

File No. 251100

Committee Item No. 1

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: February 2, 2026

Board of Supervisors Meeting:

Date: \_\_\_\_\_

#### Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Resolution                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/> | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Budget                                 |
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| <input type="checkbox"/>            | <input type="checkbox"/> | Form 126 – Ethics Commission                 |
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| <input type="checkbox"/>            | <input type="checkbox"/> | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Public Correspondence                        |

#### OTHER

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|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Transmittal – October 30, 2025</u>               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>HPC Reso No. 1497 – October 15, 2025</u>                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Reso No. 21858 – October 23, 2025</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>CEQA Determination – December 8, 2025</u>                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Hearing Notice – January 23, 2026</u>                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Committee Report Request Memo – January 28, 2026</u>      |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____  |
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Prepared by: John Carroll

Date: January 29, 2026

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Planning Code - Landmark District Designation - Chula-Abbey Early Residential Historic  
District]

2

3 **Ordinance amending the Planning Code to add a new Appendix P to Article 10,**  
4 **Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Chula-**  
5 **Abbey 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-underline 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.

14

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

16

17 Section 1. CEQA and Land Use Findings.

18

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. 251100 and is incorporated herein by reference. The Board of  
23 Supervisors affirms this determination.

23

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.”

1 (c) On October 15, 2025, the Historic Preservation Commission, in Resolution  
2 No. 1497, adopted findings that the actions contemplated in this ordinance are consistent, on  
3 balance, with the City's General Plan and with Planning Code Section 101.1(b) and  
4 recommended that the Board of Supervisors adopt the proposed amendments. A copy of said  
5 Resolution is on file with the Clerk of the Board of Supervisors in File No. 251100, and is  
6 incorporated herein by reference. The Board adopts these findings as its own.

7 (d) On October 23, 2025, the Planning Commission, in Resolution No. 21858, found  
8 that the proposed Planning Code amendments contemplated in this ordinance are consistent,  
9 on balance, with the City's General Plan and with Planning Code Section 101.1(b), particularly  
10 the provision of housing to meet the City's Regional Housing Needs Allocation. In addition, the  
11 Planning Commission recommended that the Board of Supervisors adopt the proposed  
12 Planning Code amendments. A copy of said Resolution is on file with the Clerk of the Board of  
13 Supervisors in File No. 251100 and is incorporated herein by reference.

14 (e) The Board finds that the proposed Planning Code amendments contained in this  
15 ordinance are on balance consistent with the City's General Plan and with Planning Code  
16 Section 101.1(b) for the reasons set forth in both Historic Preservation Commission  
17 Resolution No. 1497, and Planning Commission Resolution No. 21858, which reasons are  
18 incorporated herein by reference.

19 (f) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the  
20 proposed ordinance designating the Chula-Abbey Early Residential Historic District will serve  
21 the public necessity, convenience, and welfare for the reasons set forth in Historic  
22 Preservation Commission Resolution No. 1497 and Planning Commission Resolution  
23 No. 21858, which are incorporated herein by reference.

24 (g) The Board of Supervisors hereby finds that the Chula-Abbey Early Residential  
25 Historic District has a special character and special historical, architectural, and aesthetic

1 interest and value, and that designation as a Landmark District will further the purposes of and  
2 conform to 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 P, to read as follows:

6  
7 **APPENDIX P TO ARTICLE 10**

8 **CHULA-ABBEY EARLY RESIDENTIAL DISTRICT**

9 *Sec. 1. Findings and Purposes*

10 *Sec. 2. Designation*

11 *Sec. 3. Location and Boundaries*

12 *Sec. 4. Relation to Planning Code and the Provisions of the Charter of the City and County of*

13 *San Francisco*

14 *Sec. 5. Statement of Significance*

15 *Sec. 6. Character-Defining Features*

16 *Sec. 7. Definitions*

17 *Sec. 8. Standards of Review of Applications*

18 *Sec. 9. Additional Standards of Review for Additions and New Construction*

19 *Sec. 10. Significance of Individual Buildings to the Historic District*

20 *Sec. 11. Paint Color*

21 **SEC. 1. FINDINGS AND PURPOSES.**

22 *The Board of Supervisors hereby finds that the area known and described in this ordinance as*  
23 *the Chula-Abbey Early Residential District contains 52 buildings that have a special character and*  
24 *special historical, architectural and aesthetic interest and value, and constitutes a distinct section of*  
25 *the City. The Board of Supervisors further finds that designation of said area as a District will be in*

1 furtherance of and in conformance with the purposes of Article 10 of the Planning Code and the  
2 standards set forth therein, and that preservation on an area basis rather than on the basis of  
3 individual structures alone is in order.

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

7 **SEC. 2. DESIGNATION.**

8 Pursuant to Section 1004 of the Planning Code, the Chula-Abbey Early Residential District is  
9 hereby designated as an Article 10 District, this designation having been duly approved by Resolution  
10 No. 1497 of the Historic Preservation Commission and Resolution No. 21858 of the Planning  
11 Commission, which Resolutions are on file with the Clerk of the Board of Supervisors under File  
12 No. 251100 and which Resolutions are incorporated herein and made part hereof as though fully set  
13 forth.

14 **SEC. 3. LOCATION AND BOUNDARIES.**

15 The location and boundaries of the Chula-Abbey Early Residential District, which contains 52  
16 buildings, encompassing properties on the south side of Chula Lane between its intersections with  
17 Church Street and Dolores Street with the exception of a concentration of properties located at the  
18 intersection of Chula Lane and Abbey Street. The District also includes properties on both sides of  
19 Abbey Street between Chula Lane and 17<sup>th</sup> Street, properties on the west side of Dolores Street between  
20 Chula Lane and 17<sup>th</sup> Street, and properties on the north side of 17<sup>th</sup> Street between Dolores and Church  
21 streets. The District includes lots contained within Assessor's Blocks 3556 and 3579 and shall be as  
22 designated on the Chula-Abbey Early Residential District Map, the original of which is on file with the  
23 Clerk of the Board of Supervisors under File No. 251100, which Map is hereby incorporated herein as  
24 though fully set forth.



1 ordinance shall supersede, impair or modify any Planning Code provisions applicable to property in  
2 the Chula-Abbey 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 Chula-  
7 Abbey Early Residential District is a one-block long stretch of properties, centered on Chula Lane,  
8 Abbey Street, and 17<sup>th</sup> Street, significant as a representative collection of Folk Victorian, Italianate,  
9 Classical Revival, and Queen Anne residential buildings associated with the themes of “Early  
10 Neighborhood Development (1864-1906)” and “1906 Earthquake and Reconstruction (1906-1915).”  
11 The period of significance is 1865 to 1912. The District is comprised of 52 properties, 37 of which  
12 include contributing resources, located in the Mission Dolores neighborhood. There are 15 non-  
13 contributing properties.

14 The Chula-Abbey Early Residential District is significant as a representative collection of  
15 residential buildings that physically illustrate the neighborhood’s pre- and post-1906 Earthquake and  
16 Fires development transition. Because it was spared from the 1906 fires that decimated many nearby  
17 neighborhoods, the district provides a unique combination of early, small scale single-family homes  
18 along with post-1906 reconstruction-era’s larger scale multi-family flats and apartments. The majority  
19 of buildings within the Chula-Abbey Early Residential District were constructed before the 1906  
20 Earthquake and Fires, with only a small portion dating from the reconstruction period. The District  
21 provides a rare example of the neighborhood’s small-scale residential and agricultural development  
22 patterns in the late nineteenth century.

23 Centered around Chula Lane, an east-west midblock alley, and Abbey Street, a north-south  
24 midblock alley, the buildings in the district physically illustrate the neighborhood’s transition of  
25 development from early, small scale single-family homes to larger scale multi-family flats and

1 apartments. The buildings related to the "Early Neighborhood Development (1864-1906)" theme are  
2 largely focused along Chula Lane and Abbey Street as a linear grouping of low-scale, freestanding  
3 buildings that evoke modest, working-class cottages in a less urban setting. Larger, freestanding,  
4 single-family dwellings were also built during this early period along the primary streets, including  
5 3639 17<sup>th</sup> Street (1874) and 3656 17<sup>th</sup> Street (1885). Many of these larger residential buildings were  
6 converted into flats in the 1890s while surrounding properties were developed in a similar manner.  
7 These infill construction and reconstruction properties relate to "1906 Earthquake and Reconstruction  
8 (1906-1915)" theme.

9 The Chula-Abbey Early Residential District is also architecturally significant as distinctive  
10 grouping of Victorian-era residential dwellings in Folk Victorian, Italianate, Stick-Eastlake, and Queen  
11 Anne styles. The Chula-Abbey Early Residential District is a representative collection of buildings  
12 where the overall scale and massing, wood construction, and rhythmic bays of the contributing  
13 buildings create a sense of continuity.

14 The period of significance for the District is 1865 to 1912, inclusive of the period of  
15 construction of all contributory buildings within the District. Additional historic information, and  
16 descriptions of individual buildings, may be found in the Chula-Abbey Early Residential District  
17 Designation Report, which is hereby incorporated herein as though fully set forth.

18 **SEC. 6. CHARACTER-DEFINING FEATURES.**

19 Whenever a building, district, site, object, or landscape is under consideration for Article 10  
20 Landmark designation, the Historic Preservation Commission is required to identify character-defining  
21 features. This is done to enable owners and the public to understand which elements are considered  
22 most important to preserve the historical and architectural character of the proposed landmark or  
23 landmark district.

24 The character-defining interior features of buildings in the district are identified as: None.  
25

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

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

6 **A. Overall Form, Scale and Proportion**

7 Due to the brief period of construction - most contributory buildings were constructed between  
8 1865 and 1905 - buildings within the district exhibit characteristics of one of two basic residential  
9 property types: single-family early residential or multi-family reconstruction residential (as defined in  
10 the Mission Dolores Context Statement).

11 District buildings are almost all residential, composed primarily of detached, attached or semi-  
12 attached, single-family dwellings and residential flats or apartments. A couple of mixed-use buildings  
13 within the district (typically located on street corners) with residences on upper floors also include  
14 commercial use at the street level. Buildings in the district range from 1 ½ story-over-basement to four  
15 stories in height, with 1 ½ and three stories predominating. Roof forms are predominantly flat, front-  
16 facing gable, or front-facing gable behind a projecting parapet and/or cornice. Several buildings have  
17 hipped roofs.

18 The district's smallest residences are on lots facing the neighborhood's alleys and narrow mid-  
19 block streets. These buildings are typically 1 ½- to two-stories in height, have raised, recessed  
20 entrances accessed by straight-run wood staircases with turned balustrades, often have deep front  
21 setbacks, and feature Folk Victorian, modest Italianate or Stick-Eastlake detailing on the primary,  
22 street-facing facades. Folk Victorian style buildings are often adorned with basic decorative elements  
23 such as spindle work porches. Some of these smaller buildings have been converted from single- to two-  
24 units.

25 Buildings fronting wider streets – 17<sup>th</sup> and Dolores streets – have larger footprints, are taller,

1 and consist of residential flats or apartments. These buildings are typically 2 ½- to four-stories in  
2 height, have recessed, raised entrances, straight run stairs, and feature Queen Anne, Classical Revival,  
3 Italianate, or Stick-Eastlake detailing on the primary, street-facing facades. Romeo Flats buildings at  
4 Dolores Street are built to the front lot line while residential flats buildings at 17<sup>th</sup> Street are often  
5 setback with front yards.

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

10 General characteristics of the district’s two primary residential building types (Single-Family  
11 Early Residential and Multi-Family Reconstruction Residential) and one sub-type (Romeo Flats) are:

12 Single-Family Early Residential: Properties dating from the “Early Neighborhood  
13 Development (1864-1906)” period are unified by their common forms, massing, and  
14 materiality representative of the early residential and agricultural development of the Mission Dolores  
15 neighborhood. Character-defining features of the properties within the district dating from this  
16 period include:

- 17 • Small, one-story over- integrated garage or two-story massing
- 18 • Horizontal painted wood siding
- 19 • Front-facing gable roof, Italianate style flat-front parapet roof form, or projecting  
20 bracketed cornices
- 21 • Wood double-hung windows with ogee lugs
- 22 • Architectural ornament including brackets, applied columns, window and/or door  
23 hoods, and other façade ornamentation indicative of the various architectural styles
- 24 • Front setback or location on lot in reference to street
- 25 • Central or offset primary entrance and stair

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

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

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

### 19 **B. Materials and Finishes**

20 Buildings in the district are of wood frame construction and were historically clad in horizontal  
21 wood siding. Exterior surface finishes are painted. Channel drop wood siding is typical at the  
22 secondary and rear facades, while a combination of flush lap, channel drop, clapboard, or shaped  
23 shingles are typically found at the primary facades. Most buildings retain their historic siding though a  
24 few were later clad in stucco, masonite, or composite shingle siding. These replacement siding  
25 materials have not gained significance.

1 Historically, there were several types of stairs constructed in the district: longer flights of wood  
2 stairs that typically project out from Italianate or Stick-Eastlake style buildings and shorter flights  
3 typically found within the recessed entries of Progressive-era flats and apartment buildings. Many of  
4 the Folk Victorian residences have wood porches with spindlework details at the ground level  
5 entrances.

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

12 Progressive-era buildings – Queen Anne or Classical Revival style – within the district,  
13 particularly those on 17<sup>th</sup> and Dolores streets, feature wood or terrazzo steps with solid cheek walls  
14 and landings. These stairs are typically located partially within the building envelope and provide  
15 access to recessed entrance doors. The recessed vestibules have wood paneled walls, coffered or  
16 stucco-clad ceilings, and floors clad in wood, terrazzo, or tile (usually hexagonal tiles with a  
17 polychromatic trim or mosaic tile). Entrances of Progressive-era flats are typically flanked by  
18 Classical columns or pilasters, and decorated with applied plaster ornament, such as garlands and  
19 floral friezes.

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

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

### 23 **C. Doors and Fenestration**

24 Many of the district's buildings retain their original primary entrance doors. These paneled  
25 wood doors, often slightly wider than contemporary entrance doors, are commonly glazed at the upper

1 portion and feature corniced and bracketed hoods and incised or applied ornament. Occasionally, a  
2 single fixed window is located adjacent to the entry door of Queen Anne buildings, and many entry  
3 doors are topped with transom windows.

4 Fenestration is remarkably consistent throughout the district, consisting of vertically oriented  
5 double-hung single-light wood sash windows, with ogee lugs, set in wood surrounds. Windows are  
6 typically set in wide angled bays with smaller windows set flush with the facade, often adjacent to or  
7 above the primary entry. Window surrounds are typically topped with cornices, occasionally featuring  
8 pediments, with ornamented details. Smaller vertically oriented windows, set in a single or paired  
9 configuration, are typical on Italianate buildings. Some windows have segmental-arched upper sash.  
10 Several buildings, typically Progressive-era flats buildings, feature curved wood sash windows set in  
11 curved structural bays. Angled or curved bays typically contain three windows, though certain bays of  
12 corner buildings contain four or five windows. Most windows are rectangular although there are  
13 several buildings with arched windows.

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

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

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

23 The addition of garages has altered the front facades and yards of many District properties.  
24 Many of the historic buildings within the district were not originally constructed with an integrated  
25 automobile garage. Many front yards have been fully or partially paved to accommodate driveways for

1 garages inserted in the basement of many buildings. Garage structures, openings, and driveways have  
2 not gained significance.

3 Several corner buildings have ground floor commercial spaces that are characterized by glazed  
4 entry doors set in recessed vestibules with large, fixed storefront windows on solid raised bulkheads.  
5 Transom windows span the storefronts.

#### 6 **D. Architectural Details**

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

10 Late Victorian- and Progressive-era architectural styles predominate with Italianate, Stick-  
11 Eastlake, Queen Anne, and Classical Revival styles most widely represented. Architectural details  
12 commonly found on the district's Italianate and Stick-Eastlake buildings – usually at the smaller  
13 dwelling on alleys and narrow streets – include cornice lintels, bracketed hoods, raised panel friezes  
14 and bracketed cornices, and false shaped parapets sometimes with pent roofs for Italianates (3639 17<sup>th</sup>  
15 Street features a canted bay window with colonette mullions and an elaborate cornice at each story)  
16 and bracketed cornice caps, elaborate bracketed door hoods (flat or pedimented) and trim, false  
17 parapets with paneled friezes, brackets, raised porches with spindlework frieze and turned wood  
18 supports, and projecting cornices on Stick-Eastlakes (3656 17<sup>th</sup> Street chamfered bay window features  
19 mullions with engaged colonettes and paneled aprons, while a cornice defines its first story windows;  
20 3620-3624 17<sup>th</sup> Street features a box bay capped with a tall, false pedimented gable with sunburst  
21 inlay).

22 Folk Victorian buildings were most often simple working-class residences, or modest  
23 vernacular buildings that were adorned with basic decorative elements such as spindle work porches  
24 or cornice-line brackets

25 The district's larger flats buildings, facing onto the wider, primary streets, are typically

1 Classical Revival style, including all the district's Romeo Flats buildings. Buildings in the district in  
2 this style feature wide angled or round bay windows, flat roofs, bulky projecting cornices with  
3 modillions or dentils, raised panel spandrels, scroll keystones, broken entablatures, and pedimented  
4 and columned porch or portico entries.

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

12 **SEC. 7. DEFINITIONS**

13 Visibility: Visible from within a 150-foot radius of the parcel boundaries. Visibility from a  
14 public right-of-way can be determined by drawing circles with a radius of 150 feet at each corner of a  
15 lot that fronts on a public right-of-way and then determining which portions of a property are visible  
16 when standing in the public right-of-way.

17 Public Right-of-Way: A public right-of-way is a street or sidewalk.

18 Primary Façade or Elevation: A primary façade is a building's main street-facing façade.  
19 Corner buildings have two primary façades.

20 Rear Façade or Elevation: The rear façade is located at the rear of the building and faces the  
21 backyard.

22 **SEC. 8 STANDARDS OF REVIEW OF APPLICATIONS**

23 The standards for review of all applications for Certificates of Appropriateness are as set forth  
24 in Section 1006.6 of Article 10. For the purposes of review under those standards, the "character of the  
25

1 Historic District" shall mean the exterior architectural features of the Chula-Abbey Early Residential  
2 District referred to and described in Section 6 of this Appendix.

3 The three levels of review are: "No Certificate of Appropriateness" is required; an  
4 "Administrative Certificate of Appropriateness" is required, which is approved administratively by  
5 Planning Department Preservation staff as delegated pursuant to Section 1006.2(b) of the Planning  
6 Code; and "Certificate of Appropriateness" is required pursuant to Section 1006 of the Planning Code  
7 at a regularly scheduled Historic Preservation Commission hearing. The procedures, requirements,  
8 controls and standards of Article 10 of the Planning Code shall apply to all applications for  
9 Certificates of Appropriateness and/or Administrative Certificates of Appropriateness in the Chula-  
10 Abbey Early Residential District.

11 Any exterior change within the Chula-Abbey Early Residential District shall require a  
12 Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work requires a City  
13 permit, with the exception of: scopes of work outlined in Section 1005(e)(1-10) of Article 10; projects  
14 subject to the Housing Accountability Act (HAA) that comply with the Preservation Design Standards;  
15 and, the specific scopes of work as outlined below.

16 **Ancillary Structures within the Rear Yard – Construction or Removal**

17 No Certificate of Appropriateness shall be required for the construction of any structure within  
18 the rear yard that is no more than ten feet in height above grade and covers no more than 120 square  
19 feet of land regardless of visibility from public rights-of-way. A Certificate of Appropriateness shall not  
20 be required for the removal of any non-historic ancillary structure within the rear yard.

21 **Cladding**

22 No Certificate of Appropriateness shall be required for replacement of cladding on rear facades  
23 not visible from the public right-of-way. Vinyl siding will not be permitted on any elevation regardless  
24 of visibility.

25 **Decks, Stairs & Railings**

1 Front Stairways and Railings: No Certificate of Appropriateness shall be required for the  
2 replacement of stairways and/or railings with compatible stairways and/or railings provided that the  
3 proposal is based on physical or documented evidence and is found to be compatible in terms of  
4 location, configuration, materials, and details with the character-defining features of the building  
5 and/or district. This does not apply to the replacement of porticos, porches, or other architectural  
6 components of the entry.

7 Rear Yard Decks, Stairs, and Railings: No Certificate of Appropriateness shall be required for  
8 repair, replacement, or installation of decks, stairways and associated structural elements (such as  
9 firewalls) or elevator shafts located at rear of subject property regardless of visibility from public  
10 rights-of-way.

11 **Doors, Windows, and Other Openings**

12 Doors, Windows, and Other Openings – non-visible elevations: No Certificate of  
13 Appropriateness shall be required for replacement of doors, including garage doors, and windows in  
14 existing openings at elevations not visible from the public right of way. No Certificate of  
15 Appropriateness shall be required for adding, expanding or removing openings at elevations not visible  
16 from the public right of way.

17 Garage Doors: A Certificate of Appropriateness shall not be required for the replacement of an  
18 existing garage door and/or trim provided that the new features are compatible in terms of material,  
19 pattern, finish, and fenestration. Replacement garage doors must have a solid, painted finish and may  
20 feature no more than 25 percent glazing.

21 Tradesman Doors: No Certificate of Appropriateness shall be required for replacement of  
22 tradesman doors provided the new tradesman door is compatible with the building and District to  
23 minimize visual impacts on the character-defining features of the building and District.

24 **Exploratory and Investigative Work**

25 No Certificate of Appropriateness shall be required for the removal of non-historic material to

1 conduct investigation about the historic structure and to determine the existence of underlying historic  
2 materials, ghosting, and scarring. This scope of work shall be limited, at the Department's discretion,  
3 to no more than 15% of the total surface area of the façade. This work area must be stabilized and  
4 protected after the investigation is complete.

5 **Fences**

6 A Certificate of Appropriateness shall not be required for the construction or replacement of  
7 rear or side yard fences.

8 **Ground Disturbance**

9 Most properties within the Chula-Abbey Early Residential District are also located within the  
10 Planning Department's Archaeological Sensitivity Zone 1 (areas that have high sensitivity for  
11 archaeological resources that are at or just beneath the current ground surface). No Certificate of  
12 Appropriateness shall be required for any project where ground disturbance is not: 2 feet or deeper  
13 (depth below existing street elevation), and more than 25 cubic yards.

14 Where a project exceeds the ground disturbance criteria of Zone 1, no Certificate of  
15 Appropriateness shall be required where Planning Department cultural resources staff, after initial  
16 review, determines that the proposed development project is unlikely to result in damage or destruction  
17 of significant archaeological resources.

18 **Non-Contributory buildings:**

19 No Certificate of Appropriateness shall be required for any exterior change on elevations not  
20 visible from the public rights-of-way for non-contributory properties.

21 No Certificate of Appropriateness shall be required for any alteration or replacement of  
22 exterior building features on visible elevations of non-contributory properties, provided that  
23 reasonable efforts shall be made to produce compatibility with the District, and in no event shall there  
24 be a greater deviation from compatibility. The Planning Department will evaluate these proposals for  
25 compatibility with the character of the historic district as described in the designating ordinance, as set

1 forth in Section 1006.6 of the Planning Code.

2 **Preservation Design Standards**

3 A Certificate of Appropriateness shall not be required for projects involving additions and  
4 modifications of district buildings that are also subject to the Housing Accountability Act (HAA),  
5 provided they comply with the adopted objective design standards outlined in the Preservation Design  
6 Standards.

7 **Ordinary Maintenance and Repairs**

8 No Certificate of Appropriateness shall be required if the proposed work consists of ordinary  
9 maintenance and repairs, as defined in Section 1005 (e)(3) of the Planning Code as any work, the sole  
10 purpose and effect of which is to correct deterioration, decay or damage of existing materials,  
11 including repair of damage caused by fire or other disaster.

12 **Replacement of Character-Defining Features**

13 A Certificate of Appropriateness shall not be required for the in-kind replacement of character-  
14 defining features that are deteriorated beyond repair, including historic architectural details such as  
15 porticos, porches, cornices, stringcourses, plaster work, tympanum, roofline, and eaves) regardless of  
16 visibility from the public right-of-way. For this standard, “in kind” shall mean repair or replace  
17 exactly to match the feature’s material, dimensions, finish, profile, and details. Use of alternative  
18 material(s) does not qualify as “in-kind.”

19 **Roofing – Repair or Replacement**

20 No Certificate of Appropriateness shall be required for roof repair or replacement provided the  
21 proposed roof work does not change the roof character, form, structure, or character-defining features.  
22 New roofing shall be compatible with existing roofing.

23 No Certificate of Appropriateness shall be required for repair and/or replacement of roofing  
24 materials other than visible surface materials, including but not limited to underlayment, structural  
25 members, chimneys, gutters, and scuppers, that does not alter the existing roof’s form or character-

1 defining features.

2 **Rooftop Equipment (excluding cellular installations)**

3 A Certificate of Appropriateness shall not be required for the installation of rooftop equipment  
4 provided that the rooftop equipment is not visible from a public right-of-way and that the rooftop  
5 equipment is installed in a manner that may be easily removed in the future without disturbing any  
6 historic fabric.

7 **Security Measures**

8 A Certificate of Appropriateness shall not be required for installation or replacement of metal  
9 security doors, window grilles, or security gates on rear elevations regardless of visibility from the  
10 public right-of-way.

11 **Solar Panels**

12 A Certificate of Appropriateness shall not be required for the installation of solar panels,  
13 including the installation of structures that support solar panels, regardless of visibility, provided that  
14 the installation would not require alterations to the building greater than normally required to install a  
15 solar energy system, such as:

16 (a) Set with a low profile, and

17 (b) Mounted parallel with the slope of the roof (if roof is sloped greater than 1/12), and

18 (c) Not visible from adjacent street sightlines if on a flat roof, and

19 (d) Set in from the perimeter walls of the building, including the building's primary façade.

