

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  
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.

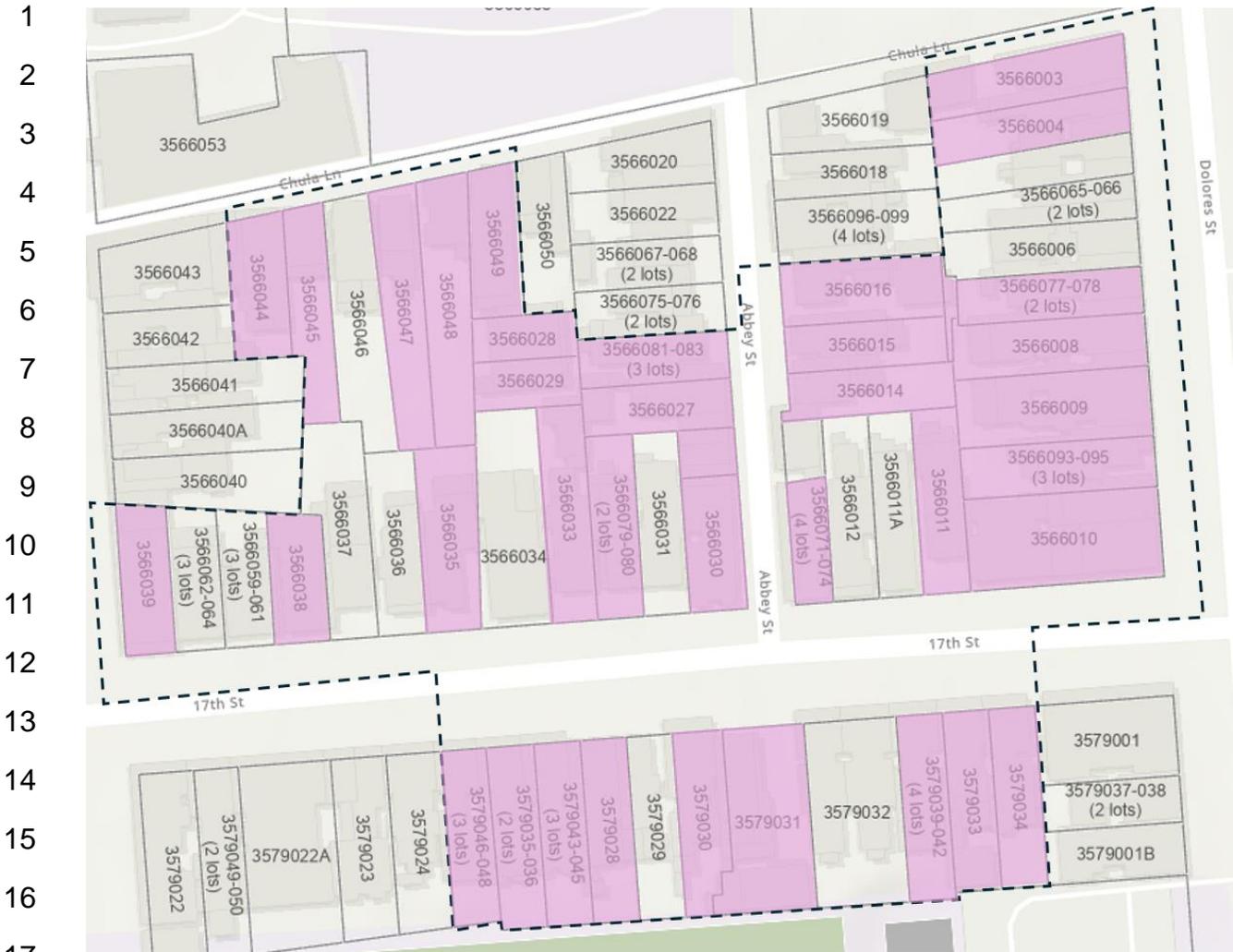
4 This ordinance is intended to further the general purpose of historic preservation legislation as  
5 set forth in Section 1001 of the Planning Code, to promote the health, safety and general welfare of the  
6 public.

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.



*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  
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:

21

<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>

25

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

12      n:\legana\as2025\1800206\01878730.docx

13

14

15

16

17

18

19

20

21

22

23

24

25