



MEMORANDUM

Date: November 26, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 251101
Planning Code - Landmark District Designation - Alert Alley Early Residential Historic District

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - Ordinance / Resolution
 - Ballot Measure
- Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - General Plan
 - Planning Code, Section 101.1
 - Planning Code, Section 302
- Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- Historic Preservation Commission
 - Landmark (*Planning Code, Section 1004.3*)
 - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - Mills Act Contract (*Government Code, Section 50280*)
 - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

1 [Planning Code - Landmark District Designation - Alert Alley Early Residential Historic District]

2

3 **Ordinance amending the Planning Code to add a new Appendix Q to Article 10,**
4 **Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Alert**
5 **Alley Early Residential Historic District; affirming the Planning Department's**
6 **determination under the California Environmental Quality Act; and making public**
7 **necessity, convenience, and welfare findings under Planning Code, Section 302, and**
8 **findings of consistency with the General Plan, and the eight priority policies of**
9 **Planning Code, Section 101.1.**

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

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

18 Section 1. CEQA and Land Use Findings.

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

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

(c) On October 15, 2025, the Historic Preservation Commission, in Resolution No. 1496, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and with Planning Code Section 101.1(b) and recommended that the Board of Supervisors adopt the proposed amendments. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 251101, and is incorporated herein by reference. The Board adopts these findings as its own.

(d) On October 23, 2025, the Planning Commission, in Resolution No. 21857, found that the proposed Planning Code amendments contemplated in this ordinance are consistent, on balance, with the City's General Plan and with Planning Code Section 101.1(b), particularly the provision of housing to meet the City's Regional Housing Needs Allocation. In addition, the Planning Commission recommended that the Board of Supervisors adopt the proposed Planning Code amendments. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 21101 and is incorporated herein by reference.

(e) The Board finds that the proposed Planning Code amendments contained in this ordinance are on balance consistent with the City's General Plan and with Planning Code Section 101.1(b) for the reasons set forth in both Historic Preservation Commission Resolution No. 1496 and Planning Commission Resolution No. 21857, which reasons are incorporated herein by reference.

(f) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed ordinance designating the Alert Alley Early Residential Historic District will serve the public necessity, convenience, and welfare for the reasons set forth in Historic Preservation Commission Resolution No. 1496 and Planning Commission Resolution No. 21857, which are incorporated herein by reference.

(g) The Board of Supervisors hereby finds that the Alert Alley Early Residential Historic District has a special character and special historical, architectural, and aesthetic 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.

3
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 San Francisco

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.

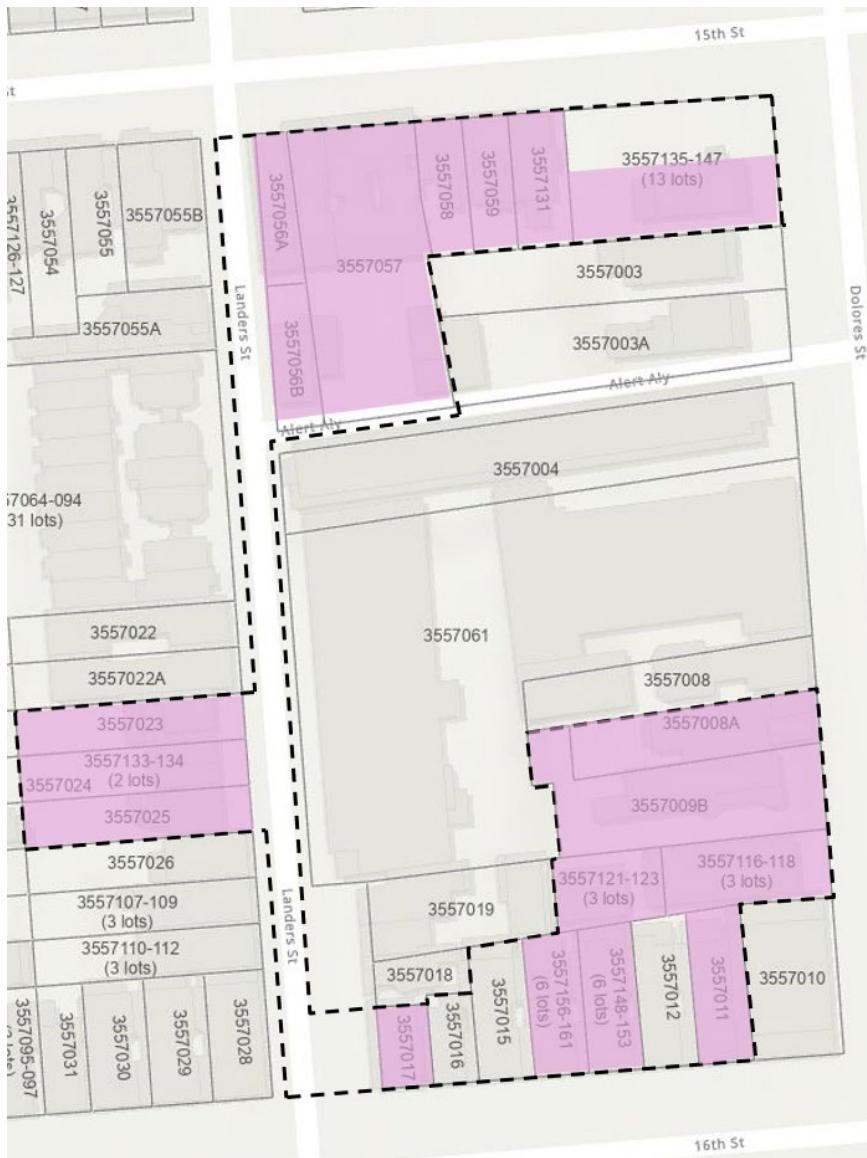
3 This ordinance is intended to further the general purpose of historic preservation legislation as
4 set forth in Section 1001 of the Planning Code, to promote the health, safety and general welfare of the
5 public.