20 **Windows**

21 Window Repair: Repair and retention of historic windows is encouraged. No Certificate of  
22 Appropriateness shall be required to correct deterioration, decay, or damage to existing historic  
23 windows, at any façade, including window glazing, sash, muntins, jambs, pulleys, sills and other  
24 historic window components. See “Ordinary Maintenance and Repairs.”

25 Window Replacement – Windows visible from public right-of-way: No Certificate of

1 Appropriateness shall be required for replacement of non-historic windows, provided that replacement  
2 windows are wood (original windows are assumed to have been wood); are recessed between two and  
3 three inches from the surrounding exterior wall surfaces, measured from the primary exterior cladding  
4 to sash; have true divided lites or simulated divided lites with dark-colored spacers where sash feature  
5 muntins. Replacement windows are not required to be single-glazed even if the original windows are  
6 single-glazed. Vinyl windows are not permitted as a replacement for any window.

7 Window Replacement – Windows not visible from public rights-of-way: No Certificate of  
8 Appropriateness shall be required for window replacement on façades not-visible from the public right-  
9 of-way, provided the replacement windows occur within the existing opening. Replacement windows  
10 can be any material (except vinyl), any configuration, operation, profile, or dimension. Vinyl windows  
11 are not permitted as a replacement for any window.

12 **SEC. 9. ADDITIONAL PROVISIONS FOR ALTERATIONS, ADDITIONS AND NEW**  
13 **CONSTRUCTION.**

14 Excluding the exceptions defined in this Appendix. any exterior change to a contributory or  
15 non-contributory building or new construction within the Chula-Abbey Early Residential District shall  
16 require a Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work  
17 requires a City permit. The following standards shall guide the approval of exterior alterations,  
18 additions, and new construction.

19 (a) Character of the district. New construction shall complement and support the historic  
20 character of the district. Proposals for exterior alterations that result in greater conformity with the  
21 character of the district and are based on physical or documented evidence are encouraged.

22 (b) Historic Materials. Exterior alterations or new construction shall not destroy historic  
23 materials. features and spatial relationships that characterize the property. Repair and retention of  
24 historic windows is encouraged.

25 (c) Compatibility. New construction shall be differentiated from the old and shall be compatible

1 with the historic materials, features, size, scale and proportion, and massing to protect the integrity of  
2 the property and its environment. Additions shall be reviewed for compatibility with the historic  
3 building and the District, while infill construction shall be reviewed for compatibility with the overall  
4 District. Neither should imitate nor replicate existing features. Additions should not physically or  
5 visually dominate existing buildings in the District. Infill construction should reflect the character of  
6 the District, including the prevailing heights of contributing buildings without creating a false sense of  
7 history. The following standards shall guide the approval of additions and new construction:

8 **Additions.** Horizontal and vertical additions on contributing and non-contributing buildings, as  
9 well as addition of new features such as garages or window openings in visible elevations of  
10 contributing buildings, shall be reviewed on a case-by-case basis. Proposed additions should be  
11 located in an inconspicuous location and not result in a radical change to the form or character of the  
12 historic building or surrounding District. Due to their diminutive scale and the setbacks of many of the  
13 contributory buildings along the narrow alleys and side streets in the District, vertical additions to the  
14 contributory buildings facing Chula Lane and Abbey Street are generally discouraged unless it is can  
15 be demonstrated that the addition does not impair the form or character-defining features of the  
16 building, and that it is not visible from the surrounding public rights-of-way within the District.

17 As part of the Planning Department review process, the project sponsor shall conduct and  
18 submit an analysis that illustrates the relative visibility of a proposed vertical addition from within the  
19 District. As part of this analysis, sightline cross-sections and perspective drawings illustrating the  
20 proportionality and scale, as well as the visible extent of the addition from prescribed locations should  
21 be submitted.

22 The Planning Department will evaluate these proposals for compliance with the Secretary of the  
23 Interior's Standards (as set forth in Section 1006.6 of the Planning Code), and, may, at their discretion,  
24 refer to the Site Design/Architecture standards of the Preservation Design Standards (adopted by  
25 Historic Preservation Commission).

1           **New Construction.** Where the District provides an opportunity for new construction through  
2 existing vacant parcels or by replacing non-contributing buildings, a sensitive design is of critical  
3 importance. The new construction shall respect the general size, shape, and scale of the character-  
4 defining features associated with the district and its relationship to the character-defining features of  
5 the immediate neighbors and the district. Contributory buildings within the District should be utilized  
6 and referenced for design context. For new construction, contemporary design that respects the  
7 District's existing character-defining features without replicating historic designs is encouraged. The  
8 Planning Department will evaluate these proposals for compatibility with the character of the historic  
9 district as described in the designating ordinance, as set forth in Section 1006.6 of the Planning Code,  
10 and, when applicable, the Citywide Design Standards.

11           The following standards shall guide the approval of exterior alterations and new construction:

12           1. Style. New construction shall be compatible with the character-defining features of the  
13 district, yet is contemporary in design.

14           2. Scale and Proportion. New construction shall be compatible with the massing, size, and  
15 scale of the adjacent contributing buildings within the district.

16           3. Setbacks. New construction shall conform to existing setback patterns found in adjacent  
17 buildings and within the district.

18           4. Roofline. Gabled, cross-gabled, or hipped roof forms or flat roofs with projecting  
19 cornices are common within the district and new construction shall reference the massing and form of  
20 adjacent buildings.

21           5. Dormers and Additions. The enlargement or construction of dormers, penthouses and  
22 horizontal or vertical additions shall be designed in a manner that requires minimal change to the  
23 character-defining features of the subject building and the district in terms of materials, fenestration,  
24 cladding, massing and ornamentation.

1           6. Garages. The insertion of a garage shall minimize the physical and visual impacts on  
2 the character-defining features of the existing building and front yard setting. The design of garages  
3 and garage doors shall be unobtrusive and simple. Painted roll-up doors with panels and minimal  
4 glazing are encouraged.

5           7. Driveways and Front Yard Setbacks. The addition of new driveways shall minimize the  
6 removal of landscaping and include permeable paving materials in order to minimize disruption to  
7 front yard setbacks and the character-defining features of the subject building and the district.

8           8. Details. Architectural details on new construction shall be contemporary, yet  
9 compatible with the character-defining features found on the contributing buildings within the district.

10           **SEC. 10. SIGNIFICANCE OF INDIVIDUAL BUILDINGS TO THE DISTRICT.**

11           Each building within the Chula-Abbey Early Residential District is assigned to either of the  
12 following categories.

13           Contributory. This category identified buildings that date from the District's period of  
14 significance and retain integrity. These structures are of the highest importance in maintaining the  
15 character of the District. The maximum suspension period allowable under Article 10 shall be imposed  
16 on applications for demolition of Contributory buildings.

17           The following buildings are deemed Contributory to the Chula-Abbey Early Residential  
18 District:

19

<u>APN</u>	<u>From</u> <u>St. #</u>	<u>To St.</u> <u>#</u>	<u>Street Name</u>	<u>Date Built</u>
<u>3579 034</u>	<u>3615</u>	<u>3619</u>	<u>17th St</u>	<u>1910</u>
<u>3579 033</u>	<u>3621</u>	<u>3621</u>	<u>17th St</u>	<u>1910</u>
<u>3579 039-042</u>	<u>3623</u>	<u>3625</u>	<u>17th St</u>	<u>1912</u>

20  
21  
22  
23  
24  
25

1	<u>3579 031</u>	<u>3639</u>	<u>3641</u>	<u>17th St</u>	<u>1900</u>
2	<u>3579 030</u>	<u>3643</u>	<u>3647</u>	<u>17th St</u>	<u>1905</u>
3	<u>3579 028</u>	<u>3653</u>	<u>3655</u>	<u>17th St</u>	<u>1900</u>
4	<u>3579 043-045</u>	<u>3657</u>	<u>3657</u>	<u>17th St</u>	<u>1907</u>
5	<u>3579 035-036</u>	<u>3663</u>	<u>3665</u>	<u>17th St</u>	<u>1906</u>
6	<u>3579 046-048</u>	<u>3667</u>	<u>3667</u>	<u>17th St</u>	<u>1911</u>
7	<u>3566 039</u>	<u>3696</u>	<u>3698</u>	<u>17th St</u>	<u>1900</u>
8	<u>3566 038</u>	<u>3680</u>	<u>3682</u>	<u>17th St</u>	<u>1905</u>
9	<u>3566 035</u>	<u>3666</u>	<u>3668</u>	<u>17th St</u>	<u>1900</u>
10	<u>3566 033</u>	<u>3656</u>	<u>3656</u>	<u>17th St</u>	<u>1900</u>
11	<u>3566 079-080</u>	<u>3650</u>	<u>3650</u>	<u>17th St</u>	<u>1888</u>
12	<u>3566 030</u>	<u>3640</u>	<u>3642</u>	<u>17th St</u>	<u>1907</u>
13	<u>3566 071-073</u>	<u>3634</u>	<u>3638</u>	<u>17th St</u>	<u>1959</u>
14	<u>3566 011</u>	<u>3620</u>	<u>3624</u>	<u>17th St</u>	<u>1890</u>
15	<u>3566 016</u>	<u>23</u>	<u>27</u>	<u>Abbey Street</u>	<u>1900</u>
16	<u>3566 026 (081-</u>				
17	<u>083)</u>	<u>28</u>	<u>32</u>	<u>Abbey Street</u>	<u>1900</u>
18	<u>3566 028</u>	<u>30</u>	<u>30</u>	<u>Abbey</u>	<u>1900</u>
19	<u>3566 029</u>	<u>30a</u>	<u>30b</u>	<u>Abbey</u>	<u>1900</u>
20	<u>3566 015</u>	<u>31</u>	<u>31</u>	<u>Abbey Street</u>	<u>1900</u>
21	<u>3566 027</u>	<u>34</u>	<u>40</u>	<u>Abbey Street</u>	<u>1907</u>
22	<u>3566 014</u>	<u>37</u>	<u>37</u>	<u>Abbey Street</u>	<u>1900</u>
23	<u>3566 030A</u>	<u>44</u>	<u>44</u>	<u>Abbey Street</u>	<u>1909</u>
24					
25					

1	<u>3566 049</u>	<u>51</u>	<u>51</u>	<u>Chula Lane</u>	<u>1912</u>
2	<u>3566 048</u>	<u>61</u>	<u>61</u>	<u>Chula Lane</u>	<u>1912</u>
3	<u>3566 047</u>	<u>67</u>	<u>67</u>	<u>Chula Lane</u>	<u>1900</u>
4	<u>3566 045</u>	<u>75</u>	<u>77</u>	<u>Chula Lane</u>	<u>1900</u>
5	<u>3566 044</u>	<u>81</u>	<u>83</u>	<u>Chula Lane</u>	<u>1907</u>
6	<u>3566 003</u>	<u>344</u>	<u>344</u>	<u>Dolores</u>	<u>1900</u>
7	<u>3566 004</u>	<u>348</u>	<u>352</u>	<u>Dolores</u>	<u>1905</u>
8	<u>3566 007 (077-</u>				
9	<u>078)</u>	<u>368</u>	<u>370</u>	<u>Dolores</u>	<u>1908</u>
10	<u>3566 008</u>	<u>372</u>	<u>376</u>	<u>Dolores</u>	<u>1907</u>
11	<u>3566 009</u>	<u>378</u>	<u>384</u>	<u>Dolores</u>	<u>1905</u>
12	<u>3566 009A</u>				
13	<u>(093-095)</u>	<u>386</u>	<u>390</u>	<u>Dolores</u>	<u>1900</u>
14	<u>3566 010</u>	<u>392</u>	<u>398</u>	<u>Dolores</u>	<u>1907</u>

16

17 Noncontributory. This category identifies buildings that postdate the District's period of

18 significance and/or no longer retain sufficient integrity to convey significance.

19 The following buildings shall be deemed Noncontributory to the Chula-Abbey Early Residential

20 District:

<u>APN</u>	<u>From</u> <u>St. #</u>	<u>To St.</u> <u>#</u>	<u>Street Name</u>	<u>Year</u> <u>Built</u>
<u>3566 011A</u>	<u>3626</u>	<u>3626</u>	<u>17<sup>th</sup> Street</u>	<u>1905</u>
<u>3579 032</u>	<u>3627</u>	<u>3633</u>	<u>17<sup>th</sup> Street</u>	<u>1904</u>

1	<u>3566 012</u>	<u>3630</u>	<u>3632</u>	<u>17<sup>th</sup> Street</u>	<u>1900</u>
2	<u>3566 031</u>	<u>3646</u>	<u>3648</u>	<u>17<sup>th</sup> Street</u>	<u>1900</u>
3	<u>3579 029</u>	<u>3649</u>	<u>3651</u>	<u>17<sup>th</sup> Street</u>	<u>1903</u>
4	<u>3566 034</u>	<u>3658</u>	<u>3664</u>	<u>17<sup>th</sup> Street</u>	<u>1923</u>
5	<u>3566 036</u>	<u>3670</u>	<u>3674</u>	<u>17<sup>th</sup> Street</u>	<u>1890</u>
6	<u>3566 037</u>	<u>3676</u>	<u>3678</u>	<u>17<sup>th</sup> Street</u>	<u>1900</u>
7	<u>3566 059-061</u>	<u>3684</u>	<u>3688</u>	<u>17<sup>th</sup> Street</u>	<u>1993</u>
8	<u>3566 062-064</u>	<u>3690</u>	<u>3694</u>	<u>17<sup>th</sup> Street</u>	<u>1994</u>
9	<u>3566 013A</u>	<u>41</u>	<u>43</u>	<u>Abbey</u>	<u>1911</u>
10	<u>3566 046</u>	<u>73</u>	<u>73</u>	<u>Chula Lane</u>	<u>1900</u>
11	<u>3566 005</u>				
12	<u>(069-070)</u>	<u>354</u>	<u>356</u>	<u>Dolores</u>	<u>1922</u>
13	<u>3566 065</u>	<u>358</u>	<u>360</u>	<u>Dolores</u>	<u>1922</u>
14	<u>3566 006</u>	<u>366</u>	<u>366</u>	<u>Dolores</u>	<u>1925</u>
15					
16					

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.

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

7  
8 APPROVED AS TO FORM:  
9 DAVID CHIU, City Attorney

10 By: /s/ Peter Miljanich  
11 Peter Miljanich  
Deputy City Attorney

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## LEGISLATIVE DIGEST

[Planning Code - Landmark District Designation - Chula-Abbey Early Residential Historic District]

**Ordinance amending the Planning Code to add a new Appendix P to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Chula-Abbey 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 P, the Chula-Abbey Early Residential Historic District. It sets forth the location of the district, in the Mission Dolores neighborhood, centered on Chula Lane, Abbey Street, and 17th Street, and its precise boundaries, as well as block and lot information. The district is comprised of 52 properties, 37 of which are contributing resources, and 15 are non-contributing properties.

The Ordinance also sets forth the historical significance of the district. Specifically, the Ordinance explains that the Chula-Abbey 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 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 majority of buildings within the Chula-Abbey Early Residential District were constructed before the 1906 Earthquake and Fires, with only a small portion dating from the reconstruction period. The District provides a rare example of the neighborhood's small-scale residential and agricultural development patterns in the late nineteenth century. The Chula-Abbey Early Residential District is also architecturally significant as distinctive grouping of Victorian-era residential dwellings in Folk Victorian, Italianate, Stick-Eastlake, and Queen Anne styles. The Chula-Abbey Early Residential District is a representative collection of buildings where the overall scale and massing, wood construction, and rhythmic bays of the contributing buildings create a sense of continuity.

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 Chula-Abbey 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 Chula-Abbey Early Residential District designation of the to the Board of Supervisors.

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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  
[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)  
[bos.legislation@sfgov.org](mailto: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)

[Planning Code - Landmark District Designation - Chula-Abbey Early Residential Historic District]

**Ordinance amending the Planning Code to add a new Appendix P to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Chula-Abbey 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.**

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

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

Section 1. CEQA and Land Use Findings.

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

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

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

7 (d) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
8 found that the proposed Planning Code amendments contemplated in this ordinance are  
9 consistent, on balance, with the City's General Plan and with Planning Code Section 101.1(b),  
10 particularly the provision of housing to meet the City's Regional Housing Needs Allocation. In  
11 addition, the Planning Commission recommended that the Board of Supervisors 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 reference.

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

19 (f) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the  
20 proposed ordinance designating the Chula-Abbey Early Residential Historic District will serve  
21 the public necessity, convenience, and welfare for the reasons set forth in Historic  
22 Preservation Commission Resolution No. \_\_\_\_\_ and Planning Commission Resolution  
23 No. \_\_\_\_\_, which are incorporated herein by reference.

24 (g) The Board of Supervisors hereby finds that the Chula-Abbey Early Residential  
25 Historic District has a special character and special historical, architectural, and aesthetic

1 interest and value, and that designation as a Landmark District will further the purposes of and  
2 conform to 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 P, to read as follows:

6  
7 **APPENDIX P TO ARTICLE 10**

8 **CHULA-ABBEY EARLY RESIDENTIAL DISTRICT**

9 *Sec. 1. Findings and Purposes*

10 *Sec. 2. Designation*

11 *Sec. 3. Location and Boundaries*

12 *Sec. 4. Relation to Planning Code and the Provisions of the Charter of the City and County of*

13 *San Francisco*

14 *Sec. 5. Statement of Significance*

15 *Sec. 6. Character-Defining Features*

16 *Sec. 7. Definitions*

17 *Sec. 8. Standards of Review of Applications*

18 *Sec. 9. Additional Standards of Review for Additions and New Construction*

19 *Sec. 10. Significance of Individual Buildings to the Historic District*

20 *Sec. 11. Paint Color*

21 **SEC. 1. FINDINGS AND PURPOSES.**

22 *The Board of Supervisors hereby finds that the area known and described in this ordinance as*  
23 *the Chula-Abbey Early Residential District contains 52 buildings that have a special character and*  
24 *special historical, architectural and aesthetic interest and value, and constitutes a distinct section of*  
25 *the City. The Board of Supervisors further finds that designation of said area as a District will be in*

1 furtherance of and in conformance with the purposes of Article 10 of the Planning Code and the  
2 standards set forth therein, and that preservation on an area basis rather than on the basis of  
3 individual structures alone is in order.

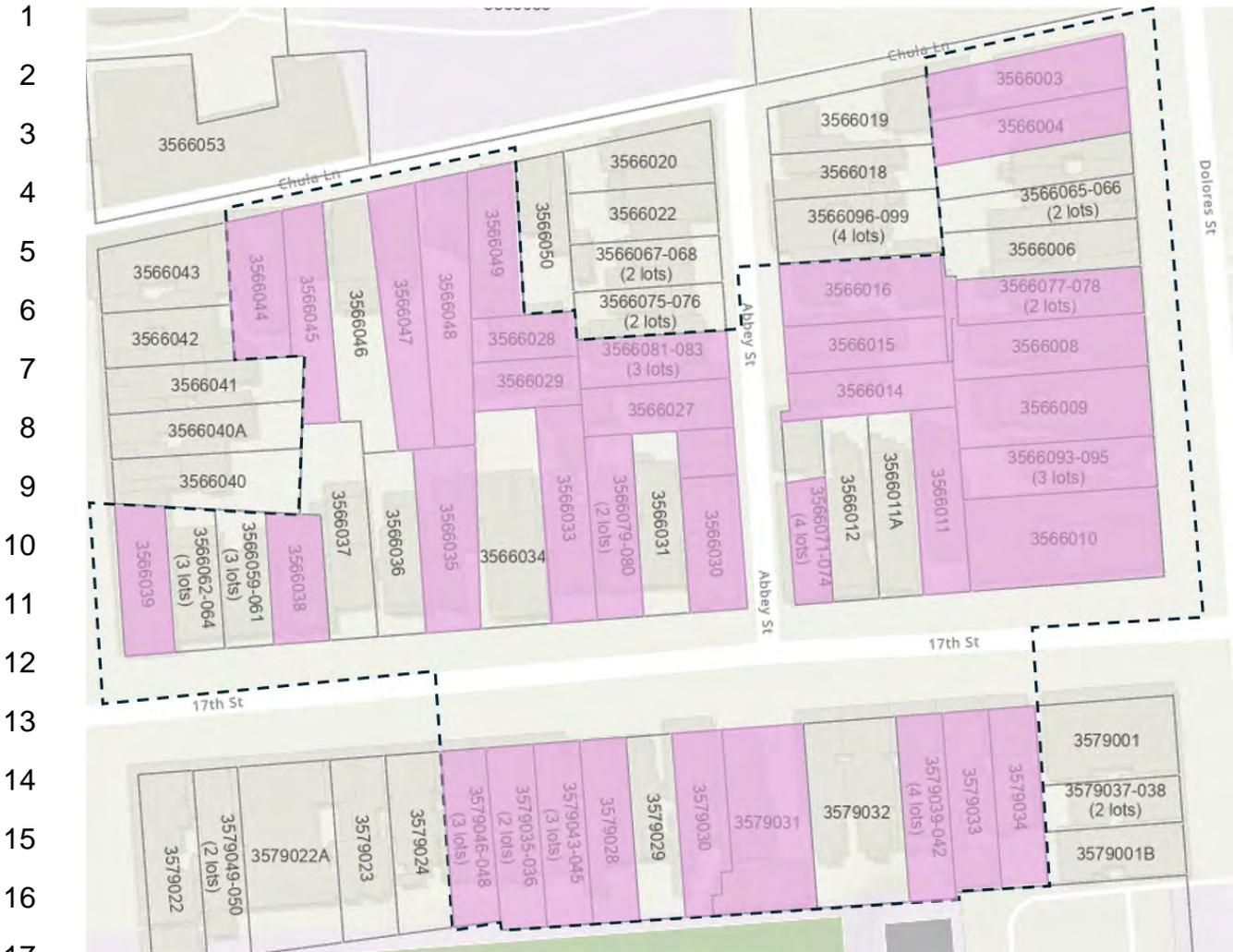
4 This ordinance is intended to further the general purpose of historic preservation legislation as  
5 set forth in Section 1001 of the Planning Code, to promote the health, safety and general welfare of the  
6 public.

7 **SEC. 2. DESIGNATION.**

8 Pursuant to Section 1004 of the Planning Code, the Chula-Abbey Early Residential District is  
9 hereby designated as an Article 10 District, this designation having been duly approved by Resolution  
10 No. \_\_\_\_\_ of the Historic Preservation Commission and Resolution No. \_\_\_\_\_ of the  
11 Planning Commission, which Resolutions are on file with the Clerk of the Board of Supervisors under  
12 File No. \_\_\_\_\_ and which Resolutions are incorporated herein and made part hereof as though  
13 fully set forth.

14 **SEC. 3. LOCATION AND BOUNDARIES.**

15 The location and boundaries of the Chula-Abbey Early Residential District, which contains 52  
16 buildings, encompassing properties on the south side of Chula Lane between its intersections with  
17 Church Street and Dolores Street with the exception of a concentration of properties located at the  
18 intersection of Chula Lane and Abbey Street. The District also includes properties on both sides of  
19 Abbey Street between Chula Lane and 17<sup>th</sup> Street, properties on the west side of Dolores Street between  
20 Chula Lane and 17<sup>th</sup> Street, and properties on the north side of 17<sup>th</sup> Street between Dolores and Church  
21 streets. The District includes lots contained within Assessor's Blocks 3556 and 3579 and shall be as  
22 designated on the Chula-Abbey Early Residential District Map, the original of which is on file with the  
23 Clerk of the Board of Supervisors under File No. \_\_\_\_\_, which Map is hereby incorporated  
24 herein as though fully set forth.



*The boundaries of the Chula-Abbey 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 Chula-Abbey 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 Chula-  
7 Abbey Early Residential District is a one-block long stretch of properties, centered on Chula Lane,  
8 Abbey Street, and 17<sup>th</sup> Street, significant as a representative collection of Folk Victorian, Italianate,  
9 Classical Revival, and Queen Anne residential buildings associated with the themes of “Early  
10 Neighborhood Development (1864-1906)” and “1906 Earthquake and Reconstruction (1906-1915).”  
11 The period of significance is 1865 to 1912. The District is comprised of 52 properties, 37 of which  
12 include contributing resources, located in the Mission Dolores neighborhood. There are 15 non-  
13 contributing properties.

14 The Chula-Abbey Early Residential District is significant as a representative collection of  
15 residential buildings that physically illustrate the neighborhood’s pre- and post-1906 Earthquake and  
16 Fires development transition. Because it was spared from the 1906 fires that decimated many nearby  
17 neighborhoods, the district provides a unique combination of early, small scale single-family homes  
18 along with post-1906 reconstruction-era’s larger scale multi-family flats and apartments. The majority  
19 of buildings within the Chula-Abbey Early Residential District were constructed before the 1906  
20 Earthquake and Fires, with only a small portion dating from the reconstruction period. The District  
21 provides a rare example of the neighborhood’s small-scale residential and agricultural development  
22 patterns in the late nineteenth century.

23 Centered around Chula Lane, an east-west midblock alley, and Abbey Street, a north-south  
24 midblock alley, the buildings in the district physically illustrate the neighborhood’s transition of  
25 development from early, small scale single-family homes to larger scale multi-family flats and

1 apartments. The buildings related to the "Early Neighborhood Development (1864-1906)" theme are  
2 largely focused along Chula Lane and Abbey Street as a linear grouping of low-scale, freestanding  
3 buildings that evoke modest, working-class cottages in a less urban setting. Larger, freestanding,  
4 single-family dwellings were also built during this early period along the primary streets, including  
5 3639 17<sup>th</sup> Street (1874) and 3656 17<sup>th</sup> Street (1885). Many of these larger residential buildings were  
6 converted into flats in the 1890s while surrounding properties were developed in a similar manner.  
7 These infill construction and reconstruction properties relate to "1906 Earthquake and Reconstruction  
8 (1906-1915)" theme.

