663	3665	17th St	1906
6	3579 046-048	3667	3667	17th St	1911
7	3566 039	3696	3698	17th St	1900
8	3566 038	3680	3682	17th St	1905
9	3566 035	3666	3668	17th St	1900
10	3566 033	3656	3656	17th St	1900
11	3566 079-080	3650	3650	17th St	1888
12	3566 030	3640	3642	17th St	1907
13	3566 071-073	3634	3638	17th St	1959
14	3566 011	3620	3624	17th St	1890
15	3566 016	23	27	Abbey Street	1900
16	3566 026 (081-083)	28	32	Abbey Street	1900
17	3566 028	30	30	Abbey	1900
18	3566 029	30a	30b	Abbey	1900
19	3566 015	31	31	Abbey Street	1900
20	3566 027	34	40	Abbey Street	1907
21	3566 014	37	37	Abbey Street	1900
22	3566 030A	44	44	Abbey Street	1909
23	3566 049	51	51	Chula Lane	1912
24	3566 048	61	61	Chula Lane	1912
25	3566 047	67	67	Chula Lane	1900
	3566 045	75	77	Chula Lane	1900
	3566 044	81	83	Chula Lane	1907
	3566 003	344	344	Dolores	1900
	3566 004	348	352	Dolores	1905
	3566 007 (077-078)	368	370	Dolores	1908
	3566 008	372	376	Dolores	1907
	3566 009	378	384	Dolores	1905
	3566 009A (093-095)	386	390	Dolores	1900
	3566 010	392	398	Dolores	1907

1 RESOLVED, The Board Of Supervisors hereby initiates landmark designation of the
2 Chula-Abbey Early Residential Historic District under Planning Code, Section 1004.1; and, be
3 it

4 FURTHER RESOLVED, The Board requests that the Planning Department prepare a
5 landmark designation report to submit to the Historic Preservation Commission for its
6 consideration of the full historical, architectural, aesthetic, and cultural interest and value of
7 the Chula-Abbey Early Residential Historic District; and, be it

8 FURTHER RESOLVED, The Board of Supervisors requests that the Historic
9 Preservation Commission consider whether the Chula-Abbey Early Residential Historic
10 District warrants landmark designation and submit its recommendation to the Board according
11 to Article 10 of the Planning Code; and, be it

12 FURTHER RESOLVED, That in order to allow the Planning Department more time to
13 complete its review of this historic district designation, this resolution shall also serve as a 90-
14 day extension of that deadline, for a total of 180 days to respond starting from the transmittal
15 date.