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. 1496 of the Historic Preservation Commission and Resolution No. 21857 of the
10 Planning Commission, which Resolutions are on file with the Clerk of the Board of Supervisors under
11 File No. 251101 and which Resolutions are incorporated herein and made part hereof as though fully
12 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
19 Block 3557 and shall be as designated on the Alert Alley Early Residential District Map, the original of
20 which is on file with the Clerk of the Board of Supervisors under File No. 251101, which Map is hereby
21 incorporated herein as though fully set forth.



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

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.

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 landmark district.

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.

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 1-½ 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 Italianate or Stick-Eastlake detailing on the primary, street-facing facades. Some of these smaller
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 Although the roof forms - particularly at the non-visible rear facade – of a substantial number
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 • Small, one-story over- integrated garage or two-story massing
- 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
hoods, and other façade ornamentation indicative of the Italianate style
- 14 • Front setback or location on lot in reference to street
- 15 • Central or offset primary entrance stair

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

- 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.

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.

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.

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
25 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 significance.

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 backyard.

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 **Cladding**

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 feature no more than 25 percent glazing.

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 **Fences**

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 Standards.

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-of-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 **Windows**

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 be submitted.

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 Historic Preservation Commission).

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 buildings.

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. The insertion of a garage shall minimize the physical and visual impacts on the
7 character-defining features of the existing building and front yard setting. The design of garages and
8 garage doors shall be unobtrusive and simple. Painted roll-up doors with panels and multi-lights are in
9 keeping with the character of the district and are encouraged.

10 7. Driveways and Front Yard Setbacks. The addition of new driveways shall minimize the
11 removal of landscaping and include permeable paving materials in order to minimize disruption 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 **DISTRICT.**

17 Each building within the Alert Alley Early Residential District is assigned to either of the
18 following categories.

19 Contributory. This category identified buildings that date from the District's period of
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:

<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Year Built</u>

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

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

22 The following buildings shall be deemed Noncontributory to the Alert Alley Early Residential
23 District:

24

25

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

6 **SEC. 11. PAINT COLOR.**

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

9 Section 3. Effective Date. This ordinance shall become effective 30 days after
10 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
11 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
12 of Supervisors overrides the Mayor's veto of the ordinance.

13
14 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
15 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
16 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
17 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
18 additions, and Board amendment deletions in accordance with the "Note" that appears under
19 the official title of the ordinance.

20
21 APPROVED AS TO FORM:
22 DAVID CHIU, City Attorney

23 By: /s/ Andrea Ruiz-Esquide
24 Andrea Ruiz-Esquide
25 Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code - Landmark District Designation - Alert Alley Early Residential Historic District]

Ordinance amending the Planning Code to add a new Appendix Q to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Alert Alley Early Residential Historic District; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate individual structures or groups of structures that have special character or special historical, architectural or aesthetic interest or value as a City landmarks or historic districts. Once a structure or group of structures has been named a landmark or a district, any construction, alteration, removal or demolition for which a City permit is required and that may affect the character-defining features of the landmark or district necessitates a Certificate of Appropriateness from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark or historic district designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 300 individual landmarks in the City and 14 historic districts under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendices to Article 10.)

Amendments to Current Law

This Ordinance amends the Planning Code by adding a new historic district to Article 10: Appendix Q, the Alert Alley Early Residential Historic District. It sets forth the location of the district, in the Mission Dolores neighborhood, centered on Alert Alley and Landers Street, and its precise boundaries, as well as block and lot information. The District is comprised of 21 properties, 18 of which are contributing resources, and three are non-contributing properties.

The Ordinance also sets forth the historical significance of the district. Specifically, the Ordinance explains that 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 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. 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.

As required by Section 1004, the Ordinance lists in detail the character-defining features that shall be preserved, or replaced in-kind as determined necessary. It distinguishes which types of scopes of work or alterations would require no Certificate of Appropriateness at all, which would require an Administrative Certificate of Appropriateness from Planning Department staff, as authorized by Section 1006.2(b) of the Planning Code, and which would require a Certificate of Appropriateness from the HPC.

Background Information

This historic district designation was initiated by the Board of Supervisors. On October 15, 2025, after holding a public hearing on the proposed designation and having considered the specialized analyses prepared by Planning Department staff and the Landmark Designation Report also prepared by Planning Department staff, the HPC voted to recommend approval of the Alert Alley Early Residential District designation of the to the Board of Supervisors.

As required by the Charter and Article 10, the HPC recommendation was sent to the Planning Commission, and, on October 23, after holding a public hearing on the proposed designation, the Planning Commission also recommended approval of the Alert Alley Early Residential District designation of the to the Board of Supervisors.