9 The Chula-Abbey Early Residential District is also architecturally significant as distinctive  
10 grouping of Victorian-era residential dwellings in Folk Victorian, Italianate, Stick-Eastlake, and Queen  
11 Anne styles. The Chula-Abbey Early Residential District is a representative collection of buildings  
12 where the overall scale and massing, wood construction, and rhythmic bays of the contributing  
13 buildings create a sense of continuity.

14 The period of significance for the District is 1865 to 1912, inclusive of the period of  
15 construction of all contributory buildings within the District. Additional historic information, and  
16 descriptions of individual buildings, may be found in the Chula-Abbey Early Residential District  
17 Designation Report, which is hereby incorporated herein as though fully set forth.

18 **SEC. 6. CHARACTER-DEFINING FEATURES.**

19 Whenever a building, district, site, object, or landscape is under consideration for Article 10  
20 Landmark designation, the Historic Preservation Commission is required to identify character-defining  
21 features. This is done to enable owners and the public to understand which elements are considered  
22 most important to preserve the historical and architectural character of the proposed landmark or  
23 landmark district.

24 The character-defining interior features of buildings in the district are identified as: None.  
25

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

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

6 **A. Overall Form, Scale and Proportion**

7 Due to the brief period of construction - most contributory buildings were constructed between  
8 1865 and 1905 - buildings within the district exhibit characteristics of one of two basic residential  
9 property types: single-family early residential or multi-family reconstruction residential (as defined in  
10 the Mission Dolores Context Statement).

11 District buildings are almost all residential, composed primarily of detached, attached or semi-  
12 attached, single-family dwellings and residential flats or apartments. A couple of mixed-use buildings  
13 within the district (typically located on street corners) with residences on upper floors also include  
14 commercial use at the street level. Buildings in the district range from 1 ½ story-over-basement to four  
15 stories in height, with 1 ½ and three stories predominating. Roof forms are predominantly flat, front-  
16 facing gable, or front-facing gable behind a projecting parapet and/or cornice. Several buildings have  
17 hipped roofs.

18 The district's smallest residences are on lots facing the neighborhood's alleys and narrow mid-  
19 block streets. These buildings are typically 1 ½- to two-stories in height, have raised, recessed  
20 entrances accessed by straight-run wood staircases with turned balustrades, often have deep front  
21 setbacks, and feature Folk Victorian, modest Italianate or Stick-Eastlake detailing on the primary,  
22 street-facing facades. Folk Victorian style buildings are often adorned with basic decorative elements  
23 such as spindle work porches. Some of these smaller buildings have been converted from single- to two-  
24 units.

25 Buildings fronting wider streets – 17<sup>th</sup> and Dolores streets – have larger footprints, are taller,

1 and consist of residential flats or apartments. These buildings are typically 2 ½- to four-stories in  
2 height, have recessed, raised entrances, straight run stairs, and feature Queen Anne, Classical Revival,  
3 Italianate, or Stick-Eastlake detailing on the primary, street-facing facades. Romeo Flats buildings at  
4 Dolores Street are built to the front lot line while residential flats buildings at 17<sup>th</sup> Street are often  
5 setback with front yards.

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

10 General characteristics of the district’s two primary residential building types (Single-Family  
11 Early Residential and Multi-Family Reconstruction Residential) and one sub-type (Romeo Flats) are:

12 Single-Family Early Residential: Properties dating from the “Early Neighborhood  
13 Development (1864-1906)” period are unified by their common forms, massing, and  
14 materiality representative of the early residential and agricultural development of the Mission Dolores  
15 neighborhood. Character-defining features of the properties within the district dating from this  
16 period include:

- 17 • Small, one-story over- integrated garage or two-story massing
- 18 • Horizontal painted wood siding
- 19 • Front-facing gable roof, Italianate style flat-front parapet roof form, or projecting  
20 bracketed cornices
- 21 • Wood double-hung windows with ogee lugs
- 22 • Architectural ornament including brackets, applied columns, window and/or door  
23 hoods, and other façade ornamentation indicative of the various architectural styles
- 24 • Front setback or location on lot in reference to street
- 25 • Central or offset primary entrance and stair

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

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

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

### 19 **B. Materials and Finishes**

20 Buildings in the district are of wood frame construction and were historically clad in horizontal  
21 wood siding. Exterior surface finishes are painted. Channel drop wood siding is typical at the  
22 secondary and rear facades, while a combination of flush lap, channel drop, clapboard, or shaped  
23 shingles are typically found at the primary facades. Most buildings retain their historic siding though a  
24 few were later clad in stucco, masonite, or composite shingle siding. These replacement siding  
25 materials have not gained significance.

1 Historically, there were several types of stairs constructed in the district: longer flights of wood  
2 stairs that typically project out from Italianate or Stick-Eastlake style buildings and shorter flights  
3 typically found within the recessed entries of Progressive-era flats and apartment buildings. Many of  
4 the Folk Victorian residences have wood porches with spindlework details at the ground level  
5 entrances.

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

12 Progressive-era buildings – Queen Anne or Classical Revival style – within the district,  
13 particularly those on 17<sup>th</sup> and Dolores streets, feature wood or terrazzo steps with solid cheek walls  
14 and landings. These stairs are typically located partially within the building envelope and provide  
15 access to recessed entrance doors. The recessed vestibules have wood paneled walls, coffered or  
16 stucco-clad ceilings, and floors clad in wood, terrazzo, or tile (usually hexagonal tiles with a  
17 polychromatic trim or mosaic tile). Entrances of Progressive-era flats are typically flanked by  
18 Classical columns or pilasters, and decorated with applied plaster ornament, such as garlands and  
19 floral friezes.

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

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

### 23 **C. Doors and Fenestration**

24 Many of the district's buildings retain their original primary entrance doors. These paneled  
25 wood doors, often slightly wider than contemporary entrance doors, are commonly glazed at the upper

1 portion and feature corniced and bracketed hoods and incised or applied ornament. Occasionally, a  
2 single fixed window is located adjacent to the entry door of Queen Anne buildings, and many entry  
3 doors are topped with transom windows.

4 Fenestration is remarkably consistent throughout the district, consisting of vertically oriented  
5 double-hung single-light wood sash windows, with ogee lugs, set in wood surrounds. Windows are  
6 typically set in wide angled bays with smaller windows set flush with the facade, often adjacent to or  
7 above the primary entry. Window surrounds are typically topped with cornices, occasionally featuring  
8 pediments, with ornamented details. Smaller vertically oriented windows, set in a single or paired  
9 configuration, are typical on Italianate buildings. Some windows have segmental-arched upper sash.  
10 Several buildings, typically Progressive-era flats buildings, feature curved wood sash windows set in  
11 curved structural bays. Angled or curved bays typically contain three windows, though certain bays of  
12 corner buildings contain four or five windows. Most windows are rectangular although there are  
13 several buildings with arched windows.

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

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

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

23 The addition of garages has altered the front facades and yards of many District properties.  
24 Many of the historic buildings within the district were not originally constructed with an integrated  
25 automobile garage. Many front yards have been fully or partially paved to accommodate driveways for

1 garages inserted in the basement of many buildings. Garage structures, openings, and driveways have  
2 not gained significance.

3 Several corner buildings have ground floor commercial spaces that are characterized by glazed  
4 entry doors set in recessed vestibules with large, fixed storefront windows on solid raised bulkheads.  
5 Transom windows span the storefronts.

#### 6 **D. Architectural Details**

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

10 Late Victorian- and Progressive-era architectural styles predominate with Italianate, Stick-  
11 Eastlake, Queen Anne, and Classical Revival styles most widely represented. Architectural details  
12 commonly found on the district's Italianate and Stick-Eastlake buildings – usually at the smaller  
13 dwelling on alleys and narrow streets – include cornice lintels, bracketed hoods, raised panel friezes  
14 and bracketed cornices, and false shaped parapets sometimes with pent roofs for Italianates (3639 17<sup>th</sup>  
15 Street features a canted bay window with colonette mullions and an elaborate cornice at each story)  
16 and bracketed cornice caps, elaborate bracketed door hoods (flat or pedimented) and trim, false  
17 parapets with paneled friezes, brackets, raised porches with spindlework frieze and turned wood  
18 supports, and projecting cornices on Stick-Eastlakes (3656 17<sup>th</sup> Street chamfered bay window features  
19 mullions with engaged colonettes and paneled aprons, while a cornice defines its first story windows;  
20 3620-3624 17<sup>th</sup> Street features a box bay capped with a tall, false pedimented gable with sunburst  
21 inlay).

22 Folk Victorian buildings were most often simple working-class residences, or modest  
23 vernacular buildings that were adorned with basic decorative elements such as spindle work porches  
24 or cornice-line brackets

25 The district's larger flats buildings, facing onto the wider, primary streets, are typically

1 Classical Revival style, including all the district's Romeo Flats buildings. Buildings in the district in  
2 this style feature wide angled or round bay windows, flat roofs, bulky projecting cornices with  
3 modillions or dentils, raised panel spandrels, scroll keystones, broken entablatures, and pedimented  
4 and columned porch or portico entries.

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

## 12 **SEC. 7. DEFINITIONS**

13 Visibility: Visible from within a 150-foot radius of the parcel boundaries. Visibility from a  
14 public right-of-way can be determined by drawing circles with a radius of 150 feet at each corner of a  
15 lot that fronts on a public right-of-way and then determining which portions of a property are visible  
16 when standing in the public right-of-way.

17 Public Right-of-Way: A public right-of-way is a street or sidewalk.

18 Primary Façade or Elevation: A primary façade is a building's main street-facing façade.  
19 Corner buildings have two primary façades.

20 Rear Façade or Elevation: The rear façade is located at the rear of the building and faces the  
21 backyard.

## 22 **SEC. 8 STANDARDS OF REVIEW OF APPLICATIONS**

23 The standards for review of all applications for Certificates of Appropriateness are as set forth  
24 in Section 1006.6 of Article 10. For the purposes of review under those standards, the "character of the  
25

1 Historic District" shall mean the exterior architectural features of the Chula-Abbey Early Residential  
2 District referred to and described in Section 6 of this Appendix.

3 The three levels of review are: "No Certificate of Appropriateness" is required; an  
4 "Administrative Certificate of Appropriateness" is required, which is approved administratively by  
5 Planning Department Preservation staff as delegated pursuant to Section 1006.2(b) of the Planning  
6 Code; and "Certificate of Appropriateness" is required pursuant to Section 1006 of the Planning Code  
7 at a regularly scheduled Historic Preservation Commission hearing. The procedures, requirements,  
8 controls and standards of Article 10 of the Planning Code shall apply to all applications for  
9 Certificates of Appropriateness and/or Administrative Certificates of Appropriateness in the Chula-  
10 Abbey Early Residential District.

11 Any exterior change within the Chula-Abbey Early Residential District shall require a  
12 Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work requires a City  
13 permit, with the exception of: scopes of work outlined in Section 1005(e)(1-10) of Article 10; projects  
14 subject to the Housing Accountability Act (HAA) that comply with the Preservation Design Standards;  
15 and, the specific scopes of work as outlined below.

16 **Ancillary Structures within the Rear Yard – Construction or Removal**

17 No Certificate of Appropriateness shall be required for the construction of any structure within  
18 the rear yard that is no more than ten feet in height above grade and covers no more than 120 square  
19 feet of land regardless of visibility from public rights-of-way. A Certificate of Appropriateness shall not  
20 be required for the removal of any non-historic ancillary structure within the rear yard.

21 **Cladding**

22 No Certificate of Appropriateness shall be required for replacement of cladding on rear facades  
23 not visible from the public right-of-way. Vinyl siding will not be permitted on any elevation regardless  
24 of visibility.

25 **Decks, Stairs & Railings**

1 Front Stairways and Railings: No Certificate of Appropriateness shall be required for the  
2 replacement of stairways and/or railings with compatible stairways and/or railings provided that the  
3 proposal is based on physical or documented evidence and is found to be compatible in terms of  
4 location, configuration, materials, and details with the character-defining features of the building  
5 and/or district. This does not apply to the replacement of porticos, porches, or other architectural  
6 components of the entry.

7 Rear Yard Decks, Stairs, and Railings: No Certificate of Appropriateness shall be required for  
8 repair, replacement, or installation of decks, stairways and associated structural elements (such as  
9 firewalls) or elevator shafts located at rear of subject property regardless of visibility from public  
10 rights-of-way.

11 **Doors, Windows, and Other Openings**

12 Doors, Windows, and Other Openings – non-visible elevations: No Certificate of  
13 Appropriateness shall be required for replacement of doors, including garage doors, and windows in  
14 existing openings at elevations not visible from the public right of way. No Certificate of  
15 Appropriateness shall be required for adding, expanding or removing openings at elevations not visible  
16 from the public right of way.

17 Garage Doors: A Certificate of Appropriateness shall not be required for the replacement of an  
18 existing garage door and/or trim provided that the new features are compatible in terms of material,  
19 pattern, finish, and fenestration. Replacement garage doors must have a solid, painted finish and may  
20 feature no more than 25 percent glazing.

21 Tradesman Doors: No Certificate of Appropriateness shall be required for replacement of  
22 tradesman doors provided the new tradesman door is compatible with the building and District to  
23 minimize visual impacts on the character-defining features of the building and District.

24 **Exploratory and Investigative Work**

25 No Certificate of Appropriateness shall be required for the removal of non-historic material to

1 conduct investigation about the historic structure and to determine the existence of underlying historic  
2 materials, ghosting, and scarring. This scope of work shall be limited, at the Department's discretion,  
3 to no more than 15% of the total surface area of the façade. This work area must be stabilized and  
4 protected after the investigation is complete.

5 **Fences**

6 A Certificate of Appropriateness shall not be required for the construction or replacement of  
7 rear or side yard fences.

8 **Ground Disturbance**

9 Most properties within the Chula-Abbey Early Residential District are also located within the  
10 Planning Department's Archaeological Sensitivity Zone 1 (areas that have high sensitivity for  
11 archaeological resources that are at or just beneath the current ground surface). No Certificate of  
12 Appropriateness shall be required for any project where ground disturbance is not: 2 feet or deeper  
13 (depth below existing street elevation), and more than 25 cubic yards.

14 Where a project exceeds the ground disturbance criteria of Zone 1, no Certificate of  
15 Appropriateness shall be required where Planning Department cultural resources staff, after initial  
16 review, determines that the proposed development project is unlikely to result in damage or destruction  
17 of significant archaeological resources.

18 **Non-Contributory buildings:**

19 No Certificate of Appropriateness shall be required for any exterior change on elevations not  
20 visible from the public rights-of-way for non-contributory properties.

21 No Certificate of Appropriateness shall be required for any alteration or replacement of  
22 exterior building features on visible elevations of non-contributory properties, provided that  
23 reasonable efforts shall be made to produce compatibility with the District, and in no event shall there  
24 be a greater deviation from compatibility. The Planning Department will evaluate these proposals for  
25 compatibility with the character of the historic district as described in the designating ordinance, as set

1 forth in Section 1006.6 of the Planning Code.

2 **Preservation Design Standards**

3 A Certificate of Appropriateness shall not be required for projects involving additions and  
4 modifications of district buildings that are also subject to the Housing Accountability Act (HAA),  
5 provided they comply with the adopted objective design standards outlined in the Preservation Design  
6 Standards.

7 **Ordinary Maintenance and Repairs**

8 No Certificate of Appropriateness shall be required if the proposed work consists of ordinary  
9 maintenance and repairs, as defined in Section 1005 (e)(3) of the Planning Code as any work, the sole  
10 purpose and effect of which is to correct deterioration, decay or damage of existing materials,  
11 including repair of damage caused by fire or other disaster.

12 **Replacement of Character-Defining Features**

13 A Certificate of Appropriateness shall not be required for the in-kind replacement of character-  
14 defining features that are deteriorated beyond repair, including historic architectural details such as  
15 porticos, porches, cornices, stringcourses, plaster work, tympanum, roofline, and eaves) regardless of  
16 visibility from the public right-of-way. For this standard, “in kind” shall mean repair or replace  
17 exactly to match the feature’s material, dimensions, finish, profile, and details. Use of alternative  
18 material(s) does not qualify as “in-kind.”

19 **Roofing – Repair or Replacement**

20 No Certificate of Appropriateness shall be required for roof repair or replacement provided the  
21 proposed roof work does not change the roof character, form, structure, or character-defining features.  
22 New roofing shall be compatible with existing roofing.

23 No Certificate of Appropriateness shall be required for repair and/or replacement of roofing  
24 materials other than visible surface materials, including but not limited to underlayment, structural  
25 members, chimneys, gutters, and scuppers, that does not alter the existing roof’s form or character-

1 defining features.

2 **Rooftop Equipment (excluding cellular installations)**

3 A Certificate of Appropriateness shall not be required for the installation of rooftop equipment  
4 provided that the rooftop equipment is not visible from a public right-of-way and that the rooftop  
5 equipment is installed in a manner that may be easily removed in the future without disturbing any  
6 historic fabric.

7 **Security Measures**

8 A Certificate of Appropriateness shall not be required for installation or replacement of metal  
9 security doors, window grilles, or security gates on rear elevations regardless of visibility from the  
10 public right-of-way.

11 **Solar Panels**

12 A Certificate of Appropriateness shall not be required for the installation of solar panels,  
13 including the installation of structures that support solar panels, regardless of visibility, provided that  
14 the installation would not require alterations to the building greater than normally required to install a  
15 solar energy system, such as:

16 (a) Set with a low profile, and

17 (b) Mounted parallel with the slope of the roof (if roof is sloped greater than 1/12), and

18 (c) Not visible from adjacent street sightlines if on a flat roof, and

19 (d) Set in from the perimeter walls of the building, including the building's primary façade.

20 **Windows**

21 Window Repair: Repair and retention of historic windows is encouraged. No Certificate of  
22 Appropriateness shall be required to correct deterioration, decay, or damage to existing historic  
23 windows, at any façade, including window glazing, sash, muntins, jambs, pulleys, sills and other  
24 historic window components. See “Ordinary Maintenance and Repairs.”

25 Window Replacement – Windows visible from public right-of-way: No Certificate of

1 Appropriateness shall be required for replacement of non-historic windows, provided that replacement  
2 windows are wood (original windows are assumed to have been wood); are recessed between two and  
3 three inches from the surrounding exterior wall surfaces, measured from the primary exterior cladding  
4 to sash; have true divided lites or simulated divided lites with dark-colored spacers where sash feature  
5 muntings. Replacement windows are not required to be single-glazed even if the original windows are  
6 single-glazed. Vinyl windows are not permitted as a replacement for any window.

7 Window Replacement – Windows not visible from public rights-of-way: No Certificate of  
8 Appropriateness shall be required for window replacement on façades not-visible from the public right-  
9 of-way, provided the replacement windows occur within the existing opening. Replacement windows  
10 can be any material (except vinyl), any configuration, operation, profile, or dimension. Vinyl windows  
11 are not permitted as a replacement for any window.

12 **SEC. 9. ADDITIONAL PROVISIONS FOR ALTERATIONS, ADDITIONS AND NEW**  
13 **CONSTRUCTION.**

14 Excluding the exceptions defined in this Appendix, any exterior change to a contributory or  
15 non-contributory building or new construction within the Chula-Abbey Early Residential District shall  
16 require a Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work  
17 requires a City permit. The following standards shall guide the approval of exterior alterations,  
18 additions, and new construction.

19 (a) Character of the district. New construction shall complement and support the historic  
20 character of the district. Proposals for exterior alterations that result in greater conformity with the  
21 character of the district and are based on physical or documented evidence are encouraged.

22 (b) Historic Materials. Exterior alterations or new construction shall not destroy historic  
23 materials, features and spatial relationships that characterize the property. Repair and retention of  
24 historic windows is encouraged.

25 (c) Compatibility. New construction shall be differentiated from the old and shall be compatible

1 with the historic materials, features, size, scale and proportion, and massing to protect the integrity of  
2 the property and its environment. Additions shall be reviewed for compatibility with the historic  
3 building and the District, while infill construction shall be reviewed for compatibility with the overall  
4 District. Neither should imitate nor replicate existing features. Additions should not physically or  
5 visually dominate existing buildings in the District. Infill construction should reflect the character of  
6 the District, including the prevailing heights of contributing buildings without creating a false sense of  
7 history. The following standards shall guide the approval of additions and new construction:

8 **Additions.** Horizontal and vertical additions on contributing and non-contributing buildings, as  
9 well as addition of new features such as garages or window openings in visible elevations of  
10 contributing buildings, shall be reviewed on a case-by-case basis. Proposed additions should be  
11 located in an inconspicuous location and not result in a radical change to the form or character of the  
12 historic building or surrounding District. Due to their diminutive scale and the setbacks of many of the  
13 contributory buildings along the narrow alleys and side streets in the District, vertical additions to the  
14 contributory buildings facing Chula Lane and Abbey Street are generally discouraged unless it is can  
15 be demonstrated that the addition does not impair the form or character-defining features of the  
16 building, and that it is not visible from the surrounding public rights-of-way within the District.

17 As part of the Planning Department review process, the project sponsor shall conduct and  
18 submit an analysis that illustrates the relative visibility of a proposed vertical addition from within the  
19 District. As part of this analysis, sightline cross-sections and perspective drawings illustrating the  
20 proportionality and scale, as well as the visible extent of the addition from prescribed locations should  
21 be submitted.

22 The Planning Department will evaluate these proposals for compliance with the Secretary of the  
23 Interior's Standards (as set forth in Section 1006.6 of the Planning Code), and, may, at their discretion,  
24 refer to the Site Design/Architecture standards of the Preservation Design Standards (adopted by  
25 Historic Preservation Commission).

1           *New Construction. Where the District provides an opportunity for new construction through*  
2 *existing vacant parcels or by replacing non-contributing buildings, a sensitive design is of critical*  
3 *importance. The new construction shall respect the general size, shape, and scale of the character-*  
4 *defining features associated with the district and its relationship to the character-defining features of*  
5 *the immediate neighbors and the district. Contributory buildings within the District should be utilized*  
6 *and referenced for design context. For new construction, contemporary design that respects the*  
7 *District’s existing character-defining features without replicating historic designs is encouraged. The*  
8 *Planning Department will evaluate these proposals for compatibility with the character of the historic*  
9 *district as described in the designating ordinance, as set forth in Section 1006.6 of the Planning Code,*  
10 *and, when applicable, the Citywide Design Standards.*

11           *The following standards shall guide the approval of exterior alterations and new construction:*

12           *1. Style. New construction shall be compatible with the character-defining features of the*  
13 *district, yet is contemporary in design.*

14           *2. Scale and Proportion. New construction shall be compatible with the massing, size, and*  
15 *scale of the adjacent contributing buildings within the district.*

16           *3. Setbacks. New construction shall conform to existing setback patterns found in adjacent*  
17 *buildings and within the district.*

18           *4. Roofline. Gabled, cross-gabled, or hipped roof forms or flat roofs with projecting*  
19 *cornices are common within the district and new construction shall reference the massing and form of*  
20 *adjacent buildings.*

21           *5. Dormers and Additions. The enlargement or construction of dormers, penthouses and*  
22 *horizontal or vertical additions shall be designed in a manner that requires minimal change to the*  
23 *character-defining features of the subject building and the district in terms of materials, fenestration,*  
24 *cladding, massing and ornamentation.*

1           6. Garages. The insertion of a garage shall minimize the physical and visual impacts on  
2 the character-defining features of the existing building and front yard setting. The design of garages  
3 and garage doors shall be unobtrusive and simple. Painted roll-up doors with panels and minimal  
4 glazing are encouraged.

5           7. Driveways and Front Yard Setbacks. The addition of new driveways shall minimize the  
6 removal of landscaping and include permeable paving materials in order to minimize disruption to  
7 front yard setbacks and the character-defining features of the subject building and the district.

8           8. Details. Architectural details on new construction shall be contemporary, yet  
9 compatible with the character-defining features found on the contributing buildings within the district.

10           **SEC. 10. SIGNIFICANCE OF INDIVIDUAL BUILDINGS TO THE DISTRICT.**

11           Each building within the Chula-Abbey Early Residential District is assigned to either of the  
12 following categories.

13           Contributory. This category identified buildings that date from the District's period of  
14 significance and retain integrity. These structures are of the highest importance in maintaining the  
15 character of the District. The maximum suspension period allowable under Article 10 shall be imposed  
16 on applications for demolition of Contributory buildings.

17           The following buildings are deemed Contributory to the Chula-Abbey Early Residential  
18 District:

19

<u>APN</u>	<u>From</u> <u>St. #</u>	<u>To St.</u> <u>#</u>	<u>Street Name</u>	<u>Date Built</u>
<u>3579 034</u>	<u>3615</u>	<u>3619</u>	<u>17th St</u>	<u>1910</u>
<u>3579 033</u>	<u>3621</u>	<u>3621</u>	<u>17th St</u>	<u>1910</u>
<u>3579 039-042</u>	<u>3623</u>	<u>3625</u>	<u>17th St</u>	<u>1912</u>

20  
21  
22  
23  
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25

1	<u>3579 031</u>	<u>3639</u>	<u>3641</u>	<u>17th St</u>	<u>1900</u>
2	<u>3579 030</u>	<u>3643</u>	<u>3647</u>	<u>17th St</u>	<u>1905</u>
3	<u>3579 028</u>	<u>3653</u>	<u>3655</u>	<u>17th St</u>	<u>1900</u>
4	<u>3579 043-045</u>	<u>3657</u>	<u>3657</u>	<u>17th St</u>	<u>1907</u>
5	<u>3579 035-036</u>	<u>3663</u>	<u>3665</u>	<u>17th St</u>	<u>1906</u>
6	<u>3579 046-048</u>	<u>3667</u>	<u>3667</u>	<u>17th St</u>	<u>1911</u>
7	<u>3566 039</u>	<u>3696</u>	<u>3698</u>	<u>17th St</u>	<u>1900</u>
8	<u>3566 038</u>	<u>3680</u>	<u>3682</u>	<u>17th St</u>	<u>1905</u>
9	<u>3566 035</u>	<u>3666</u>	<u>3668</u>	<u>17th St</u>	<u>1900</u>
10	<u>3566 033</u>	<u>3656</u>	<u>3656</u>	<u>17th St</u>	<u>1900</u>
11	<u>3566 079-080</u>	<u>3650</u>	<u>3650</u>	<u>17th St</u>	<u>1888</u>
12	<u>3566 030</u>	<u>3640</u>	<u>3642</u>	<u>17th St</u>	<u>1907</u>
13	<u>3566 071-073</u>	<u>3634</u>	<u>3638</u>	<u>17th St</u>	<u>1959</u>
14	<u>3566 011</u>	<u>3620</u>	<u>3624</u>	<u>17th St</u>	<u>1890</u>
15	<u>3566 016</u>	<u>23</u>	<u>27</u>	<u>Abbey Street</u>	<u>1900</u>
16	<u>3566 026 (081-</u>				
17	<u>083)</u>	<u>28</u>	<u>32</u>	<u>Abbey Street</u>	<u>1900</u>
18	<u>3566 028</u>	<u>30</u>	<u>30</u>	<u>Abbey</u>	<u>1900</u>
19	<u>3566 029</u>	<u>30a</u>	<u>30b</u>	<u>Abbey</u>	<u>1900</u>
20	<u>3566 015</u>	<u>31</u>	<u>31</u>	<u>Abbey Street</u>	<u>1900</u>
21	<u>3566 027</u>	<u>34</u>	<u>40</u>	<u>Abbey Street</u>	<u>1907</u>
22	<u>3566 014</u>	<u>37</u>	<u>37</u>	<u>Abbey Street</u>	<u>1900</u>
23	<u>3566 030A</u>	<u>44</u>	<u>44</u>	<u>Abbey Street</u>	<u>1909</u>
24					
25					

1	<u>3566 049</u>	<u>51</u>	<u>51</u>	<u>Chula Lane</u>	<u>1912</u>
2	<u>3566 048</u>	<u>61</u>	<u>61</u>	<u>Chula Lane</u>	<u>1912</u>
3	<u>3566 047</u>	<u>67</u>	<u>67</u>	<u>Chula Lane</u>	<u>1900</u>
4	<u>3566 045</u>	<u>75</u>	<u>77</u>	<u>Chula Lane</u>	<u>1900</u>
5	<u>3566 044</u>	<u>81</u>	<u>83</u>	<u>Chula Lane</u>	<u>1907</u>
6	<u>3566 003</u>	<u>344</u>	<u>344</u>	<u>Dolores</u>	<u>1900</u>
7	<u>3566 004</u>	<u>348</u>	<u>352</u>	<u>Dolores</u>	<u>1905</u>
8	<u>3566 007 (077-</u>				
9	<u>078)</u>	<u>368</u>	<u>370</u>	<u>Dolores</u>	<u>1908</u>
10	<u>3566 008</u>	<u>372</u>	<u>376</u>	<u>Dolores</u>	<u>1907</u>
11	<u>3566 009</u>	<u>378</u>	<u>384</u>	<u>Dolores</u>	<u>1905</u>
12	<u>3566 009A</u>				
13	<u>(093-095)</u>	<u>386</u>	<u>390</u>	<u>Dolores</u>	<u>1900</u>
14	<u>3566 010</u>	<u>392</u>	<u>398</u>	<u>Dolores</u>	<u>1907</u>

16

17 Noncontributory. This category identifies buildings that postdate the District's period of

18 significance and/or no longer retain sufficient integrity to convey significance.

19 The following buildings shall be deemed Noncontributory to the Chula-Abbey Early Residential

20 District:

<u>APN</u>	<u>From</u> <u>St. #</u>	<u>To St.</u> <u>#</u>	<u>Street Name</u>	<u>Year</u> <u>Built</u>
<u>3566 011A</u>	<u>3626</u>	<u>3626</u>	<u>17<sup>th</sup> Street</u>	<u>1905</u>
<u>3579 032</u>	<u>3627</u>	<u>3633</u>	<u>17<sup>th</sup> Street</u>	<u>1904</u>

1	<u>3566 012</u>	<u>3630</u>	<u>3632</u>	<u>17<sup>th</sup> Street</u>	<u>1900</u>
2	<u>3566 031</u>	<u>3646</u>	<u>3648</u>	<u>17<sup>th</sup> Street</u>	<u>1900</u>
3	<u>3579 029</u>	<u>3649</u>	<u>3651</u>	<u>17<sup>th</sup> Street</u>	<u>1903</u>
4	<u>3566 034</u>	<u>3658</u>	<u>3664</u>	<u>17<sup>th</sup> Street</u>	<u>1923</u>
5	<u>3566 036</u>	<u>3670</u>	<u>3674</u>	<u>17<sup>th</sup> Street</u>	<u>1890</u>
6	<u>3566 037</u>	<u>3676</u>	<u>3678</u>	<u>17<sup>th</sup> Street</u>	<u>1900</u>
7	<u>3566 059-061</u>	<u>3684</u>	<u>3688</u>	<u>17<sup>th</sup> Street</u>	<u>1993</u>
8	<u>3566 062-064</u>	<u>3690</u>	<u>3694</u>	<u>17<sup>th</sup> Street</u>	<u>1994</u>
9	<u>3566 013A</u>	<u>41</u>	<u>43</u>	<u>Abbey</u>	<u>1911</u>
10	<u>3566 046</u>	<u>73</u>	<u>73</u>	<u>Chula Lane</u>	<u>1900</u>
11	<u>3566 005</u>				
12	<u>(069-070)</u>	<u>354</u>	<u>356</u>	<u>Dolores</u>	<u>1922</u>
13	<u>3566 065</u>	<u>358</u>	<u>360</u>	<u>Dolores</u>	<u>1922</u>
14	<u>3566 006</u>	<u>366</u>	<u>366</u>	<u>Dolores</u>	<u>1925</u>
15					
16					

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.

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

7

8       APPROVED AS TO FORM:  
9       DAVID CHIU, City Attorney

9

10      By:    /s/ Peter Miljanich  
11           Peter Miljanich  
              Deputy City Attorney

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# LANDMARK DESIGNATION RECOMMENDATION EXECUTIVE SUMMARY

**HEARING DATE: OCTOBER 15, 2025**

**Record No.:** 2025-005930DES

**Project Address:** Chula-Abbey Early Residential Historic District

**Zoning:** RH-2 and RH-3 (Residential-House, Two and Three Family)  
RM-1 and RM-2 (Residential-Mixed, Low and Moderate Density)  
40-X Height and Bulk District

**Proposed Family Zoning Plan:** RH-2 and RH-3 (Residential-House, Two and Three Family)  
RTO-C (Residential Transit Oriented-Commercial) District  
40/50-R-4 Height and Bulk District  
40/65-R-4 Height and Bulk District

**Cultural District:** American Indian Cultural District

**Block/Lot:** 3566 / 003, 004, 006, 008, 009, 010, 011, 011A, 012, 013A, 014, 015, 016, 027, 028, 029, 030, 030A, 031, 033, 034, 035, 036, 037, 038, 038, 039, 044, 045, 046, 047, 049, 059-061, 062-064, 065-066, 069-070, 071-074, 077-078, 079-080, 081-083, 093-095  
3579 / 028, 029, 030, 031, 032, 033, 034, 035-036, 039-042, 043-045, 046-048

**Staff Contact:** Pilar LaValley 628-652-7372  
[pilar.lavalley@sfgov.org](mailto: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 Chula-Abbey 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. 250297 to initiate the Landmark District designation process for the Chula-Abbey 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. 222-25 became effective.

## 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, 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; 20<sup>th</sup> 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; 20<sup>th</sup> 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 Chula-Abbey 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 17<sup>th</sup> 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 Chula-Abbey Early Residential District.

- **The MNDNA Survey** area is roughly Market Street to the north; 20<sup>th</sup> 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 17<sup>th</sup> Street/Chula Lane and west of Dolores Street (the DPR forms are considered draft as they have not been 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 Chula-Abbey Early Residential District is a two-block stretch of properties, centered on Chula Lane, Abbey Street, and 17<sup>th</sup> 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 52 residential buildings built in the Folk Victorian, Italianate, Classical Revival, and Queen Anne architectural styles between 1865 and 1912.

The period between 1865 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 Chula Lane, an east-west midblock alley, and Abbey Street, a north-south midblock alley, 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 buildings related to the "Early Neighborhood Development (1864-1906)" theme are largely focused along Chula Lane and Abbey Street as a linear grouping of low-scale, freestanding buildings that evoke modest, working-class cottages in a less urban setting. Larger, freestanding, single-family dwellings were also built during this early period along the primary streets, including 3639 17<sup>th</sup> Street (1874) and 3656 17<sup>th</sup> Street (1885). Many of these larger residential buildings were converted into flats in the 1890s while surrounding properties were developed in a similar manner. These infill construction and reconstruction properties relate to "1906 Earthquake and Reconstruction (1906-1915)" theme.

## 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.

**Significance:** Identified through the *Mission Dolores Neighborhood Context Statement & Survey*, the Chula-Abbey Early Residential District is a two-block stretch of properties, centered on Chula Lane, Abbey Street, and 17<sup>th</sup> Street, significant as a representative collection of Folk Victorian, 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 period of significance is 1865 to 1912. The District is comprised

of 52 properties, 37 of which include contributing resources, located in the Mission Dolores neighborhood. There are 15 non-contributing properties.

The Chula-Abbey 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 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 majority of buildings within the Chula-Abbey Early Residential District were constructed before the 1906 Earthquake and Fires, with only a small portion dating from the reconstruction period. The District provides a rare example of the neighborhood's small-scale residential and agricultural development patterns in the late nineteenth century.

The Chula-Abbey Early Residential District is also architecturally significant as distinctive grouping of Victorian-era residential dwellings in Folk Victorian, Italianate, Stick-Eastlake, and Queen Anne styles. The Chula-Abbey Early Residential District is a representative collection of buildings where the overall scale and massing, wood construction, and rhythmic bays of the contributing buildings create a sense of continuity. 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 Chula-Abbey Early Residential District retains the physical components, aspects of design, spatial organization, and historic associations that it acquired during the 1865 to 1912 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 Chula-Abbey 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 37 contributing buildings and 15 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 addition details about character-defining features):

District buildings are almost all residential, composed primarily of detached, attached or semi-attached, single-family dwellings and residential flats or apartments. A couple of mixed-use buildings within the district (typically located on street corners) with residences on upper floors also include commercial use at the street level.

Several corner buildings have ground floor commercial spaces that are characterized by glazed entry doors set in recessed vestibules with large, fixed storefront windows on solid raised bulkheads. Transom windows span the storefronts.

District buildings are all wood frame, 1-½ to three stories with flat or front-facing gable roofs behind a projecting parapet and/or cornice.

Most 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 Dolores Street include a row of Romeo Flats.

**Boundaries of the Landmark District:** The proposed Landmark District is bounded by Chula Lane, Dolores Street, 17<sup>th</sup> Street, and Church Street. The Chula-Abbey district encompasses Lots 003, 004, 006, 008, 009, 010, 011, 011A, 012, 013A, 014, 015, 016, 027, 028, 029, 030, 030A, 031, 033, 034, 035, 036, 037, 038, 038, 039, 044, 045, 046, 047, 049, 059-061, 062-064, 065-066, 069-070, 071-074, 077-078, 079-080, 081-083, 093-095 in Assessor's Parcel Block No. 3566; and, Lots 028, 029, 030, 031, 032, 033, 034, 035-036, 039-042, 043-045, 046-048 in Assessor's Parcel Block No. 3579.

## 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 Chula-Abbey 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 Chula-Abbey 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.<sup>1</sup> new solar panels and supporting structure, new skylights.<sup>1</sup>

*Proposed for the Chula-Abbey 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 Chula-Abbey 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.<sup>2</sup>

*Proposed for the Chula-Abbey 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

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<sup>1</sup> 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.

<sup>2</sup> 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.

**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**

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 Chula-Abbey 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 Chula-Abbey 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 **Chula-Abbey Early Residential District** as it meets the provisions of Article 10 of the Planning Code regarding Landmark District Designation. The Chula-Abbey Early Residential District is a two-block stretch of properties, centered on Chula Lane, Abbey Street, and 17<sup>th</sup> Street, significant as a representative collection of Folk Victorian, 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 – Chula-Abbey Early Residential District Designation Fact Sheet and Survey Forms
- Exhibit C – Board of Supervisors Resolution No. 222-25
- 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.:** 2025-005930DES

**Project Address:** Chula-Abbey Early Residential Historic District

**Zoning:** RH-2 and RH-3 (Residential-House, Two and Three Family)  
RM-1 and RM-2 (Residential-Mixed, Low and Moderate Density)  
40-X Height and Bulk District

**Proposed Family Zoning Plan:** RH-2 and RH-3 (Residential-House, Two and Three Family)  
RTO-C (Residential Transit Oriented-Commercial) District  
40/50-R-4 Height and Bulk District  
40/65-R-4 Height and Bulk District

**Cultural District:** American Indian Cultural District

**Block/Lot:** 3566 / 003, 004, 006, 008, 009, 010, 011, 011A, 012, 013A, 014, 015, 016, 027, 028, 029, 030, 030A, 031, 033, 034, 035, 036, 037, 038, 038, 039, 044, 045, 046, 047, 049, 059-061, 062-064, 065-066, 069-070, 071-074, 077-078, 079-080, 081-083, 093-095  
3579 / 028, 029, 030, 031, 032, 033, 034, 035-036, 039-042, 043-045, 046-048

**Environmental Review:** Common Sense Exemption

**Staff Contact:** Pilar LaValley 628-652-7372  
[pilar.lavalley@sfgov.org](mailto: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 Chula-Abbey Early Residential District pursuant to Section 4.135 of the Charter and Section 1004.2(c) of the Planning Code. The Chula-Abbey Early Residential District is located in the northern portion of Mission Dolores neighborhood, which is in northwestern Mission

District. The district is comprised of fifty-two (52) properties. Thirty-seven (37) 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. 250297 to initiate the Landmark District designation process for the Chula-Abbey 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. 222-25 became effective.

On October 15, 2025, at a duly-noticed and regularly scheduled public hearing, the Historic Preservation Commission (HPC) adopted Resolution No. 1497 recommending approval of Landmark District Designation of the Chula-Abbey 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, 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 Chula-Abbey Early Residential District is a two-block stretch of properties, centered on Chula Lane, Abbey Street, and 17<sup>th</sup> Street, significant as a representative collection of Folk Victorian, Italianate, Stick-Eastlake, 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 period of significance is 1865 to 1912. The District is comprised of 52 properties, 37 of which are contributing resources and 15 are non-contributing resources, located in the Mission Dolores neighborhood.

The Chula-Abbey 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 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. Most buildings within the Chula-Abbey Early Residential District were constructed before the 1906 Earthquake and Fires, with only a small portion dating from the reconstruction period.

The Chula-Abbey Early Residential District is also architecturally significant as distinctive grouping of Progressive and Victorian-era residential dwellings in Folk Victorian, Italianate, Stick-Eastlake, Classical Revival, and Queen Anne styles. The Chula-Abbey Early Residential District is a representative collection of buildings where the overall scale and massing, wood construction, and rhythmic bays of the contributing

buildings create a sense of continuity. 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 Common Sense Exemption under CEQA Guidelines Section 15061(b)(3).
- **Public Comment & Outreach.**
  - **Support/Opposition:** The Department has received one (1) letter in support and four (4) letters in opposition to the Project, including one (1) from the Mission Dolores Neighborhood Association in support.
  - **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).
    - June 13, 2024 Landmark District Designation Kick-Off Community Forum
    - December 5, 2024 Community Meeting
    - January 21, 2025 Virtual Town Hall
- **Property Owner Notice:** On September 26, 2025, the Department sent mailed notice to the property owner regarding the landmark designation recommendation hearing at the Historic Preservation Commission scheduled for October 15, 2025.
- **American Indian Cultural District:** The Chula-Abbey 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 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, 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 Chula-Abbey Early Residential Historic District.

On **October 15, 2025**, the Historic Preservation Commission recommended designation of the Chula-Abbey Early Residential District.

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

Final actions on the Chula-Abbey 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 Chula-Abbey 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 a 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 fifty-two (52) properties as the Chula-Abbey 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. 1497  
Exhibit B – Board of Supervisors Resolution No. 222-25  
Exhibit C – Draft Ordinance for Chula-Abbey Early Residential District  
Exhibit D – HPC Landmark Designation Recommendation Executive Summary

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## Landmark Designation Report

### Chula-Abbey Early Residential Historic 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.

## CHULA-ABBAY EARLY RESIDENTIAL DISTRICT



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### Chula-Abbey Early Residential Historic District

The Chula-Abbey Early Residential Historic District is comprised of two blocks centered at the intersection of Chula Lane (formerly Church Street) and Abbey Street (formerly Alemany Street) within the Mission Dolores neighborhood of San Francisco. 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, 20<sup>th</sup> Street on the south, and Market Street and the Central Freeway on the north. Dolores Street, a wide boulevard that bisects the neighborhood, forms the district's eastern boundary. Chula Lane is a small side-street running midblock east-west from Dolores and Church streets between 16<sup>th</sup> Street and 17<sup>th</sup> Street. Abbey Street runs midblock north-south between Chula Lane and 17<sup>th</sup> Street and forms the eastern boundary of the district.

**Boundary:** The proposed Landmark District is bounded by Chula Lane, Dolores Street, 17<sup>th</sup> Street, and Church Street. The Chula-Abbey district encompasses Lots 003, 004, 006, 008, 009, 010, 011, 011A, 012, 013A, 014, 015, 016, 027, 028, 029, 030, 030A, 031, 033, 034, 035, 036, 037, 038, 038, 039, 044, 045, 046, 047, 049, 059-061, 062-064, 065-066, 069-070, 071-074, 077-078, 079-080, 081-083, 093-095 in Assessor's Parcel Block No. 3566; and, Lots 028, 029, 030, 031, 032, 033, 034, 035-036, 039-042, 043-045, 046-048 in Assessor's Parcel Block No. 3579.

The boundaries of the Chula-Abbey Historic District is comprised of 52 properties including those on the south side of Chula Lane between its intersections with Church Street and Dolores Street with the exception of a concentration of properties located at the intersection of Chula Lane and Abbey Street. The district also includes properties on both sides of Abbey Street between Chula Lane and 17<sup>th</sup> Street, properties on the west side of Dolores Street between Chula Lane and 17<sup>th</sup> Street, and properties on the north side of 17<sup>th</sup> Street between Dolores and Church streets.

**Period of Significance:** The Period of Significance is 1865-1912, the years of construction for contributing properties within the district.

**District Eligibility:** 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 Chula-Abbey Early Residential District is a two-block stretch of properties, centered on Chula Lane, Abbey Street, and 17<sup>th</sup> Street, significant as a representative collection of Folk Victorian, Italianate, Stick-Eastlake, 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 period of significance is 1865 to 1912. The District is comprised of 52 properties, 37 of which include contributing resources, located in the Mission Dolores neighborhood. There are 15 non-contributing properties.

The Chula-Abbey 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 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. Most buildings within the Chula-Abbey Early Residential District were constructed before the 1906 Earthquake and Fires, with only a small portion dating from the reconstruction period. The District provides a rare example of the neighborhood's small-scale residential and agricultural development patterns in the late nineteenth century.

The Chula-Abbey Early Residential District is also architecturally significant as distinctive grouping of Victorian-era residential dwellings in Folk Victorian, Italianate, Stick-Eastlake, and Queen Anne styles. The Chula-Abbey Early Residential District is a representative collection of buildings where the overall scale and massing, wood construction, and rhythmic bays of the contributing buildings create a sense of continuity. 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. Development in this period was characterized by an increase in multi-family residential structures, particularly with the construction of apartment buildings and flats, including “Romeo Flats,” in Classical Revival and Queen Anne architectural styles.

**District Contributors:** 37 contributing properties (71%) and 15 non-contributing properties (29%)

The following properties are contributors to the Chula-Abbey Early Residential District:

APN	From St. #	To St. #	Street Name	Date Built
3579 034	3615	3619	17th St	1910
3579 033	3621	3621	17th St	1910
3579 039-042	3623	3625	17th St	1912
3579 031	3639	3641	17th St	1900
3579 030	3643	3647	17th St	1905
3579 028	3653	3655	17th St	1900
3579 043-045	3657	3657	17th St	1907
3579 035-036	3663	3665	17th St	1906
3579 046-048	3667	3667	17th St	1911
3566 039	3696	3698	17th St	1900
3566 038	3680	3682	17th St	1905

3566 035	3666	3668	17th St	1900
3566 033	3656	3656	17th St	1900
3566 079-080	3650	3650	17th St	1888
3566 030	3640	3642	17th St	1907
3566 071-073	3634	3638	17th St	1959
3566 011	3620	3624	17th St	1890
3566 016	23	27	Abbey Street	1900
3566 026 (081-083)	28	32	Abbey Street	1900
3566 028	30	30	Abbey	1900
3566 029	30a	30b	Abbey	1900
3566 015	31	31	Abbey Street	1900
3566 027	34	40	Abbey Street	1907
3566 014	37	37	Abbey Street	1900
3566 030A	44	44	Abbey Street	1909
3566 049	51	51	Chula Lane	1912
3566 048	61	61	Chula Lane	1912
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

The following buildings are Noncontributory to the Chula-Abbey Early Residential District:

<b>APN</b>	<b>From St. #</b>	<b>To St. #</b>	<b>Street Name</b>	<b>Year Built</b>
3566 011A	3626	3626	17 <sup>th</sup> Street	1905
3579 032	3627	3633	17 <sup>th</sup> Street	1904
3566 012	3630	3632	17 <sup>th</sup> Street	1900
3566 031	3646	3648	17 <sup>th</sup> Street	1900
3579 029	3649	3651	17 <sup>th</sup> Street	1903
3566 034	3658	3664	17 <sup>th</sup> Street	1923
3566 036	3670	3674	17 <sup>th</sup> Street	1890
3566 037	3676	3678	17 <sup>th</sup> Street	1900
3566 059-061	3684	3688	17 <sup>th</sup> Street	1993
3566 062-064	3690	3694	17 <sup>th</sup> Street	1994
3566 013A	41	43	Abbey	1911
3566 046	73	73	Chula Lane	1900
3566 005 (069-070)	354	356	Dolores	1922
3566 065	358	360	Dolores	1922
3566 006	366	366	Dolores	1925

**Development Context:** The Chula-Abbey Early Residential Historic District is significant as a representative collection of residential buildings associated with the “Early Neighborhood Development”

theme within the Mission Dolores neighborhood, defined in the *Mission Dolores Neighborhood Context Statement* as 1864-1906.<sup>1</sup> The district is also significant under the “1906 Earthquake and Reconstruction” theme defined as 1906-1915.<sup>2</sup> Most of the contributing properties within the Chula-Abbey Historic District were constructed between 1865-1890 with some properties dating from the post-1906 Earthquake and Fire reconstruction era. This collection of buildings represents the early small-scale residential and agricultural development patterns of the Mission Dolores neighborhood and its associated architectural styles and building typologies as well as construction methods and residential architecture indicative of the post-1906 reconstruction period.

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 the 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.<sup>3</sup> 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.<sup>4</sup>

With this, the Mission Dolores neighborhood became denser in population. During this decade the population of the 11th Ward, which encompassed the neighborhood, rose from 3,000 in 1860 to 23,000 in 1870.<sup>5</sup> 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.<sup>6</sup> Photographs and Sanborn Fire Insurance Maps dating from the 1880s reveal most development concentrated around the site of the Mission Dolores complex and becoming less dense moving outward. Chula Lane was historically known as Church Lane until at least 1914 and formed the southern boundary of the Mission Dolores cemetery.<sup>7</sup>

The earliest Sanborn Map of Assessor Block 3566 was published in 1889 and shows eight properties on the south side of Church Lane. The subject block at the time was densely developed with single-family residences and some ancillary structures, a few stores along Dolores Street, as well as a wood and coal yard, windmill, and water tanks to serve the neighborhood.<sup>8</sup> The block south of 17<sup>th</sup> Street appears less dense with residential development and contains some industrial and commercial use. By 1899, much of the industrial uses in proximity to Church Lane have been replaced by housing with some vacant lots still

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<sup>1</sup> *Mission Dolores Neighborhood Historic Context Statement*, 2020, 29.

<sup>2</sup> *Ibid.*, 43.

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

<sup>4</sup> Godfrey, *Neighborhoods in Transition*, 144.

<sup>5</sup> 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.

<sup>6</sup> Map of the City of San Francisco, 1874.

<sup>7</sup> The 1914 Sanborn Fire Insurance Maps show this street name change.

<sup>8</sup> 1889 Sanborn Fire Insurance Map, vol 3., 69.

available on the subject block. The 1914 Sanborn shows the street name changes of Church Lane (Chula Lane) and Alemany Street (Abbey Street) and indicates all previously constructed properties are extant with some new infill construction on vacant lots including the property at 61 Chula Lane. A small one-story structure appears on the lot currently occupied by 51 Chula Lane with no address. The lot was previously occupied by a stable that was demolished to allow for the current property to be constructed.<sup>9</sup>

The properties along Chula Lane between Church Street and Abbey Street are a linear grouping of smaller scale dwellings that stand out amongst the many larger row-houses and flats that comprise much of the rest of the neighborhood. The low-scale, freestanding buildings indicate intentions by the builders and residents over time (from the late nineteenth century through the turn-of-the-century) to maintain a less urban setting on Chula (formerly Church) Lane which is located directly south of the historic Mission Dolores parcel, away from the more heavily-travelled corridors of the neighborhood. In addition, these modest cottage buildings suggest a historic working-class character, and may also be associated with a specific cultural or ethnic population that originally formed an enclave. The 1894 Block Book and city directory research indicates residents of the subject block included German, Irish, and English working-class families.<sup>10</sup> Occupations include an expressman, teamster, and land developer.

The period of development following the 1906 Earthquake and Fire within the Mission Dolores neighborhood is characterized by an increase in multi-family development, particularly with the construction of apartment buildings and flats in various architectural styles including Classical Revival, and Queen Anne.<sup>11</sup> Though much of the Mission Dolores neighborhood survived undamaged from the 1906 Earthquake and resulting fires, reconstruction efforts spurred development in the neighborhood as population again increased.<sup>12</sup> As the larger Mission area grew in population, long sought-after neighborhood improvements, including transportation networks, roadwork, the creation of public parks, and beautification measures were all realized.<sup>13</sup>

**Character-Defining Features:** The District is comprised of buildings of a variety of architectural styles including Folk Victorian, Italianate, Stick-Eastlake, 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 Chula-Abbey 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 further below.

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<sup>9</sup> Ibid.

<sup>10</sup> *Handy Block Book of San Francisco*, Hicks-Judd Company, 1894, 409.

<sup>11</sup> *Mission Dolores Historic Context Statement*, 2020, 43.

<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

### **A. Overall Form, Scale and Proportion**

Due to the brief period of construction - most contributory buildings were constructed between 1865 and 1905 - buildings within the district exhibit characteristics of one of two basic residential property types: single-family early residential or multi-family reconstruction residential, including Romeo Flats (as defined in the Mission Dolores Context Statement).

District buildings are almost all residential, composed primarily of detached, attached or semi-attached, single-family dwellings and residential flats or apartments. A couple of mixed-use buildings within the district (typically located on street corners) with residences on upper floors also include commercial use at the street level. 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, front-facing gable, or front-facing gable behind a projecting parapet and/or cornice. Several buildings have hipped roofs.

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 straight-run wood staircases with turned balustrades, often have deep front setbacks, and feature Folk Victorian, modest Italianate, or Stick-Eastlake detailing on the primary, street-facing facades. Folk Victorian style buildings are often adorned with basic decorative elements such as spindle work porches. Some of these smaller buildings have been converted from single- to two-units.

Buildings fronting wider streets – 17<sup>th</sup> and Dolores streets – have larger footprints, are taller, and consist of residential flats or apartments. These buildings are typically 2 ½- 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 at Dolores Street are built to the front lot line while residential flats buildings at 17<sup>th</sup> Street are often setback with front yards.

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 (Single-Family Early Residential and Multi-Family Reconstruction Residential) and one sub-type (Romeo Flats) are:



**67 Chula Lane**



**23-27 Abbey Street**



**75-77 Chula Lane**

**Single-Family Early Residential:** Properties dating from the “Early Neighborhood Development (1864-1906)” period are unified by their common forms, 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
- Front-facing gable roof, Italianate style flat-front parapet roof form, or projecting bracketed cornices
- Wood double-hung windows with ogee lugs
- Architectural ornaments, including brackets, applied columns, window and/or door hoods, and other façade ornamentation indicative of the various architectural styles
- Front setback or location on lot in reference to street
- Central or offset primary entrance and 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 recessed, straight-run original stair configuration



**368-370 Dolores Street**



**3643-3647 17<sup>th</sup> Street**

**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. Several district buildings along Dolores Street are 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. Many of the Folk Victorian residences have wood porches with spindlework details at the ground level entrances.

At buildings along alleys and narrow streets, entry stairs are often solid and uniform in appearance featuring closed risers, solid cheek walls beneath the stairs, turned wood balustrades, and capped newel posts, and have 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 17<sup>th</sup> 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 entrance doors within recessed vestibule. The recessed vestibules often 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. Some windows have segmental-arched upper sash. 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.

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. Most of the historic buildings within the district were not originally constructed with an integrated automobile garage. To accommodate driveways for garages inserted in the basement, many front yards have been fully or partially paved. Garage structures, openings, and driveways have not gained significance.

Several corner buildings have ground floor commercial spaces that are characterized by glazed entry doors set in recessed vestibules with large, fixed storefront windows on solid raised bulkheads. Transom windows span the storefronts.

#### **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 Folk Victorian, 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 include cornice lintels, bracketed hoods, raised panel friezes and bracketed cornices, and false shaped parapets sometimes with pent roofs for Italianates (3639 17<sup>th</sup> Street features a canted bay window with colonette mullions and an elaborate cornice at each story) and bracketed cornice caps, elaborate bracketed door hoods (flat or pedimented) and trim, false parapets with paneled friezes, brackets, raised porches with spindlework frieze and turned wood supports, and projecting cornices on Stick-Eastlakes (3656 17<sup>th</sup> Street chamfered bay window features mullions with engaged colonettes and paneled aprons, while a cornice defines its first story windows; 3620-3624 17<sup>th</sup> Street features a box bay capped with a tall, false pedimented gable with sunburst inlay).

Folk Victorian buildings were most often simple working-class residences, or modest vernacular buildings that were adorned with basic decorative elements such as spindle work porches or cornice-line brackets. These modest buildings are often found on the narrow alleys.

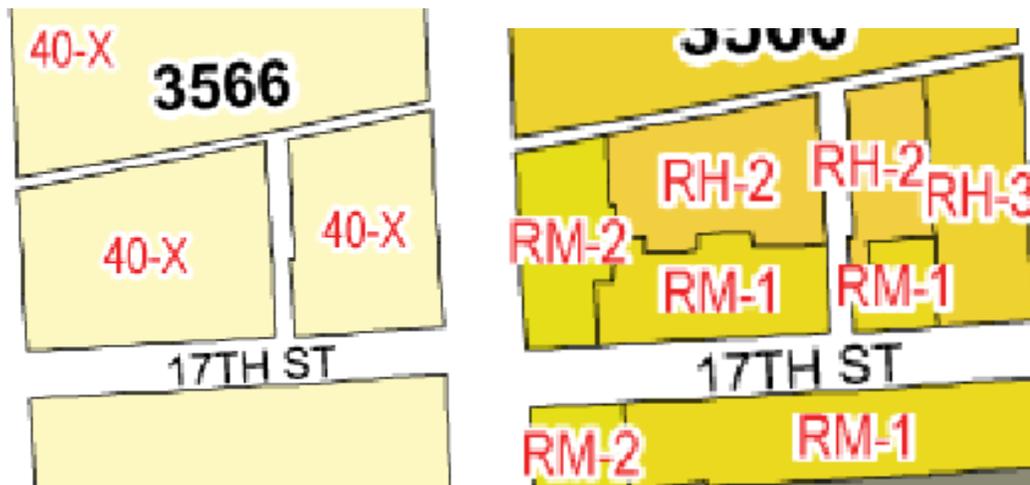
The district's larger flats buildings, facing onto the wider, primary streets, are typically Classical Revival style, including all the district's Romeo Flats buildings. Buildings in the district in this style feature wide angled or round bay windows, flat roofs, bulky projecting cornices with modillions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

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 Chula-Abbey Early Residential District retains the physical components, aspects of design, spatial organization, and historic associations that it acquired during the 1865 to 1912 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 Chula-Abbey 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 37 contributing buildings and 15 non-contributory buildings.

**Zoning:** Properties in the proposed district are located within RH-2 and RH-3 (Residential-House, Two and Three Family), RM-1, RM-2 (Residential-Mixed, Low and Moderate Density), 40-X Height and Bulk District, and American Indian Cultural District.



In the proposed Family Zoning Plan, most properties in the Chula-Abbey Early Residential District will remain in same zoning district with exception of RM-1 properties that will be in RTO-C – Residential Transit Oriented – Commercial District. Most properties in the district will also retain their 40' Base Height Limit with 55' Local Program Height. Two properties near Church Street will have a 65' Local Program Height. 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 Chula-Abbey 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.

## Bibliography

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1899 Sanborn Fire Insurance Map, vol 3.

1914 Sanborn Fire Insurance Map.

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C

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1 \*Resource Name or #: 3696 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3696 17th Street City: San Francisco Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 039 Elevation:

**\*P3a. Description:**

Built around 1910, this two-story residential-over-commercial building stands at the northeast corner of 17th Street and Church Street. The wood-frame structure has a rectangular plan, thin horizontal wood cladding at the first story, and wide horizontal wood cladding at the upper story. The flat roof is defined by a cornice with modillion, egg and dart, and dentil courses. The primary window type is wood sash, one over one, double hung. The façade's first-story storefront facing 17th Street has a central glazed door flanked by vinyl-sash windows with brick veneer cladding rising to the sills. A band of transom windows spans the storefront, while an expanse of T1-11 cladding is located east of it. A second-story, bowed bay window defines the building's southwest corner above the storefront. Additional canted bay windows line the façade and west elevation's second story. Alterations to the building include the storefront windows and the brick veneer and T1-11 cladding.

\*P3b. Resource Attributes: HP3. Multiple family property; HP6. 1-3 story commercial building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:  
View east toward the west elevation;  
February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**

Historic  
 Prehistoric  Both  
Constructed ca. 1910. Source: San Francisco Office of the Assessor-Recorder, Sanborn Maps, and field survey

**\*P7. Owner and Address:**

Joel & Reham Hadaad Living Trust  
1912 Divisadero St.  
San Francisco, CA 94115

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co., Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1      \*Resource Name or #: 3680-3682 17th Street

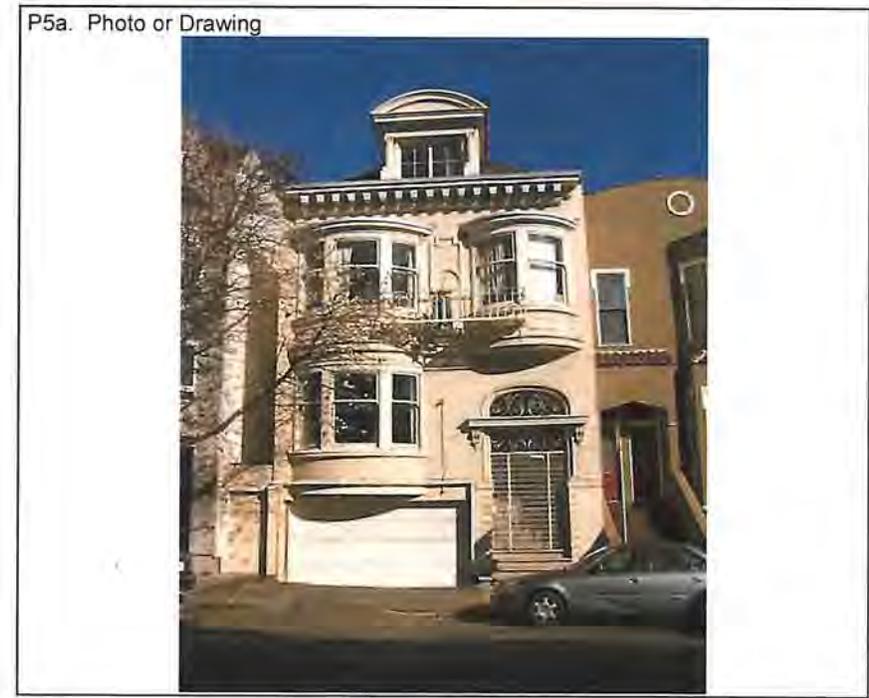
**P1. Other Identifier:**

\*P2. Location:  Not for Publication     Unrestricted      \*a. County: San Francisco  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad: San Francisco North      Date: 1995    T    ;    R    ;    ¼ of    ¼ of Sec    ; M.D.    B.M.  
 c. Address: 3680-3680 17th Street      City: San Francisco      Zip: 94114  
 d. UTM: Zone: 10 ;      mE/      mN (G.P.S.)  
 e. Other Locational Data: APN: Block 3566 , Lot 038      Elevation:

**\*P3a. Description:**

Built in 1905, this two-story-over-garage, Classical Revival apartment building is rectangular in plan. The wood-frame building has horizontal wood cladding and an asphalt shingle-clad, hipped roof with a prominent dormer window capped by a segmental-arched pediment. The primary window type is wood sash, one over one. The façade contains an exterior staircase rising to an inset entry porch with a segmental-arched opening; a bracketed hood spans this opening. A bowed bay window with a cornice and paneled apron is located at the second story above the porch. A similar but wider, two-story bay window defines the western bay; a double-car garage is located underneath it. A raised, outlined panel with a circular motif separates the bays. Alterations to the building include the garage.

\*P3b. Resource Attributes: HP2. Single family property  
 \*P4. Resources Present:     Building     Structure     Object     Site     District     Element of District     Other (Isolates, etc.)



P5b. Description of Photo:  
 View north toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:     Historic  
 Prehistoric     Both  
 Constructed in 1905. Source: San Francisco Office of the Assessor-Recorder

\*P7. Owner and Address:  
 Critchfield, Eiko Mizuhara  
 3680 17th St.  
 San Francisco, CA 94114

\*P8. Recorded by:  
 Carey & Co., Inc.  
 460 Bush Street  
 San Francisco, CA 94108

\*P9. Date Recorded:  
 February 24, 2009

\*P10. Survey Type:  
 Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

NC

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1      \*Resource Name or #: 3630-3632 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication     Unrestricted      \*a. County: San Francisco  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad: San Francisco North      Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.  
 c. Address: 3630-3632 17th Street      City: San Francisco      Zip: 94114  
 d. UTM: Zone: 10 ;      mE/      mN (G.P.S.)  
 e. Other Locational Data: APN: Block 3566 , Lot 012      Elevation:

**\*P3a. Description:**

Constructed around 1910, this three-story-over-garage, Italianate apartment building has a rectangular plan and a flat roof. The wood-frame building is clad with horizontal wood siding. The primary window type is vinyl sash, one over one. The two-bay façade features a pair of two-story, canted bay windows capped with a cornice containing box modillion and dentil courses. A similar beltcourse with dentils divides the second and third stories. The first story contains a tall, round-arched, inset entry porch with wood columns and a metal security gate. East of this porch at the first story, a Palladian window is located above a partially below-grade garage with a paneled, overhead door. Planter boxes flank the garage entrance. The building was raised and the porch elongated to accommodate the garage. The windows have also been replaced.

\*P3b. Resource Attributes: HP3. Multiple family property  
 \*P4. Resources Present:     Building     Structure     Object     Site     District     Element of District     Other (Isolates, etc.)



P5b. Description of Photo:  
 View north toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:     Historic  
 Prehistoric     Both  
 Constructed ca. 1910. Source: San Francisco Office of the Assessor-Recorder, Sanborn Maps, field survey

\*P7. Owner and Address:  
 Dwyer, Barbara J.  
 216 Green St.  
 Palo Alto, CA 94303

\*P8. Recorded by:  
 Carey & Co., Inc.  
 460 Bush Street  
 San Francisco, CA 94108

\*P9. Date Recorded:  
 February 24, 2009

\*P10. Survey Type:

Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

NC

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\*Resource Name or #: 3627-3633 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3627-3633 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3579, Lot 032

Elevation:

**\*P3a. Description:**

Constructed in 1904, this three-story, Spanish Eclectic-style apartment building is rectangular in plan. It consists of two building with separate entrances sharing a party wall; the western building steps back slightly from the adjacent building. The wood-frame buildings have smooth stucco cladding on the façades and wood drop channel cladding on the secondary elevations. Brick veneer spans across the first story of both buildings. The flat roofs have clay tile-clad parapets that slope slightly across the façade. The primary window type is paired, wood sash, three over one, double hung with a turned mullion. The outer bays of each three-bay building have a garage with a wood overhead door at the ground story. (The only exception is the western building, which has a wood personnel door in the eastern bay.) The primary type window is located at each story above the garage with the second story windows surmounted by a semi-circular indentation containing a patera. In the center bay, an arched opening leads to an interior staircase rising to glazed, wood doors. These entrances are surmounted by paired, arched openings with a drip mold. A blank panel occupies the third story above this. Alterations to the building include the brick veneer and the garage doors.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View south toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:

Historic

Prehistoric  Both

Constructed in 1904. Source: San Francisco Office of the Assessor-Recorder

\*P7. Owner and Address:

Ballastrasse Revocable Trust

771 Guerrerp St. #1

San Francisco, CA 94110

\*P8. Recorded by:

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

\*P9. Date Recorded: February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

NC

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1      \*Resource Name or #: 3626 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication     Unrestricted      \*a. County: San Francisco  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North      Date: 1995    T    ;    R    ;    ¼ of    ¼ of Sec    ; M.D.    B.M.  
c. Address: 3626 17th Street      City: San Francisco      Zip: 94114  
d. UTM: Zone: 10 ;      mE/      mN (G.P.S.)  
e. Other Locational Data: APN: Block 3566 , Lot 011A      Elevation:

**\*P3a. Description:**

This two-story, Spanish Eclectic-style apartment building was constructed in 1905. The wood-frame building has stucco cladding on the façade, horizontal wood cladding on the secondary elevations, a rectangular plan, and a flat roof. A plain cornice spans the façade and wraps around the east elevation. The primary fenestration is metal sash, sliding surmounted by a transom window and set in simple surrounds with thin sills. The façade's first story contains two primary type windows and a large round-arched, inset porch enclosed by a metal security gate and surmounted by a large cartouche. The second story contains a single window and a canted bay window with a clay tile-clad roof and smaller cartouches surmounting each of its windows. Alterations to this building include the removal of the cornice on the west elevation and the replacement of windows. The Spanish Eclectic style detailing, including the clay tile, stucco and cartouches may have been added later, possibly in the 1920s.

**\*P3b. Resource Attributes:** HP3. Multiple family property

**\*P4. Resources Present:**     Building     Structure     Object     Site     District     Element of District     Other (Isolates, etc.)



P5b. Description of Photo:  
View north toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**     Historic  
 Prehistoric     Both  
Constructed c. 1920. Source: Field survey and architectural style

**\*P7. Owner and Address:**  
Donald & Joes M. Woo Revoc. Trust  
868 16th Ave.  
San Francisco, CA 94118

**\*P8. Recorded by:**  
Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**  
February 24, 2009

**\*P10. Survey Type:**  
Reconnaissance

**\*P11. Report Citation:** Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

**\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\*Resource Name or #: 3623-3625 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North

Date: 1995

T ; R ; ¼ of ¼ of Sec ; M.D.

B.M.

c. Address: 3623-3625 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3579, Lot 032B

Elevation:

**\*P3a. Description:**

Constructed in 1912, this three-story, Mission Revival-style apartment building is rectangular in plan. The wood-frame building has thin, horizontal wood cladding and a flat roof with a shaped parapet. A clay tile-clad visor roof spans the façade underneath the parapet. The primary window type is wood sash, one over one, double hung. The nearly symmetrical, three-bay façade contains two canted bay windows at the second and third stories in the outer bays. A paneled, overhead garage door occupies the eastern bay at the ground story, while a wood, paneled personnel door occupies the ground story of the western bay. The center bay contains a glazed entry door with a flat, bracketed hood and plain pilasters at the ground story, and a small wood-sash fixed window at the upper stories. Alterations to the building include the garage.

\*P3b. Resource Attributes: HP2 Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View south towards the façade; February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**

Historic

Prehistoric  Both

Constructed in 1912. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**

Jablonski, Marc  
3625A 17th St.  
San Francisco, CA 94114

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:** Reconnaissance

**\*P11. Report Citation:** Carey & Co.,

Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1      \*Resource Name or #: 3634-38 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication     Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North      Date: 1995    T    ;    R    ;    ¼ of    ¼ of Sec    ; M.D.    B.M.

c. Address: 3634-38 17th Street      City: San Francisco      Zip: 94114

d. UTM: Zone: 10 ;      mE/      mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 071      Elevation:

**\*P3a. Description:**

This three-story, Classical Revival apartment building was constructed around 1910. The rectangular-in-plan, wood-frame structure has a flat roof. The façade is clad with thin wood horizontal boards, while the west elevation is clad with wide horizontal wood cladding above a rusticated concrete base. The primary window type is single or paired, vinyl sash, one over one. The façade's first story contains a pair of windows and a smaller window, both with an entablature and covered with metal grilles, and a round-arched, inset entry porch framed with pilasters and secured with metal security gate. A two-story box bay window is located above the porch, while a two-story canted bay window is located above the first-story paired windows. Ionic pilasters flank the windows of these bays, while the third story windows feature a will with dentils and a cornice with an egg and dart course. A cornice with modillions completes the façade. Alterations to the building include the windows.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:     Building     Structure     Object     Site     District     Element of District     Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View northeast towards the façade and west elevation; February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**

Historic  
 Prehistoric     Both  
Constructed ca. 1910. Source: Field survey and architectural style

**\*P7. Owner and Address:**

Flores, Matthew D. & Marilyn  
3634 17th St.  
San Francisco, CA 94114

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:**

Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 3639 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3639 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3579, Lot 031

Elevation:

**\*P3a. Description:**

This two-story, Italianate house was constructed in 1874. It is set back from the street with a small front yard enclosed by a metal fence with a concrete base; a gate accesses a long driveway on the parcel's eastern border, while a smaller gate on the western end accesses a pathway to the main entrance. The rectangular-in-plan, wood-frame building has horizontal wood cladding with wood quoins. The prominent parapet with a bracketed, paneled cornice masks its gable roof. The primary window type is wood sash, one over one double hung with curved corners at the upper sash. The façade's eastern bay contains a two-story canted bay window with colonette mullions and an elaborate cornice at each story. The upper story's cornice contains a dentil course, while the lower story's cornice contains a small box modillion course. The main entrance located west of this bay window consists of wood, double doors with an arched lite in each leaf and a transom spanning above it. The entrance also has a bracketed, flat hood supporting a balconet with ornamental finials. The balconet spans a solitary window at the second story that has a bracketed, arched hood. The building received a rating of '3' in the Planning Department's 1976 survey, and the façade appears to retain a high level of integrity.

\*P3b. Resource Attributes: HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View south toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**

Historic

Prehistoric  Both

Constructed in 1874. Source: Office of the Assessor-Recorder, Sanborn Maps, and field survey

**\*P7. Owner and Address:**

Vielwerth, Bernd H.  
1441 E Racquet Club Rd.  
Palm Springs, CA 92262

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded: February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\*Resource Name or #: 3640 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3640 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 030

Elevation:

**\*P3a. Description:**

Built in 1907, this two-story apartment building has a rectangular plan and a flat roof with a parapet. The wood-frame building has horizontal wood cladding. The primary window type is vinyl sash, one over one, although some original wood-sash, one-over-one, double-hung windows are extant at the façade's second story. The façade's first story contains an inset entry porch secured by a metal gate, a paneled garage door surmounted by vents flanking a transom window, and an additional inset entrance with an adjacent wood-sash window. The second story contains identical canted bay windows with a paneled apron. A cornice with modillions and a frieze with a garland motif spans the façade above these windows. The cornice is capped by a paneled band echoing the bay window's paneled apron. Alterations to the building include the windows.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:  
View north toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**

Historic  
 Prehistoric  Both  
Constructed in 1907. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**

Jamis & Margaret Macniven 2  
3640 - 3642 17th St.  
San Francisco, CA 94114

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:**

Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\*Resource Name or #: 3643-3647 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3643-3647 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3579 , Lot 030

Elevation:

**\*P3a. Description:**

Constructed in 1905, this three-story apartment building is rectangular in plan. The wood-frame, two-bay building has thin horizontal wood siding on the façade and drop channel wood siding on the secondary elevations. The hipped roof has an eyebrow dormer located above a deep cornice with modillions. The primary window type is wood sash, one over one, double hung. A single-story, inset entry porch with Ionic columns and pilasters shelters three entrances, which consist of glazed, wood doors surmounted by a transom window. Bowed bay windows span the second and third stories above the porch and the full height of the eastern bay; this bay window becomes narrower at the ground story. The second story windows have Ionic pilasters as mullions and cornices. A beltcourse with modillions spans the ground story window and porch. The building notably does not have a garage conversion at the ground story and retains a high level of integrity.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View south toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**

Historic  
 Prehistoric  Both

Constructed in 1905. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**

Angelo E. Campana Trust  
2120 Market St. #100  
San Francisco, CA 94114

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:**

Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

NC

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\*Resource Name or #: 3646 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3646 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 031

Elevation:

**\*P3a. Description:**

Built around 1890, this two-story-over-garage apartment building is rectangular in plan. The wood-frame building has wood horizontal cladding and an asphalt shingle-clad, gabled roof masked by a tall parapet. The parapet features a bracketed, paneled cornice. The primary window type is vinyl sash, one over one, although original wood-sash, one-over-one windows are located on the east elevation. An exterior staircase with a metal handrail rises to a shallow entry porch containing the main entrances. The façade's east bay contains a two-story, box bay window over a first-story garage. Alterations to the building include the windows, the cladding, and the garage. It retains little integrity.

\*P3b. Resource Attributes: HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:  
View north toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:  Historic

Prehistoric  Both

Constructed ca. 1890. Source: San Francisco Office of the Assessor-Recorder, Sanborn Maps, and field survey

\*P7. Owner and Address:

Elaine V. Molinari Living Trust  
3648 17th St.  
San Francisco, CA 94114

\*P8. Recorded by:

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded:

February 24, 2009

\*P10. Survey Type:

Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

NC?

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 3649 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3649 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3579, Lot 029

Elevation:

**\*P3a. Description:**

Constructed around 1885, this slender, three-story, Italianate apartment building is set back from the street with a small paved front yard enclosed by a metal fence. The rectangular-in-plan, wood-frame structure has stucco cladding on the façade and wood horizontal cladding on the secondary elevations. Its front-gable roof is masked by a tall parapet containing a bracketed, paneled cornice. The primary window type is wood sash, one over one, double hung, with a segmental-arched upper sash. Two entry doors with a diamond-shaped lite and a transom window occupy the western bay's ground story, while a solitary window punctures the wall at each story above the entrances. A three-story, canted bay window spans the eastern bay. The east elevation contains a narrow, hipped projection. Alterations to the building include the cladding and the entrances. Additional detailing on the façade, especially at the windows, may have been stripped.

\*P3b. Resource Attributes: HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View south toward the façade; February 24, 2009

**\*P6. Date Constructed/Age and Sources:**

Historic  Prehistoric  Both  
Constructed ca. 1885. Source: San Francisco Office of the Assessor-Recorder, Sanborn Maps, and field survey

**\*P7. Owner and Address:**

Wigfield, Jack W. & Milka  
3651 17th St.  
San Francisco, CA 94114

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:**

Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 3650 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3650 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566, Lot 032

Elevation:

**\*P3a. Description:**

Built in 1888, this two-story, Stick-Eastlake apartment building is rectangular in plan. The wood-frame building has wood, horizontal cladding and a cornice featuring carved brackets and panels. The primary window type is wood sash, one over one, double hung, with a segmental-arched upper sash. An exterior staircase with metal handrails rises to an inset, paneled porch that shelters two glazed wood doors surmounted by transom windows. A window with an elaborate bracketed hood and trim is located at the second story above the porch, while a two-story, box bay window defines the adjacent bay. This bay window features similar elaborate bracketed hoods and trim. A partially below-grade garage with a paneled, overhead door is located underneath this bay. Alterations to the building include the garage and the staircase.

\*P3b. Resource Attributes: HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View north toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

Constructed in 1888. Source: San Francisco Office of the Assessor-Recorder

\*P7. Owner and Address:

Lyman, Alex

3650 - 3652 17th St.

San Francisco, CA 94114

\*P8. Recorded by:

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

\*P9. Date Recorded:

February 24, 2009

\*P10. Survey Type:

Reconnaissance

\*P11. Report Citation: Carey & Co., Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 1

\*Resource Name or #: 3653 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3653 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3579, Lot 028

Elevation:

**\*P3a. Description:**

Constructed around 1905, this two-story-over-garage, Queen Anne duplex is rectangular in plan. The wood-frame building has wood bevel cladding and a steeply-pitched, asphalt shingle-clad, front-gable roof. The primary window type is wood sash, one over one, double hung. An exterior wood staircase with metal handrails rises to an inset entry porch at the façade's first story, western bay. The porch features engaged Corinthian columns and interior wood panels and shelters two wood, glazed doors surmounted by transom windows. Above the porch is a canted bay window with a console underneath it. The eastern bay contains a garage with a wood overhead door at the ground story and a similar, two-story bay window spanning the upper stories. The central window on at this bay window's first story features a decorative surround, while the upper bay features mullions with pilasters. A small rectangular window flanked by pilasters punctures the façade's gable. Alterations to the building include the garage and the staircase.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View south toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**

Historic

Prehistoric  Both

Constructed ca. 1905. Source: San Francisco Office of the Assessor-Recorder, Sanborn Maps, and field survey

**\*P7. Owner and Address:**

Wikstrom-Grimstad Rev. Trust

857 Elizabeth St.

San Francisco, CA 94114

**\*P8. Recorded by:**

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:**

Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\*Resource Name or #: 3656 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3656 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 033

Elevation:

**\*P3a. Description:**

Built around 1885, this two-story, Stick-Eastlake apartment building is rectangular in plan. The wood-frame building has wood, horizontal cladding with wood quoins and a flat roof masked by a parapet with an asphalt shingle-clad slope across the façade. This slope overhangs a paneled, bracketed cornice. The primary window type is wood sash, one over one, double hung, with a segmental-arched upper sash. An exterior staircase with a wood railing rises to an entry porch that shelters wood double doors surmounted by a transom. It also features a pedimented hood with a spindlework frieze and turned wood supports. A window with an elaborate bracketed hood and trim is located at the second story above the porch, while a two-story, box bay window defines the adjacent bay. This bay window features mullions with engaged colonettes and paneled aprons, while a cornice defines its first story windows. A garage with a paneled, overhead door is located under the bay window. Alterations to the building include the garage and the staircase.

\*P3b. Resource Attributes: HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:  
View north toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
Constructed ca. 1885. Source: San Francisco Office of the Assessor-Recorder, Sanborn Maps, and field survey

\*P7. Owner and Address:  
Smith, Christopher  
3656 17th St.  
San Francisco, CA 94114

\*P8. Recorded by:  
Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded:  
February 24, 2009

\*P10. Survey Type:

Reconnaissance

\*P11. Report Citation: Carey & Co., Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\*Resource Name or #: 3657-3661 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 3657-3661 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3579 , Lot 027

Elevation:

**\*P3a. Description:**

Constructed in 1907, this three-story, Classical Revival apartment building is rectangular in plan. The wood-frame building has horizontal wood cladding and a flat roof. The primary window type is wood sash, one over one, double hung. The first story contains a shallow, canted bay window in the eastern bay with a cartouche located underneath each window and an arched entry porch with Ionic columns in the western bay. An interior staircase leads to three glazed, paneled wood doors surmounted by transom windows. A garage with a paneled, overhead door and a personnel door puncture the façade underneath the eastern bay window. Two-story, nearly identical canted bay windows span the upper story in each bay. They feature a similar cartouche as the first story bay window, and each has a cornice with dentil and modillion courses that echo the cornice along the roofline. Alterations to the building include the garage.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View southwest toward façade; February 24, 2009.

**\*P6. Date Constructed/Age and**

Sources:  Historic

Prehistoric  Both

Constructed in 1907. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**

Gaines, David & Zeigler, Edward  
3657 17th St.  
San Francisco, CA 94114

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:**

Reconnaissance

**\*P11. Report Citation:** Carey & Co.,

Revised Mission Dolores Neighborhood

Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

NC

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1      \*Resource Name or #: 3658-3664 17th Street

**P1. Other Identifier:**

\***P2. Location:**  Not for Publication     Unrestricted      \***a. County:** San Francisco  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

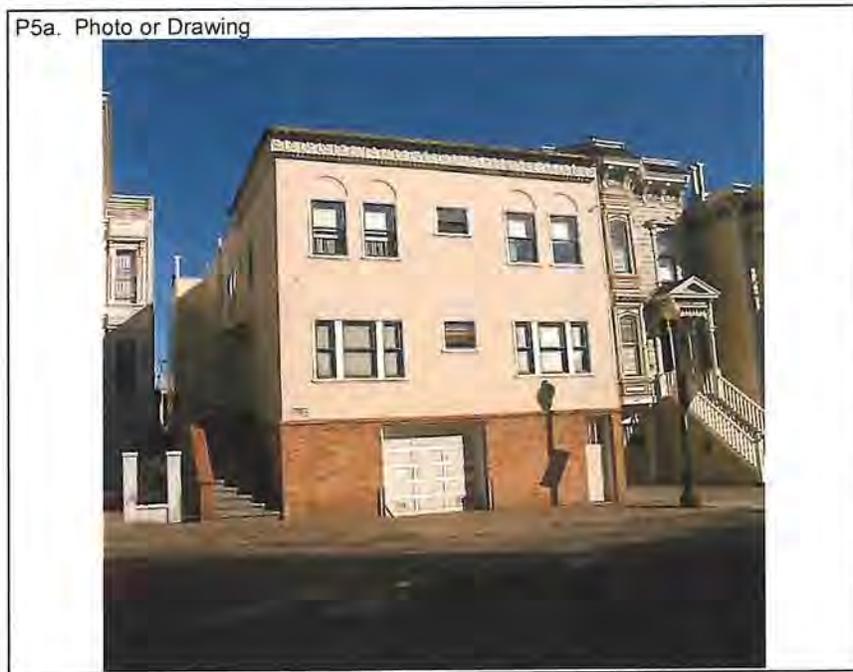
\***b. USGS 7.5' Quad:** San Francisco North      **Date:** 1995    T    ;    R    ;    ¼ of    ¼ of Sec    ; M.D.    **B.M.**  
c. Address: 3658-3664 17th Street      City: San Francisco      Zip: 94114  
d. UTM: Zone: 10 ;      mE/      mN (G.P.S.)  
e. Other Locational Data: APN: Block 3566 , Lot 034      Elevation:

\***P3a. Description:**

Constructed in 1923, this two-story-over-garage apartment building is rectangular in plan. The wood-frame structure has stucco cladding on the façade, except for an expanse of brick veneer at the first story; wood horizontal cladding on the secondary elevations; and a flat roof with a clay tile-clad parapet. A frieze with a patera motif spans the façade and wraps around the west elevation. The primary window type is wood sash, one over one. The façade's ground story contains a paneled, overhead garage door and a wood personnel door. The upper stories' outer bays contain a tripartite window underneath paired windows surmounted by semi-circular indentations. The central bay contains a rank of small windows. An exterior brick staircase with travertine-clad steps and a metal handrail rises to the main entrance, which is sheltered by a bracketed hood. Alterations to the building include the brick veneer cladding and the exterior staircase.

\***P3b. Resource Attributes:** HP3. Multiple family property

\***P4. Resources Present:**     Building     Structure     Object     Site     District     Element of District     Other (Isolates, etc.)



P5b. Description of Photo:  
View north toward the façade; February 24, 2009.

\***P6. Date Constructed/Age and Sources:**     Historic  
 Prehistoric     Both  
Constructed in 1923. Source: San Francisco Office of the Assessor-Recorder

\***P7. Owner and Address:**  
Louis & Alma Armanino 2006  
3658 17th St.  
San Francisco, CA 94114

\***P8. Recorded by:**  
Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\***P9. Date Recorded:**  
February 24, 2009

\***P10. Survey Type:**  
Reconnaissance

\***P11. Report Citation:** Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\***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  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

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\*Resource Name or #: 3663-3665 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3663-3665 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3579, Lot 035

Elevation:

**\*P3a. Description:**

Constructed in 1906, this two-story-over-garage, Classical Revival apartment building is rectangular in plan. The wood-frame, two-bay building has horizontal wood siding and a steeply-pitched, asphalt shingle-clad, front-gable roof. The pedimented gable projects over the lower bays and contains two small, double-hung windows. It also features box modillion and egg and dart courses along with three large modillions underneath its overhang. The building contains wood-sash, one-over-one, double-hung windows with lamb's tongue detailing throughout. An exterior staircase with metal handrails rises to an inset entry porch at the first story's western bay. The porch features Corinthian columns and shelters two wood, glazed doors surmounted by transom windows. A bowed bay window with is located above the porch. The western bay contains a similar two-story, bowed bay window over a garage with a paneled, overhead door and a personnel door at the ground story. Alterations to the building include the garage and exterior staircase.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View south toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and**

Sources:  Historic  
 Prehistoric  Both

Constructed in 1906. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**

Brown, Andrew J.  
 3665 17th St.  
 San Francisco, CA 94114

**\*P8. Recorded by:**

Carey & Co., Inc.  
 460 Bush Street  
 San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:**

Reconnaissance

**\*P11. Report Citation:** Carey & Co.,

Revised Mission Dolores Neighborhood

Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 3666 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3666 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 035

Elevation:

**\*P3a. Description:**

Built around 1890, this two-story-over-garage, Stick-Eastlake apartment building is rectangular in plan. The wood-frame building has wood, horizontal cladding and a flat roof masked by a parapet with a bracketed, paneled cornice. The primary window type is wood sash, one over one, double hung. An exterior staircase with a closed rail rises to an entry porch that shelters glazed, paneled wood doors surmounted by transom windows. A bracketed hood shapes the doors. A window with a bracketed hood and elaborate trim is located at the second story above the porch, while a two-story, box bay window defines the adjacent bay. This bay window features paneled spandrels with patera at each story. A garage with a paneled, overhead door is located under this bay window. Alterations to the building include the garage and the staircase.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:  
View north toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:  Historic

Prehistoric  Both  
Constructed ca. 1890. Source: San Francisco Office of the Assessor-Recorder, Sanborn Maps, and field survey

\*P7. Owner and Address:  
Raymon L. Hanssen 2004 Trust  
4439 18th St.  
San Francisco, CA 94114

\*P8. Recorded by:  
Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded:  
February 24, 2009

\*P10. Survey Type:  
Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1 \*Resource Name or #: 3667-3669 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.  
 c. Address: 3667-3669 17th Street City: San Francisco Zip: 94114  
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)  
 e. Other Locational Data: APN: Block 3579 , Lot 025 Elevation:

**\*P3a. Description:**

Constructed in 1911, this three-story-over-garage, Classical Revival apartment building is rectangular in plan. The wood-frame, two-bay building has alternating bands of wide and thin wood exposure and a flat roof. The primary window type is wood sash, one over one, double hung. The first story contains a shallow canted bay window in the eastern bay that features egg and dart coursing, pilasters flanking each window, and a paneled apron. A garage with wood, hinged doors and a personnel door is located underneath this bay window. The western bay contains a large arched opening with egg and dart and dentil coursing and Doric columns. It leads to an interior staircase rising to three glazed, paneled doors located surmounted by transom windows. The bay's upper stories feature identical two-story bay windows. Each story contains a pediment with egg and dart and dentil courses and a paneled apron. A cornice with modillion, egg and dart, and dentil courses spans the façade at the roofline. Alterations to the building include the garage.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)



P5b. Description of Photo: View south toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
Constructed in 1911. Source: San Francisco Office of the Assessor-Recorder

\*P7. Owner and Address: Kim You Louie 2006 Living Trust  
3667 17th St.  
San Francisco, CA 94114

\*P8. Recorded by: Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded: February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co.,  
*Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores

Neighborhood Association, 11 November 2009.

\*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):

NC

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\*Resource Name or #: 3670-3674 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T

; R

; ¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 3670-3674 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 036

Elevation:

**\*P3a. Description:**

Built in 1890, this three-and-one-half-story apartment building is rectangular in plan and has horizontal wood cladding. The wood-frame building has an asphalt shingle-clad, hipped roof that slopes across the façade; the eave overhang contains brackets. A gabled wall dormer projects from the slope and contains a pair of windows. The primary window type is paired vinyl sash, one over one. A short exterior staircase with metal handrails rises to an inset entry porch with a spindlework frieze and turned wood supports. East of the porch is a large wood-sash, multi-lite picture window surmounted by two wood-sash, stained glass windows. Two sets of paired windows are located at the second and third stories; the eastern window at the second story is capped by a bracketed pediment. A wood shingle-clad pent roof separates each story. The building's cladding, windows, trim, and staircase have been replaced. The wood-sash windows at the first story may be original to its design.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View north toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:

Historic

Prehistoric  Both

Constructed in 1890. Source: San Francisco Office of the Assessor-Recorder

\*P7. Owner and Address:

Strebelle, Sebastien & Colec  
3670 17th St.  
San Francisco, CA 94114

\*P8. Recorded by:

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded:

February 24, 2009

\*P10. Survey Type:

Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

NC

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\*Resource Name or #: 3676-3686 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3676-3686 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 037

Elevation:

**\*P3a. Description:**

Built around 1885, this two-story-over-garage duplex is rectangular in plan. The wood-frame building has stucco cladding and an asphalt shingle-clad, front gable roof masked by a tall parapet clad with tile and featuring an outlined, circular appliqué. The primary window type is wood sash, one over one, double hung with a drip mold. An exterior porch with closed rail rises to an entry porch with a clay tile-clad roof and a triangular-arched opening. It shelters two glazed, paneled wood doors surmounted by transom windows. A single window is located above it at the second story. A two-story bay window occupies the façade's eastern bay. It has canted sides and a clay tile-clad roof on the upper story and square sides on the lower story. A partially below-grade garage with a paneled, overhead door is located underneath this bay. Alterations to the building include the cladding and the garage. The asymmetrical, two-story bay window also does not appear to be original.

\*P3b. Resource Attributes: HP2. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:  
View north toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:  Historic

Prehistoric  Both

Constructed ca. 1885. Source: San Francisco Office of the Assessor-Recorder, Sanborn Maps, and field survey

\*P7. Owner and Address:

Adam, Gavzer Revoc Trust  
11 Toyon Ave.  
Belvedere, CA 94920

\*P8. Recorded by:

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded:

February 24, 2009

\*P10. Survey Type:

Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1 \*Resource Name or #: 3621 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3621 17th Street City: San Francisco Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

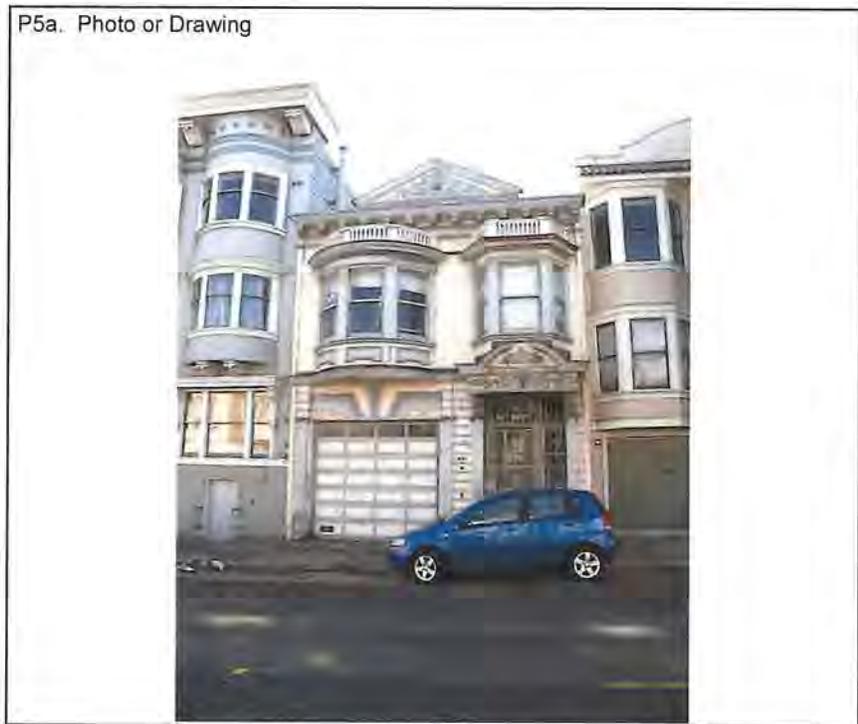
e. Other Locational Data: APN: Block 3579 , Lot 033 Elevation:

**\*P3a. Description:**

Constructed in 1910 and designed by architect Charles Pfaff, this two-story duplex is rectangular in plan. The wood-frame building has horizontal wood drop channel cladding on the first story and thin horizontal wood siding on the upper story. The flat roof contains a triangular pediment with a rinceau motif. The building's cornice contains a course of box modillions. The primary window type is wood sash, one over one, double hung. A single-car garage with a paneled, wood overhead door occupies the first story's eastern bay at the façade, while an inset entry porch shelters two glazed doors, each surmounted by a transom window. A bracketed hood with a broken pediment and a rinceau motif spans the porch. A bowed bay window with a paneled apron is located above the garage, while a canted bay window is located above the entry porch. Each bay window has a cornice with an egg and dart course and a balconet with turned balusters atop it. Notable alterations include the addition of the garage entrance at the first story. The building received a rating of '3' in the Planning Department's 1976 survey.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: View south towards the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed in 1910. Source: San Francisco Office of the Assessor-Recorder

\*P7. Owner and Address: Oropeza Guadalupe & Dolores Street 3621 17th St. San Francisco, CA 94114

\*P8. Recorded by: Carey & Co., Inc. 460 Bush Street San Francisco, CA 94108

\*P9. Date Recorded: February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co.,

Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 3620-3624 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North

Date: 1995

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.  
City: San Francisco

c. Address: 3620-3624 17th Street

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 011

Elevation:

**\*P3a. Description:**

Constructed in 1890, this three-story, Stick-Eastlake apartment building is rectangular in plan and is set back from the street with a driveway and paving parking area in front. This wood-frame building has horizontal wood cladding and a flat roof. The façade is capped with a cornice containing brackets and small box modillions and a frieze with paired panels. The asymmetrical façade features a double-story, box bay capped with a tall, false gable, which intercepts the cornice and features a sunburst inlay on either side of a central bracket. The primary fenestration is wood sash, one over one, double hung with wide wood surrounds surmounted by molded, triangular arches with diamond-shaped keystones. The bay projects over a pair of double-hung windows at the ground story. East of this bay, an exterior staircase with brick steps and a metal handrail rises to the main entrance at the second story. The paired, wood paneled entry doors are surmounted by transom window and shaded by a bracketed hood. The building was likely raised and the ground floor and staircase added after its construction.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View north towards the façade; February 24, 2009.

**\*P6. Date Constructed/Age and**

Sources:  Historic

Prehistoric  Both

Constructed in 1890. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**

Chen, Chin Yun Wei 1995 Trust  
364 Bush St.  
San Francisco, CA 94104

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 3615-3619 17th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3615-3619 17th Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3579, Lot 034

Elevation:

**\*P3a. Description:**

Constructed in 1910, this three-story-over-basement, Edwardian apartment building is rectangular in plan. The wood-frame, two-bay building has thin horizontal wood siding on the façade and drop channel wood siding on the secondary elevations. The flat roof features a wide cornice with acanthus leaves and modillions. The primary window type is wood sash, one over one, double hung. A single-story, inset entry porch shelters three entrances, which consist of glazed wood doors. A bracketed, flat hood spans the porch and the adjacent windows at the first story. Identical bowed bay windows with paired consoles underneath span the second and third stories of each bay. Two beltcourses and a band with decorative round appliqué are located above the third story windows. A three-story canted bay window spans the western bay on the south elevation. The building contains few apparent alterations to the façade.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:  
View south towards the façade; February 24, 2009.

**\*P6. Date Constructed/Age and**

Sources:  Historic  
 Prehistoric  Both  
Constructed in 1910. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**

Heyman, Arthur  
25 Rodeo Ave. #34  
Sausalito, CA 94965

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co., Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 23 Abbey Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 23 Abbey Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 016

Elevation:

**\*P3a. Description:**

Built around 1880, this three-bay, two-story, rectangular-in-plan duplex stands back from the street. A concrete planter with shrubs and a paved parking area are located in front of the building. This wood-frame building has wood shiplap cladding and a front-gable roof masked by a parapet with a bracketed cornice. At the façade's northern bay, an exterior staircase with terrazzo-clad steps and a metal handrail rises to an inset entry porch at the second story. The porch contains a distinctive, bracketed hood and a metal security gate. An additional entrance is located underneath the staircase on its south elevation. The primary window type is wood sash, two over two, double hung with a similar hood as the entrance. The central bay contains paired windows at each story, while the southern bay contains a single window at each story. Aerial photographs reveal a rear shed addition that is not visible to the street. The building retains a high level of integrity, with the exterior staircase as the only apparent alteration.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View east toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**

Historic

Prehistoric  Both

Constructed ca. 1880. Source: San Francisco Office of the Assessor-Recorder, Sanborn Maps, and field survey

**\*P7. Owner and Address:**

Sapphire Park House Corp.  
37968 Canyon Heights Dr.  
Fremont, CA 94538

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:** Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1 \*Resource Name or #: 28-32 Abbey Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 28-32 Abbey Street City: San Francisco Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 026 Elevation:

**\*P3a. Description:**

Built around 1890, this three-story apartment building is rectangular in plan and features wood horizontal cladding. A tall parapet containing a cornice with scrolled brackets and wood panels masks the building's gable roof. The primary window type is vinyl sash, one over one, double hung with a paneled wood trim. The building's corner boards features a similar paneled trim. At the façade's first story is a pair of windows located next to a wood, paneled door containing a fanlight. North of the entrance, a brick staircase with tile-clad steps and a metal handrail rises to an inset, paneled entry porch at the second story. Two doors similar to the first-story door and surmounted by transoms are located in the porch. The second story also contains a pair of windows. An asphalt shingle-clad awning covers the first-story entrance and the second-story porch and windows. Three primary type windows line the façade's third story underneath a band of vertical wood detailing. Alterations to the building include the cladding and trim, the windows, the awnings, and the exterior staircase.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: View west toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
 Constructed ca. 1890. Source: San Francisco Office of the Assessor-Recorder, Sanborn Maps, and field survey

\*P7. Owner and Address:  
 Wai, John E.  
 32 Abbey St.  
 San Francisco, CA 94114

\*P8. Recorded by:  
 Carey & Co., Inc.  
 460 Bush Street  
 San Francisco, CA 94108

\*P9. Date Recorded:  
 February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co., Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 29 Abbey Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 29 Abbey Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566, Lot 056

Elevation:

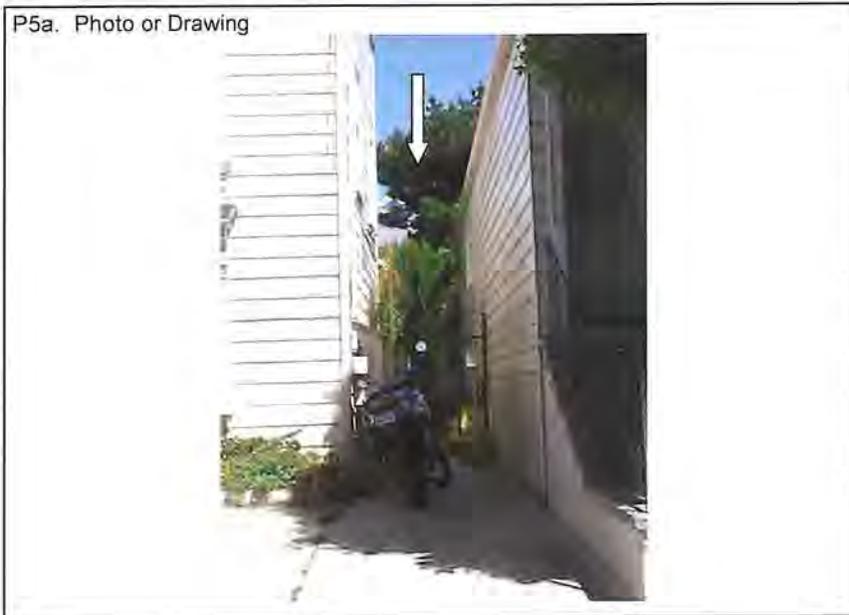
**\*P3a. Description:**

Located behind 23-25 Abbey Street (Block 3566, Lot 016) and surrounded by trees and shrubs, this residential building is barely visible from the street. This one-and-one-half-story building has an asphalt shingle-clad, gable roof and horizontal wood cladding. The primary fenestration appears to be wood sash, double hung, one over one. A short flight of stairs demarcates an entrance located on the southern elevation.

\*P3b. Resource Attributes: HP1. Unknown (Most likely residential)

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View west between 23 Abbey Street and 31 Abbey Street toward 29 Abbey Street; February 24, 2009.

**\*P6. Date Constructed/Age and**

Sources:  Historic  
 Prehistoric  Both  
Unknown.

**\*P7. Owner and Address:**

Unknown

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:**

Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 31 Abbey Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 31 Abbey Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566, Lot 015

Elevation:

**\*P3a. Description:**

Constructed around 1880, this one-story-over-garage, Italianate cottage is rectangular in plan. The wood-frame building has horizontal wood cladding and a high, stepped parapet masking an asphalt shingle-clad roof. A cornice with scrolled brackets and wood panels lines the parapet. A short double-flight staircase with terrazzo-clad steps and a metal handrail rises to an inset, paneled entry porch at the façade's first story. The porch features a bracketed hood and a paneled, glazed door. South of the porch are two wood-sash, two-over-two, double-hung windows with vertical muntins, paneled trim, and a hood similar to the entrance. A single-car garage with a paneled, overhead door and paneled trim is located underneath these windows. Alterations to the building include the exterior staircase and the garage.

\*P3b. Resource Attributes: HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View east toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**

Historic

Prehistoric  Both

Constructed ca. 1880. Source: San Francisco Office of the Assessor-Recorder, Sanborn Maps, and field survey

**\*P7. Owner and Address:**

Colombano, Marcus V. K.  
31 Abbey St.  
San Francisco, CA 94114

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

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\*Resource Name or #: 34-40 Abbey Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 34-40 Abbey Street City: San Francisco Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 027 Elevation:

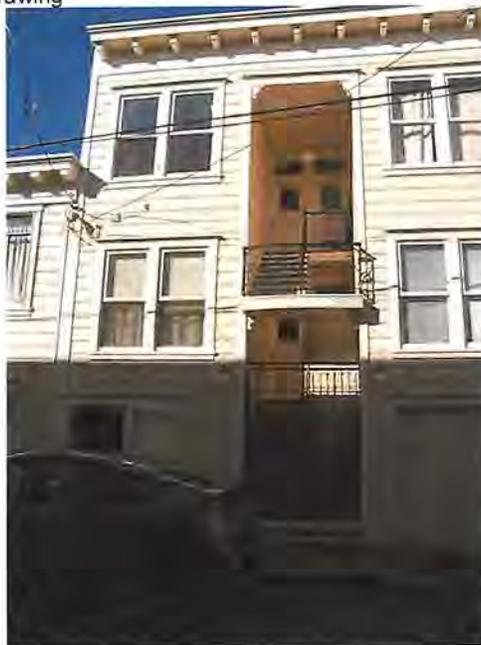
**\*P3a. Description:**

Constructed in 1907, this three-story, Romeo flat-type building consists of a rectangular-in-plan, three-bay structure that extends to the western lot line. The horizontal wood-clad building has a flat roof with a parapet featuring a cornice with box modillions and an unadorned frieze. An open, double-story stairwell with a wood staircase dominates the façade's first story. It contains a metal security gate at the first story and a balcony with an ornate metal railing at the second story. The stairwell provides access to the building's entrances consisting of paneled, glazed doors surmounted by transom windows. Flanking the stairwell at the ground story is a personnel door to the south and a garage entrance with a paneled, overhead door to the north. The outer bay's upper two stories contain paired, vinyl-sash, one-over-one windows with a simple wood trim. Alterations to the building include the windows, the cornice, the garage door, and the staircase and railing.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View west toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and**

Sources:  Historic

Prehistoric  Both

Constructed in 1907. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**

Chace, James R.  
121 Hancock St.  
San Francisco, CA 94114

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:** Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 37 Abbey Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 37 Abbey Street

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566, Lot 014

Elevation:

**\*P3a. Description:**

Constructed around 1880, this one-story-over-garage, Italianate cottage is set back from the street. It contains a paved front yard with a tree and other small plantings and a metal fence. The wood-frame, rectangular-in-plan building has horizontal wood cladding and a high, stepped parapet masking an asphalt shingle-clad, front-gable roof. A cornice with brackets and wood panels spans the parapet. A short, wood staircase with a simple wood balustrade rises to a central entrance at the façade's first story. The entrance contains a paneled, glazed door and paneled wood trim. Wood-sash, two-over-two, double-hung windows with a wood entablature and paneled trim flank the entrance at the first story. A single-car garage with a paneled, overhead door is located south of the entrance. The building was raised in order to insert the garage. It retains a high level of integrity and captures the less ornate, Italianate style of residences lining the Mission Dolores neighborhood's narrow alleys.

\*P3b. Resource Attributes: HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:  
View east toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**

Historic  
 Prehistoric  Both  
Constructed ca. 1880. Source: San Francisco Office of the Assessor-Recorder, Sanborn Maps, and field survey

**\*P7. Owner and Address:**

Bonner, Michael H.  
50 Osgood Pl. #110  
San Francisco, CA 94133

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:**

Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

NC

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1 \*Resource Name or #: 41 Abbey Street

**P1. Other Identifier:**

**\*P2. Location:**  Not for Publication  Unrestricted **\*a. County:** San Francisco  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
**\*b. USGS 7.5' Quad:** San Francisco North **Date:** 1995 T ; R ; ¼ of ¼ of Sec ; M.D. **B.M.**  
 c. Address: 41 Abbey Street City: San Francisco Zip: 94114  
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)  
 e. Other Locational Data: APN: Block 3566 , Lot 013A Elevation:

**\*P3a. Description:**

Constructed in 1911, this two-story quadruplex is rectangular in plan and contains horizontal wood cladding above a rusticated concrete base. The wood-frame structure has a flat roof with a parapet. The façade contains an inset entry porch with a triangular-arched opening; a metal security gate; and wood, paneled doors with one lite in the upper portion. The primary window type is paired, double hung, six over six, vinyl sash with wood surrounds. A single window of this type is located above the entry porch. A cornice with box modillions completes the façade. Alterations to the building include the windows and the cornice.

**\*P3b. Resource Attributes:** HP3. Multiple family property  
**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo:  
 View southeast toward the façade;  
 February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
 Constructed in 1911. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**  
 Goodman, Peter M. & Amy Trust  
 114 Hillside Ave.  
 Mill Valley, CA 94941

**\*P8. Recorded by:**  
 Carey & Co., Inc.  
 460 Bush Street  
 San Francisco, CA 94108

**\*P9. Date Recorded:**  
 February 24, 2009

**\*P10. Survey Type:**  
 Reconnaissance

**\*P11. Report Citation:** Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

**\*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 <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1 \*Resource Name or #: 44 Abbey Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.  
 c. Address: 44 Abbey Street City: San Francisco Zip: 94114  
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)  
 e. Other Locational Data: APN: Block 3566 , Lot 030A Elevation:

**\*P3a. Description:**

Built in 1909, this two story building is rectangular in plan and features horizontal wood cladding throughout the structure except for rusticated concrete rises to the window sills at the first story. The structure also has a flat roof with a parapet and a cornice with box modillions. At the façade's first story is an inset entry porch with a plain trim and entablature. It shelters an unadorned door. A small vinyl-sash, slider window with paneled trim punctures the façade north of the porch. A metal-sash picture window flanked by casement windows and surmounted by a transom window dominates the second story. The south elevation contains a paved parking space accessed by a metal gate and an exterior wood staircase rising to a wood balcony with a plain wood railing at the second story. This elevation's windows are covered with metal security grilles. Alterations to the building include the concrete cladding on the façade, the windows, and the exterior wood balcony.

\*P3b. Resource Attributes: HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: View west toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both Constructed in 1909. Source: San Francisco Office of the Assessor-Recorder

\*P7. Owner and Address: Port, Patricia S. 44 Abbey St. San Francisco, CA 94114

\*P8. Recorded by: Carey & Co., Inc. 460 Bush Street San Francisco, CA 94108

\*P9. Date Recorded: February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co., Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1 \*Resource Name or #: 51 Chula Lane

**P1. Other Identifier:**

**\*P2. Location:**  Not for Publication  Unrestricted **\*a. County:** San Francisco  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
**\*b. USGS 7.5' Quad:** San Francisco North **Date:** 1995 T ; R ; ¼ of ¼ of Sec ; M.D. **B.M.**  
 c. Address: 51 Chula Lane City: San Francisco Zip: 94114  
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)  
 e. Other Locational Data: APN: Block 3566 , Lot 049 Elevation:

**\*P3a. Description:**

Built in 1912, this one-story-over-garage residence was originally constructed as a single-family home. The wood-frame, rectangular-in-plan building has wood shiplap cladding on the façade's ground story and the secondary elevations and thin horizontal wood cladding on the façade's upper story. Asphalt shingles clad the hipped roof, which features a wide overhang and box modillion and dentil courses at the cornice. On the façade's western bay, an exterior wood staircase with a wood railing and turned balustrade rises to an inset, paneled entry porch. The porch features an arched opening framed by an arched entablature with a dentil course and pilasters and contains a glazed wood door surmounted by a transom window. A canted bay window is located east of the main entrance at the first story. It contains wood-sash, one-over-one, double-hung windows flanked by wood pilasters and a paneled apron. A garage with a paneled, overhead door is located underneath the bay window. A second entrance to a lower-level, rear unit is accessed through a metal gate located at the building's east elevation. The building may have been raised to insert the garage. Otherwise it appears to retain a high level of integrity.

**\*P3b. Resource Attributes:** HP2. Single family property

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)



**P5a. Photo or Drawing**

**P5b. Description of Photo:**  
View south toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
 Constructed in 1912. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**  
Harber/Wansley Trust  
51 Chula Lane  
San Francisco, CA 94114

**\*P8. Recorded by:**  
Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:** February 24, 2009

**\*P10. Survey Type:** Reconnaissance

**\*P11. Report Citation:** Carey & Co.,

*Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.*

**\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

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Review Code

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Date

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\*Resource Name or #: 61 Chula Lane

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 61 Chula Lane

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 048

Elevation:

**\*P3a. Description:**

Constructed in 1912, this one-and-one-half-story-over-garage, single-family home is rectangular in plan. The wood-frame building has a front-gable roof clad in asphalt shingles and a slightly overhanging eave lined with a dentil course. Large brackets at either end of the roof frame the façade at the gable, which also flares slightly along the lower edge. It contains a variety of cladding, including horizontal wood on the façade's ground story, wood board and batten at the façade's porch, and wood shingles in the gable. A staircase with tile-clad steps and a simple wood railing rises to a porch at the first story. The porch contains a paneled wood door with a fan light and a single wood-sash window. West of the porch is canted bay window with wood-sash, one-over-one, double-hung windows flanked by pilasters and a paneled apron. A single-car garage with paneled, hinged doors is located underneath the bay window and is accessed by a short driveway. A pair of double-hung windows, similar to those found on at the first story, are flanked by smaller double-hung windows in the gable. Alterations to the building include portions of the cladding, the main entrance, and the front porch.

\*P3b. Resource Attributes: HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View south toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and**

Sources:  Historic  
 Prehistoric  Both

Constructed in 1912. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**

Mccracken Ian, John & Leese M.  
1042 Cavalier Ave.  
Simi Valley, CA 93065

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded: February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co.,

Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

NC

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 73 Chula Lane

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 73 Chula Lane

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566, Lot 046

Elevation:

**\*P3a. Description:**

This one-story-over-garage, rectangular-in-plan, single-family residence was constructed around 1865. The wood-frame building has a front gable roof covered with asphalt shingles, a wide eave overhang, and stucco cladding. An exterior concrete staircase with a stepped, closed rail rises to a small entry porch on the façade. The porch contains a door surmounted by a transom window and is enclosed by a metal security grille. A single-car garage with a paneled, overhead door is located at the ground story underneath the porch. A single metal-sash, slider window with a plain wood trim and a metal security grille adorns the façade west of the entrance. Alterations to the building include the windows, the cladding, the porch, and the garage. Its original detailing has been stripped, and it has a poor level of integrity.

\*P3b. Resource Attributes: HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:  
View south toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**

Historic  
 Prehistoric  Both  
Constructed ca. 1865. Source: San Francisco Office of the Assessor-Recorder, historic maps, and field survey

**\*P7. Owner and Address:**

Asch, Barnett R.  
73 Chula Lane  
San Francisco, CA 94114

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:**

Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 67 Chula Lane

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 67 Chula Lane

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566, Lot 047

Elevation:

**\*P3a. Description:**

Built around 1865, this two-story Queen Anne, single-family residence is rectangular in plan. The wood-frame structure has horizontal wood cladding and a front gable roof clad in asphalt shingles. A dentil course lines the slightly overhanging eave. A one-story, exterior porch with an asphalt shingle-clad hipped roof spans the façade. It also features a dentil course underneath the overhanging eave, wood chamfered supports, decorative brackets, and a wood railing with turned balusters. Two wood steps access the porch on its east wide, and the porch contains an inset entrance with a paneled, glazed door and two wood-sash, one-over-one, double-hung windows, each covered with metal security grilles. Two similar windows with a wide wood trim and a simple entablature along with a wood fleur-de-lis appliqué are located in the gable. A wood fence with a door surmounted by a rectangular opening with spin posts and fleur-de-lis cresting extends east and west from the building. Alterations to the building include the fleur-de-lis motif and the possible replacement of porch components. Otherwise it appears to retain a high level of integrity.

\*P3b. Resource Attributes: HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View south toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and**

Sources:  Historic  Prehistoric  Both

Constructed ca. 1865. Source: San Francisco Office of the Assessor-Recorder, historic maps, and field survey

**\*P7. Owner and Address:**

Ingersoll, Andrew  
67 Chula Lane  
San Francisco, CA 94114

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded: February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co., Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\*Resource Name or #: 75 Chula Lane

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 75 Chula Lane

City: San Francisco

Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 045

Elevation:

**\*P3a. Description:**

Built around 1873, this two-story, Italianate duplex is rectangular in plan. The wood frame building has horizontal wood cladding and a front gable roof masked by a tall parapet lined with a bracketed, paneled cornice. The façade contains two identical entrances consisting of paneled, glazed doors surmounted by transom windows. A bracketed entablature spans across both doors. The primary window type is wood sash, one over one, double hung with an entablature and plain trim. Two such windows are located at the façade's first story and at its second story. The house retains a high level of integrity with few apparent alterations to the façade.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View south toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and

Sources:  Historic  
 Prehistoric  Both

Constructed ca. 1873. Source: San Francisco Office of the Assessor-Recorder

\*P7. Owner and Address:

Garnier, Dexter & Judith  
77 Chula Lane  
San Francisco, CA 94114

\*P8. Recorded by:

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded: February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co.,

*Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1 \*Resource Name or #: 81 Chula Lane

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 81 Chula Lane City: San Francisco Zip: 94114

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 044 Elevation:

**\*P3a. Description:**

This two-story, rectangular-in-plan duplex was constructed in 1907. The wood-frame building has a hipped roof and a cornice with box modillions. Horizontal wood boards clad the structure. The façade features a wide porch with a mansard roof clad in wood, fish scale shingles and a cornice with small box modillions echoing those along the roofline. The porch also has wood square supports and a plain wood railing. It shelters two doors surmounted by vinyl-sash, sliding transom windows. The building features a distinctive, full-height canted bay window at its northwest corner. It contains wood-sash, one-over-one, double-hung windows; metal security grilles cover its first story windows, while a metal fire escape is located at its second story. Similar one-over-one windows are located throughout the building. An exterior brick chimney is located on the east elevation. Alterations include the front porch.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:  
View south toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and**

**Sources:**  Historic  
 Prehistoric  Both  
Constructed in 1907. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**

Margulies, Joshua & Sieple F.  
172 Prentiss St.  
San Francisco, CA 94110

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:**

Reconnaissance

\*P11. Report Citation: Carey & Co., Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer
	Date

Page 1 of 1 \*Resource Name or #: 344 Dolores Street

**P1. Other Identifier:**

**\*P2. Location:**  Not for Publication  Unrestricted **\*a. County:** San Francisco  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
**\*b. USGS 7.5' Quad:** San Francisco North **Date:** 1995 T ; R ; ¼ of ¼ of Sec ; M.D. **B.M.**  
c. Address: 344 Dolores Street City: San Francisco Zip: 94110  
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)  
e. Other Locational Data: APN: Block 3566 , Lot 003 Elevation:

**\*P3a. Description:**

This two-story-over-garage, Italianate apartment building stands at the southwest corner of Dolores Street and Chula Lane. Constructed around 1890, the wood-frame building features a flat roof with a parapet and a cornice with scrolled brackets and wood panels. It is clad in wood horizontal boards except for the ground story, which is clad with painted concrete incised to resemble stone. The façade's ground story also contains an entry porch with a segmental-arched opening and a metal security gate and a garage with a paneled, overhead door. A two-story box bay window dominates the façade above the garage. It contains wood-sash, one-over-one, double-hung windows and paneled aprons and spandrels; a flat entablature defines its first-story windows, while a pedimented entablature defines the second-story windows. An asymmetrically-located wood-sash, one-over-one, double-hung window is located at each story on the façade's southern bay. A flat hood caps the first-story window, while a pedimented hood caps the second-story window. The building retains a high level of integrity despite the insertion of the garage.

**\*P3b. Resource Attributes:** HP3. Multiple family property

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo:  
View west toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
Constructed ca. 1890. Source: San Francisco Office of the Assessor-Recorder, Sanborn Maps, and field survey

**\*P7. Owner and Address:**  
Carrillo, Leo  
344 Dolores St. #3  
San Francisco, CA 94110

**\*P8. Recorded by:**  
Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:** February 24, 2009

**\*P10. Survey Type:** Reconnaissance

**\*P11. Report Citation:** Carey & Co.,  
Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

**\*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):

C

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1 \*Resource Name or #: 348-352 Dolores Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Francisco  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.  
 c. Address: 348-352 Dolores Street City: San Francisco Zip: 94110  
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)  
 e. Other Locational Data: APN: Block 3566 , Lot 004 Elevation:

**\*P3a. Description:**

This three-story-over-garage, rectangular-in-plan apartment building was built in 1905. The wood-frame building has wood horizontal cladding except for an expanse of brick veneer along the ground story and a flat roof. A cornice lined with modillion and dental courses spans the façade at the roofline. An inset wood staircase rises to a porch at the façade's northern bay. The porch contains three doors surmounted by transom windows and features an entablature and Corinthian columns and pilasters. A two-story canted bay window spans this bay above the porch, while a three-story bowed bay window spans the southern bay. Both bay windows contain wood-sash, one-over-one, double-hung windows with paneled aprons. A beltcourse with dentils spans the façade above the southern bay's first story window and connects with the porch's entablature. A paneled, overhead garage door and a paneled, wood personnel door are located underneath the southern bay window. The building retains a high level of integrity despite the insertion of the garage.

\*P3b. Resource Attributes: HP3. Multiple family property  
 \*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)



P5b. Description of Photo: View west toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
 Constructed in 1905. Source: San Francisco Office of the Assessor-Recorder

\*P7. Owner and Address:  
 Elmore Frank C. & Virginia M.  
 1999 Van Ness Ave.  
 San Francisco, CA 94109

\*P8. Recorded by:  
 Carey & Co., Inc.  
 460 Bush Street  
 San Francisco, CA 94108

\*P9. Date Recorded: February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co., Revised Mission Dolores Neighborhood

Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

NC

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code                      Reviewer                      Date

Page 1 of 1                      \*Resource Name or #: 354-356 Dolores Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication     Unrestricted                      \*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North                      Date: 1995    T    ;    R    ;    ¼ of    ¼ of Sec    ; M.D.    B.M.

c. Address: 354-356 Dolores Street                      City: San Francisco                      Zip: 94110

d. UTM: Zone: 10 ;                      mE/                      mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 069                      Elevation:

**\*P3a. Description:**

Constructed in 1922, this two-story-over-garage duplex is rectangular in plan with a flat roof and a cornice. The stucco-clad façade contains an inset entry porch with a shaped opening and a metal security gate; a garage with a paneled, overhead door; and a personnel door lining the ground story. The upper two stories contain a full-width projecting bay containing two identical metal-sash, sliding windows at each story. A patera is located above each window at the first story. It stands as a mirror image to the adjacent building to its north at 358-360 Dolores Street. Alterations to the building include the windows.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:     Building     Structure     Object     Site     District     Element of District     Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:  
View west toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:                       Historic  
 Prehistoric                       Both  
Constructed in 1922. Source: San Francisco Office of the Assessor-Recorder

\*P7. Owner and Address:  
Mcnee, Gordon  
354 Dolores St.  
San Francisco, CA 94110

\*P8. Recorded by:  
Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded:  
February 24, 2009

\*P10. Survey Type:  
Reconnaissance

\*P11. Report Citation: Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

NC

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1 \*Resource Name or #: 358 Dolores Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 358 Dolores Street City: San Francisco Zip: 94110

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 065 Elevation:

**\*P3a. Description:**

Constructed in 1922, this two-story-over-garage duplex is rectangular in plan with a flat roof and a cornice. The stucco-clad façade contains an inset entry porch with a shaped opening and metal security gate; a garage with a paneled, overhead door; and a personnel door lining the ground story. The upper two stories contain a full-width bay window containing two identical central wood-sash windows flanked by a narrow, wood-sash casement window and surmounted by a thin transom window. A patera is located above each window at the first story. It stands as a mirror image to the adjacent building to its north at 354-356 Dolores Street. There are no apparent major alterations to the building.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: View west toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**

Historic  Prehistoric  Both  
Constructed in 1922. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**

Lick, Neil D.  
358 Dolores St.  
San Francisco, CA 94110

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded: February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co.,  
*Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November

2009.

\*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  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code                      Reviewer                      Date

Page 1 of 1                      \*Resource Name or #: 366 Dolores Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication     Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North                      Date: 1995    T    ;    R    ;    ¼ of    ¼ of Sec    ; M.D.    B.M.

c. Address: 366 Dolores Street

City: San Francisco

Zip: 94110

d. UTM: Zone: 10 ;                      mE/                      mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 006

Elevation:

**\*P3a. Description:**

Constructed in 1925, this four-story, two-bay Mediterranean Revival-style apartment building is rectangular in plan. The wood-frame building has brick veneer cladding at the façade's first story, stucco cladding on the upper stories, and a flat roof with a parapet. The façade's first story contains a segmental-arched arcade containing centrally-located, segmental-arched double doors; to the north is an additional glazed entrance with a sidelight, while to the south is a small window and a personnel door. The upper three stories contain a similar set of wood casement windows surmounted by a segmental-arched transom in each bay. A clay tile-clad pent roof with box modillions spans the façade above the fourth story windows. A metal fire escape descends down the center of the façade from the roof. Other than the fire escape, the building does not appear to have any major alterations.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:     Building     Structure     Object     Site     District     Element of District     Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:  
View west toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and**

**Sources:**                       Historic  
 Prehistoric                       Both

Constructed in 1925. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**

Leichum, Karl W. & Lillemor E.  
1635 Irving St.  
San Francisco, CA 94122

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:**

Reconnaissance

**\*P11. Report Citation:** Carey & Co.,

*Revised Mission Dolores Neighborhood*

*Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.*

\*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):

C

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

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\*Resource Name or #: 368 Dolores Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 368 Dolores Street City: San Francisco Zip: 94110

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 007 Elevation:

**\*P3a. Description:**

Built in 1908, this two-and-one-half-story-over-garage, Queen Anne apartment building has a front gable roof clad in asphalt shingles. The façade is clad in horizontal wood boards with rusticated concrete at the ground story. An exterior wood staircase with a metal handrail rises to a large inset porch at the façade's first story. The porch contains glazed, wood doors and a round-arched opening with squat round columns. A canted bay window with wood-sash, one-over-one, double-hung windows is located at the second story above the porch. A similar two-story bay window is located in the southern bay, while a garage with a paneled, overhead door and a personnel door are located underneath this bay window. The closed front gable features dentil courses and contains a Palladian window with a large bracket situated underneath it. The building does not contain any apparent major alterations other than the insertion of the garage.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)



P5b. Description of Photo:  
View west toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
Constructed in 1908. Source: San Francisco Office of the Assessor-Recorder

\*P7. Owner and Address:  
Hamel, Gregory  
370 Dolores St.  
San Francisco, CA 94110

\*P8. Recorded by:  
Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded: February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co.,

Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 372-376 Dolores Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 372-376 Dolores Street

City: San Francisco

Zip: 94110

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566, Lot 008

Elevation:

**\*P3a. Description:**

Built in 1907, this three-story-over-basement, three-bay apartment building is rectangular in plan. The wood-frame structure has wood horizontal cladding, a rusticated concrete base, and a flat roof. The façade's central bay contains an inset entry porch with metal security gate and an entablature at the first story, and two, wood-sash, one-over-one, double-hung windows with a shaped trim at the upper stories. Two similar canted bay windows span the outer bays. They feature similar wood-sash windows with pilaster mullions and wood shingle-clad spandrels at each story. A similar band of wood shingles spans the façade underneath a cornice that has modillion and egg and dart courses. The wood shingles appear to be non-original to the building.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View west toward the façade; February 24, 2009.

**\*P6. Date Constructed/Age and**

**Sources:**  Historic  
 Prehistoric  Both

Constructed in 1907. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**

Dolores Street Apts Llc  
2625 Judah St. #2  
San Francisco, CA 94122

**\*P8. Recorded by:**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:**

February 24, 2009

**\*P10. Survey Type:**

Reconnaissance

**\*P11. Report Citation:** Carey & Co.,

Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\*Resource Name or #: 378-384 Dolores Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 378-384 Dolores Street

City: San Francisco

Zip: 94110

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 009

Elevation:

**\*P3a. Description:**

Built in 1905, this three-story-over-basement, three-bay Classical Revival apartment building is rectangular in plan. The wood-frame structure has wood horizontal cladding, a rusticated concrete base, and a flat roof. The façade's central bay contains an inset entry porch with metal security gate, round column supports and pilasters, and a large entablature with a dentil course. A shallow bay window with two, wood-sash, one-over-one, double-hung windows; pilasters; and an entablature spans the central bay above the porch. A metal fire escape also descends down the façade at the bay from the roof. Two identical canted bay windows span the outer bays. The bay's first story windows have a surround with quoins and a keystone, the second story windows have a shaped surround with a keystone, and the third story windows have a plain wood surround and a paneled apron with a floral motif in each panel. A cornice with modillion and egg and dart courses completes the façade. The building has few apparent alterations other than the addition of the fire escape on the façade.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View west toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

Constructed in 1905. Source: San Francisco Office of the Assessor-Recorder

\*P7. Owner and Address:

Thom, Henry B.  
1331 Skyline Dr.  
Daly City, CA 94015

\*P8. Recorded by:

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded: February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co.,  
Revised Mission Dolores Neighborhood

Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\*Resource Name or #: 386-390 Dolores Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 386-390 Dolores Street

City: San Francisco

Zip: 94110

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN: Block 3566 , Lot 009A

Elevation:

**\*P3a. Description:**

Built around 1885, this three-story Italianate apartment building has an irregular plan. The wood-frame building has brick veneer cladding at the first story, wood horizontal cladding at the upper stories, and a flat roof. The façade contains a non-original projection with a garage flanked to the north by a personnel door and to the south by a round-arched opening. The opening leads to an exterior staircase rising to a porch containing two wood, glazed doors surmounted by transom windows. The porch features a bracketed hood supporting a balconet with turned wood balusters. A narrow, wood-sash, one-over-one, double-hung window with a segmental-arched upper sash and an entablature is located behind the balconet at the façade's second story. Similar segmental-arched windows are located at the two-story canted bay window on the façade's northern bay and at the building's secondary elevations. A cornice with scrolled brackets completes the façade. Alterations to the building include the addition of the projection at the façade's first story.

\*P3b. Resource Attributes: HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View west toward the façade; February 24, 2009.

\*P6. Date Constructed/Age and Sources:  Historic

Prehistoric  Both

Constructed ca. 1885. Source: San Francisco Office of the Assessor-Recorder, Sanborn Maps, and field survey

\*P7. Owner and Address:

Bowlin, Patricia Ann  
386 Dolores St.  
San Francisco, CA 94103

\*P8. Recorded by:

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

\*P9. Date Recorded: February 24, 2009

\*P10. Survey Type: Reconnaissance

\*P11. Report Citation: Carey & Co.,

Revised Mission Dolores Neighborhood Survey, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

\*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):

C

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 1 \*Resource Name or #: 392 Dolores Street

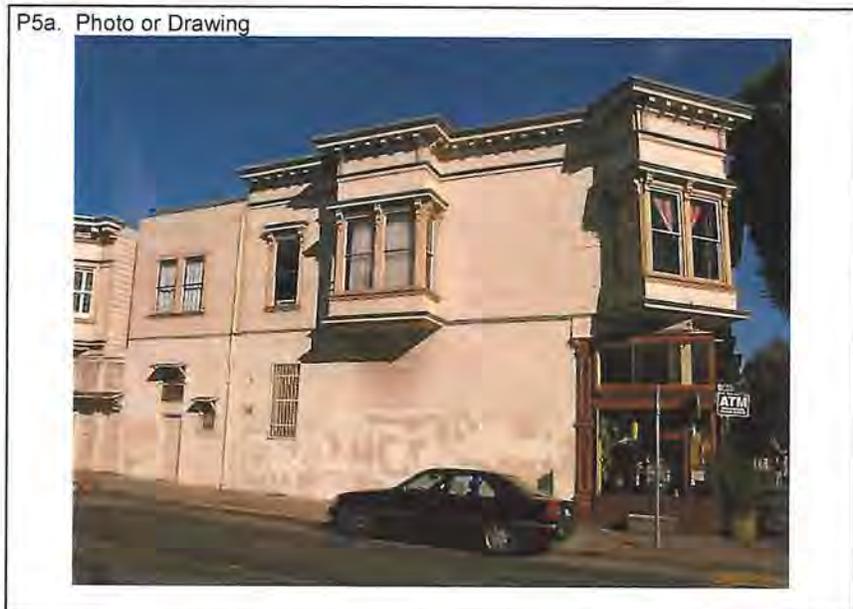
**\*P1. Other Identifier:**

**\*P2. Location:**  Not for Publication  Unrestricted **\*a. County:** San Francisco  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
**\*b. USGS 7.5' Quad:** San Francisco North **Date:** 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.  
 c. Address :392 Dolores Street City: San Francisco Zip: 94110  
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)  
 e. Other Locational Data: APN: Block 3566 , Lot 010 Elevation:

**\*P3a. Description:**

Built in 1907, this two-story, residential-over-commercial building stands at the northwest corner of Dolores Street and 17th Street. The wood-frame building has a rectangular plan and stucco cladding at the first story and wood horizontal cladding at the second story. The flat roof features a cornice with large brackets and modillions. Two storefronts are located on both the façade facing Dolores Street and the south elevation facing 17th Street. These altered storefronts feature a variety of windows and entrances, but in general have glazed doors with large, fixed windows. Transom windows span above the storefronts, although some have been covered over. Entrances to the second-story residences are located between each pair of storefronts and are enclosed with metal security gates. Box bay windows with vinyl-sash, one-over-one windows and bracketed hoods line the façade and the south elevation's eastern half. Its western half has canted bay windows with similar vinyl-sash windows without an entablature. Additional single and paired vinyl-sash, one-over-one windows are located along the second story.

**\*P3b. Resource Attributes:** HP3 Multiple family property; HP6. 1-3 story commercial building  
**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo:  
View north toward the south elevation;  
February 24, 2009.

**\*P6. Date Constructed/Age and Sources:**  Historic  
 Prehistoric  Both  
 Constructed in 1907. Source: San Francisco Office of the Assessor-Recorder

**\*P7. Owner and Address:**  
Dudum, Yacoub  
5 Loree Lane  
Millbrae, CA 94030

**\*P8. Recorded by:**  
Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108

**\*P9. Date Recorded:** February 24, 2009

**\*P10. Survey Type:** Reconnaissance

**\*P11. Report Citation:** Carey & Co., *Revised Mission Dolores Neighborhood Survey*, Prepared for the Mission Dolores Neighborhood Association, 11 November 2009.

**\*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):



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2025-005930DES - Chula-Abbey Early Residential Historic District		3566003, 3566004, 3566008
<b>Case No.</b>		<b>Permit No.</b>
2025-005930PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b> Landmark Designation (DES)</p>		

### EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities. (CEQA Guidelines section 15301)</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction. (CEQA Guidelines section 15303)</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development. (CEQA Guidelines section 15332)</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<input type="checkbox"/>	<b>Other _____</b>
<input checked="" type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.

## ENVIRONMENTAL SCREENING ASSESSMENT

### Comments:

There is a closed Cortese case located at 366 Dolores Street (3566/006). The proposed landmark designation would have no potential to have significant environmental effects with respect to hazardous substances on the site .

**Planner Signature:** Don Lewis

## PROPERTY STATUS - HISTORIC RESOURCE

### PROPERTY IS ONE OF THE FOLLOWING:

<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource.
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age).

## PROPOSED WORK CHECKLIST

### Check all that apply to the project.

<input type="checkbox"/>	<b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	<b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	<b>Garage work.</b> 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.
<input type="checkbox"/>	<b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	<b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	<b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	<b>Addition(s)</b> 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.
<input type="checkbox"/>	<b>Façade or storefront alterations</b> that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	<b>Restoration</b> based upon documented evidence of a building's historic condition , such as historic photographs, plans, physical evidence, or similar buildings.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed.
<input type="checkbox"/>	Project involves scope of work listed above.

## ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

<input type="checkbox"/>	<p><b>Reclassification of property status.</b> (<i>Attach HRRER Part I relevant analysis; requires Principal Preservation Planner approval</i>)</p> <p><input type="checkbox"/> Reclassify to Category A</p> <p style="text-align: right;"><input type="checkbox"/> Reclassify to Category C</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Integrity</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Significance</p>
<input type="checkbox"/>	Project involves a <b>known historical resource (CEQA Category A)</b>
<input type="checkbox"/>	Project does not substantially impact character-defining features of a historic resource (see Comments)
<input type="checkbox"/>	Project is compatible, yet differentiated, with a historic resource.
<input type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
<b>Note: If ANY box above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with EXEMPTION REVIEW.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review.
<p><b>Comments by Preservation Planner:</b> landmark district designation, no physical changes</p>	
<p><b>Preservation Planner Signature:</b>          Pilar Lavalley</p>	

## EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	<p><b>Common Sense Exemption: No further environmental review is required. The project is exempt under CEQA. It can be seen with certainty that there is no possibility of a significant effect on the environment.</b></p>	
	<p><b>Project Approval Action:</b> Board of Supervisor approval of landmark district designation</p>	<p><b>Signature:</b> Pilar Lavalley 10/09/2025</p>
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/pim/">https://sfplanninggis.org/pim/</a>. 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.</p> <p>Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of 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 (<a href="https://sfplanning.org/resource/ceqa-exemptions">https://sfplanning.org/resource/ceqa-exemptions</a>) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.</p>	



# LANDMARK RESOLUTION RECOMMENDATION RESOLUTION NO. 1497

**HEARING DATE: OCTOBER 15, 2025**

**Record No.:** 2025-005930DES

**Project Address:** Chula-Abbey Early Residential District

**Zoning:** RH-2 (RESIDENTIAL-HOUSE, TWO FAMILY) DISTRICT  
RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) DISTRICT  
RM-1 (RESIDENTIAL-MIXED, LOW DENSITY) DISTRICT  
RM-2 (RESIDENTIAL-MIXED, MODERATE DENSITY) DISTRICT  
40-X Height and Bulk District

**Proposed Family Zoning Plan:** RH-2 and RH-3 (Residential-House, Two and Three Family)  
RTO-C (Residential Transit Oriented-Commercial) District  
40/50-R-4 Height and Bulk District  
40/65-R-4 Height and Bulk District

**Cultural District:** American Indian Cultural District

**Block/Lot:** 3566 / 003, 004, 006, 008, 009, 010, 011, 011A, 012, 013A, 014, 015, 016, 027, 028, 029, 030, 030A, 031, 033, 034, 035, 036, 037, 038, 038, 039, 044, 045, 046, 047, 049, 059-061, 062-064, 065-066, 069-070, 071-074, 077-078, 079-080, 081-083, 093-095  
3579 / 028, 029, 030, 031, 032, 033, 034, 035-036, 039-042, 043-045, 046-048

**Staff Contact:** Pilar LaValley 628-652-7372  
[pilar.lavalley@sfgov.org](mailto:pilar.lavalley@sfgov.org)

RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS LANDMARK DISTRICT DESIGNATION OF THE CHULA-ABBAY EARLY RESIDENTIAL DISTRICT, ASSESSOR’S PARCEL BLOCK NO. 3566, LOT NOS. 003, 004, 006, 008, 009, 010, 011, 011A, 012, 013A, 014, 015, 016, 027, 028, 029, 030, 030A, 031, 033, 034, 035, 036, 037, 038, 038, 039, 044, 045, 046, 047, 049, 059-061, 062-064, 065-066, 069-070, 071-074, 077-078, 079-080, 081-083, 093-095 AND ASSESSOR’S PARCEL BLOCK NO. 3579, LOT NOS. 028, 029, 030, 031, 032, 033, 034, 035-036, 039-042, 043-045, 046-048, AS AN ARTICLE 10 LANDMARK DISTRICT CONSISTENT WITH THE PURPOSES AND STANDARDS OF ARTICLE 10.

1. WHEREAS, on March 25, 2025, Supervisor Mandelman introduced a Resolution under Board File No. 250297 to initiate the Landmark District designation process for the Chula-Abbey Early Residential District; and
2. WHEREAS, on April 28, 2025, the Board’s Land Use and Transportation Committee voted unanimously to

recommend to the full Board approval of the Resolution to initiate Landmark District designation of the Chula-Abbey Early Residential District (Board File No. 250297); and

3. WHEREAS, 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. 222-25 became effective (Board File No. 250297); and
4. WHEREAS, Department Staff, who meet the Secretary of Interior’s Professional Qualification Standards, prepared the Landmark District Designation Executive Summary and Fact Sheet for Chula-Abbey Early Residential District for accuracy and conformance with the purposes and standards of Article 10; and
5. WHEREAS, the Historic Preservation Commission, at its regular meeting of October 15, 2025, reviewed Department staff’s analysis of the architectural and historical significance of the Chula-Abbey Early Residential District pursuant to Article 10, and recommended Landmark District designation through this Resolution; and
6. WHEREAS, the Historic Preservation Commission finds that the nomination of the Chula-Abbey Early Residential District as a Landmark District is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
7. WHEREAS, the Historic Preservation Commission finds that the Chula-Abbey Early Residential 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* (adopted by the Historic Preservation Commission, July 2022); and
8. WHEREAS, the Historic Preservation Commission finds further that the Chula-Abbey Early Residential District is significant for architecture as a distinctive grouping of residential buildings representative of Folk Victorian, Italianate, Stick-Eastlake, Classical Revival, and Queen Anne style architectural styles; and
9. WHEREAS, the Historic Preservation Commission finds that the boundaries, the contributing resources, and the list of associated character-defining features, as identified in the draft Appendix P for the Chula-Abbey Early Residential District, should be considered for preservation under the proposed landmark district designation as they relate to the properties’ architectural and historical significance and retain historical integrity, and, notwithstanding the previous, that all supporting and referenced district documentation and the draft ordinance shall be revised to address following errors;
  - a. Page 6, line 13, correct number of non-contributing properties to 15;
  - b. Page 26, delete lines 12, 13, and 15 in Table of Non-Contributing Properties for 16-18 Abbey Street (3566/067-068), 22-24 Abbey Street (3566/075-076), and 49 Chula Lane (3566/050) as these properties are outside proposed Article 10 district boundaries; and
10. WHEREAS, the Historic Preservation Commission finds that the Chula-Abbey Early Residential District meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10

landmark district designation; and

11. WHEREAS, the proposed landmark district designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that landmarks and historic buildings be preserved, and will serve the public necessity, convenience, and welfare pursuant to Planning Code, Section 302; and
12. WHEREAS, the Department has determined that landmark district designation is exempt from environmental review, pursuant to California Environmental Quality Act Guidelines Section 15601(b)(3) (Common Sense Exemption); now therefore, be it

RESOLVED that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark district designation of the Chula-Abbey Early Residential District, ASSESSOR'S PARCEL BLOCK NO. 3566, LOT NOS. 003, 004, 006, 008, 009, 010, 011, 011A, 012, 013A, 014, 015, 016, 027, 028, 029, 030, 030A, 031, 033, 034, 035, 036, 037, 038, 038, 039, 044, 045, 046, 047, 049, 059-061, 062-064, 065-066, 069-070, 071-074, 077-078, 079-080, 081-083, 093-095 AND ASSESSOR'S PARCEL BLOCK NO. 3579, LOT NOS. 028, 029, 030, 031, 032, 033, 034, 035-036, 039-042, 043-045, 046-048, consistent with the purposes and standards of Article 10 of the Planning Code.

BE IT FURTHER RESOLVED that the Historic Preservation Commission, pursuant to Section 1004.2(c) of the Planning Code, hereby refers this resolution to the Planning Commission for its review and comment on this proposed landmark district designation and requests that it transmit its comments, if any, to the Board of Supervisors, together with the Historic Preservation Commission's recommendation.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on October 15, 2025.

Jonas P. Ionin  
*Commission Secretary*

AYES: Cox, Tsern-Strang, Baroni, Vergara, Baldauf, Foley, Matsuda

NOES: None

ADOPTED: October 15, 2025



# PLANNING COMMISSION RESOLUTION NO. 21858

**HEARING DATE: OCTOBER 23, 2025**

**Record No.:** 2025-005930DES

**Project Address:** Chula-Abbey Early Residential District

**Zoning:** RH-2 (Residential-House, Two Family District)  
RH-3 (Residential- House, Three Family District)  
RM-1 (Residential- House, Three Family District)  
RM-2 (Residential- House, Three Family District)  
40-X Height and Bulk District

**Family Zoning Plan:** RH-2 and RH-3 (Residential-House, Two and Three Family)  
RTO-C (Residential- House, Three Family District)  
40-X Height and Bulk District  
40-X Height and Bulk District

**Cultural District:** American Indian Cultural District

**Block/Lot:** 3566 / 003, 004, 006, 008, 009, 010, 011, 011A, 012, 013A, 014, 015, 016, 027, 028, 029, 030, 030A, 031, 033, 034, 035, 036, 037, 038, 038, 039, 044, 045, 046, 047, 049, 059-061, 062-064, 065-066, 069-070, 071-074, 077-078, 079-080, 081-083, 093-095  
3579 / 028, 029, 030, 031, 032, 033, 034, 035-036, 039-042, 043-045, 046-048

**Staff Contact:** Pilar LaValley 628-652-7372  
[pilar.lavalley@sfgov.org](mailto:pilar.lavalley@sfgov.org)

PROVIDING REVIEW AND COMMENT ON THE PROPOSED LANDMARK DISTRICT TO THE BOARD OF SUPERVISORS TO ADDRESS 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; IDENTIFY ANY AMENDMENTS TO THE GENERAL PLAN NECESSARY TO FACILITATE ADOPTION OF THE PROPOSED DESIGNATION; AND EVALUATE WHETHER THE DISTRICT WOULD CONFLICT WITH THE SUSTAINABLE COMMUNITIES STRATEGY FOR THE BAY AREA.

WHEREAS, Section 4.135 of the Charter and Section 1004.2(c) of San Francisco Planning Code mandate that proposed landmark district designations recommended for approval by the Historic Preservation Commission shall be referred to the Planning Commission for review and comment on the district designation with such comments, if any, transmitted to the Board of Supervisors along with the Historic Preservation Commission recommendation; and

WHEREAS, on May 6, 2025, the Board voted unanimously to adopt a Resolution to initiate Landmark District designation of the Chula-Abbey Early Residential District, and on May 9, 2025, with the Mayor's signature, Resolution No. 222-25 became effective (Board File No. 250297); and

WHEREAS, the Historic Preservation Commission, at a duly noticed public hearing on October 15, 2025, recommended

approval of the proposed landmark district designation finding that the Chula-Abbey Early Residential District meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 designation; and

WHEREAS, the Chula-Abbey Early Residential District, centered around Chula Lane, an east-west midblock alley, and Abbey Street, a north-south midblock alley, comprises 52 properties. Apart from two residential-over-commercial buildings, the built-out district is entirely residential with a mix of small cottages, larger single-family homes, frequently converted to flats, and flats or apartment buildings; and

WHEREAS, the Planning Commission, at a regularly scheduled public hearing on October 23, 2025, and in accordance with Charter Section 4.135 and Planning Code Section 1004.2(c), reviewed and provided comments on the proposed historic district pursuant to Article 10; and

WHEREAS, the Department has determined that landmark district designation is exempt from environmental review, pursuant to California Environmental Quality Act Guidelines Section 15061(b)(3) (Common Sense Categorical Exemption); and therefore be it

RESOLVED that the Planning Commission hereby provides the following comments on the Chula-Abbey Early Residential Landmark District designation:

- 1) That proposed district designation is, on balance, consistent with the policies embodied in the General Plan and the priority policies of Section 101.1, as it will conserve and protect existing housing near transit and will not impede the provision of housing to meet the City's Regional Housing Needs Allocation. As San Francisco advances ambitious housing production goals, through its Family Zoning Plan 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; and
- 2) No amendments to the General Plan are necessary to facilitate adoption of the proposed district designation; and
- 3) The proposed district designation does not conflict with the Sustainable Communities Strategy for the Bay Area.

BE IT FURTHER RESOLVED that the Planning Commission hereby directs Planning Department staff to transmit this Resolution, along with the Historic Preservation Commission's recommendation, to the Board of Supervisors.

I hereby certify that the foregoing Resolution was adopted by the Planning Commission at its meeting on October 23, 2025.



Jonas P. Ionin  
Commission Secretary

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So

NOES: None

ABSENT: None

ADOPTED: October 23, 2025



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2025-005930DES - Chula-Abbey Early Residential Historic District		3566003, 3566004, 3566008
<b>Case No.</b>		<b>Permit No.</b>
2025-005930PRJ		
<input checked="" type="checkbox"/> <b>Addition/Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Landmark Designation (DES)		

### EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities. (CEQA Guidelines section 15301)</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction. (CEQA Guidelines section 15303)</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development. (CEQA Guidelines section 15332)</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (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. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
<input type="checkbox"/>	<b>Other _____</b>
<input checked="" type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.

## ENVIRONMENTAL SCREENING ASSESSMENT

### Comments:

There is a closed Cortese case located at 366 Dolores Street (3566/006). The proposed landmark designation would have no potential to have significant environmental effects with respect to hazardous substances on the site .

**Planner Signature:** Don Lewis

## PROPERTY STATUS - HISTORIC RESOURCE

### PROPERTY IS ONE OF THE FOLLOWING:

<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource.
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age).

## PROPOSED WORK CHECKLIST

### Check all that apply to the project.

<input type="checkbox"/>	<b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	<b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	<b>Garage work.</b> 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.
<input type="checkbox"/>	<b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	<b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	<b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	<b>Addition(s)</b> 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.
<input type="checkbox"/>	<b>Façade or storefront alterations</b> that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	<b>Restoration</b> based upon documented evidence of a building's historic condition , such as historic photographs, plans, physical evidence, or similar buildings.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed.
<input type="checkbox"/>	Project involves scope of work listed above.

**ADVANCED HISTORICAL REVIEW**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	<p><b>Reclassification of property status.</b> (<i>Attach HRRER Part I relevant analysis; requires Principal Preservation Planner approval</i>)</p> <p><input type="checkbox"/> Reclassify to Category A</p> <p style="text-align: right;"><input type="checkbox"/> Reclassify to Category C</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Integrity</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Significance</p>
<input type="checkbox"/>	Project involves a <b>known historical resource (CEQA Category A)</b>
<input type="checkbox"/>	Project does not substantially impact character-defining features of a historic resource (see Comments)
<input type="checkbox"/>	Project is compatible, yet differentiated, with a historic resource.
<input type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
<b>Note: If ANY box above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with EXEMPTION REVIEW.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review.
<b>Comments by Preservation Planner:</b> landmark district designation, no physical changes	
<b>Preservation Planner Signature:</b> Pilar Lavalley	

**EXEMPTION DETERMINATION**

<input checked="" type="checkbox"/>	<p><b>Common Sense Exemption: No further environmental review is required. The project is exempt under CEQA. It can be seen with certainty that there is no possibility of a significant effect on the environment.</b></p>	
	<p><b>Project Approval Action:</b> Board of Supervisor approval of landmark district designation</p>	<p><b>Signature:</b> Pilar Lavalley 10/09/2025</p>
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/pim/">https://sfplanninggis.org/pim/</a>. 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.</p> <p>Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of 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 (<a href="https://sfplanning.org/resource/ceqa-exemptions">https://sfplanning.org/resource/ceqa-exemptions</a>) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.</p>	

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

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## MEMORANDUM

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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. 251100  
Planning Code - Landmark District Designation - Chula-Abbey Early Residential Historic District

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- 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](mailto:john.carroll@sfgov.org).

BOARD of SUPERVISORS



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**NOTICE OF PUBLIC HEARING  
LAND USE AND TRANSPORTATION COMMITTEE  
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

**Date:** Monday, February 2, 2026

**Time:** 1:30 p.m.

**Location:** Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

**Subject:** **File No. 251100.** Ordinance amending the Planning Code to add a new Appendix P to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Chula-Abbey 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email ([bos@sfgov.org](mailto:bos@sfgov.org)). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, January 30, 2026.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll ([john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)) ~ (415) 554-4445

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

Angela Calvillo  
Clerk of the Board of Supervisors  
City and County of San Francisco  
jec:mcc:ams



**MYRNA MELGAR**

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DATE: January 28, 2026

TO: Angela Calvillo  
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee  
COMMITTEE REPORTS

A handwritten signature in blue ink, appearing to read "mm", located to the right of the "FROM:" line.

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Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, February 3, 2026:

**File No. 251100**      **Planning Code - Landmark District Designation - Chula-Abbey  
Early Residential Historic District**  
Sponsor: Mandelman

**File No. 251101**      **Planning Code - Landmark District Designation - Alert Alley  
Early Residential Historic District**  
Sponsor: Mandelman

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, February 2, 2026.