

File No. 251101

Committee Item No. 2

Board Item No. 6

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: February 2, 2026

Board of Supervisors Meeting:

Date: February 10, 2026

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OTHER

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Presentation – February 2, 2026</u> |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>HPC Reso No. 1496 – October 15, 2025</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Reso No. 21857 – October 23, 2025</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination – December 8, 2025</u> |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Committee Report Request Memo – January 28, 2026</u> |
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Prepared by: John Carroll

Date: January 29, 2026

Prepared by: John Carroll

Date: February 2, 2026

Prepared by: _____

Date: _____

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

2

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

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
11 **Additions to Codes** are in single-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 (a) The Planning Department has determined that the actions contemplated in this
19 ordinance comply with the California Environmental Quality Act (California Public Resources
20 Code Sections 21000 *et seq.*). Said determination is on file with the Clerk of the Board of
21 Supervisors in File No. 251101 and is incorporated herein by reference. The Board of
22 Supervisors affirms this determination.

23 (b) Pursuant to Charter Section 4.135, the Historic Preservation Commission has
24 authority “to recommend approval, disapproval, or modification of landmark designations and
25 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. 1496, 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. 251101, 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. 21857, 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. 21101 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. 1496 and Planning Commission Resolution No. 21857, 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 Alert Alley Early Residential Historic District will serve the
21 public necessity, convenience, and welfare for the reasons set forth in Historic Preservation
22 Commission Resolution No. 1496 and Planning Commission Resolution No. 21857, which are
23 incorporated herein by reference.

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

1 value, and that designation as a Landmark District will further the purposes of and conform to
2 the standards set forth in Article 10 of the Planning Code.

3
4 Section 2. The Planning Code is hereby amended by amending Article 10 to add
5 Appendix Q, to read as follows:

6 **APPENDIX Q TO ARTICLE 10**

7 **ALERT ALLEY EARLY RESIDENTIAL DISTRICT**

8 Sec. 1. Findings and Purposes

9 Sec. 2. Designation

10 Sec. 3. Location and Boundaries

11 Sec. 4. Relation to Planning Code and the Provisions of the Charter of the City and County of
12 San Francisco

13 Sec. 5. Statement of Significance

14 Sec. 6. Character-Defining Features

15 Sec. 7. Definitions

16 Sec. 8. Standards of Review of Applications

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

18 Sec. 10. Significance of Individual Buildings to the Historic District

19 Sec. 11. Paint Color

20 **SEC. 1. FINDINGS AND PURPOSES.**

21 The Board of Supervisors hereby finds that the area known and described in this ordinance as
22 the Alert Alley Early Residential District contains 21 buildings that have a special character and
23 special historical, architectural and aesthetic interest and value, and constitutes a distinct section of
24 the City. The Board of Supervisors further finds that designation of said area as a Historic District will
25 be in furtherance of and in conformance with the purposes of Article 10 of the Planning Code and the

1 standards set forth therein, and that preservation on an area basis rather than on the basis of
2 individual structures alone is in order.

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

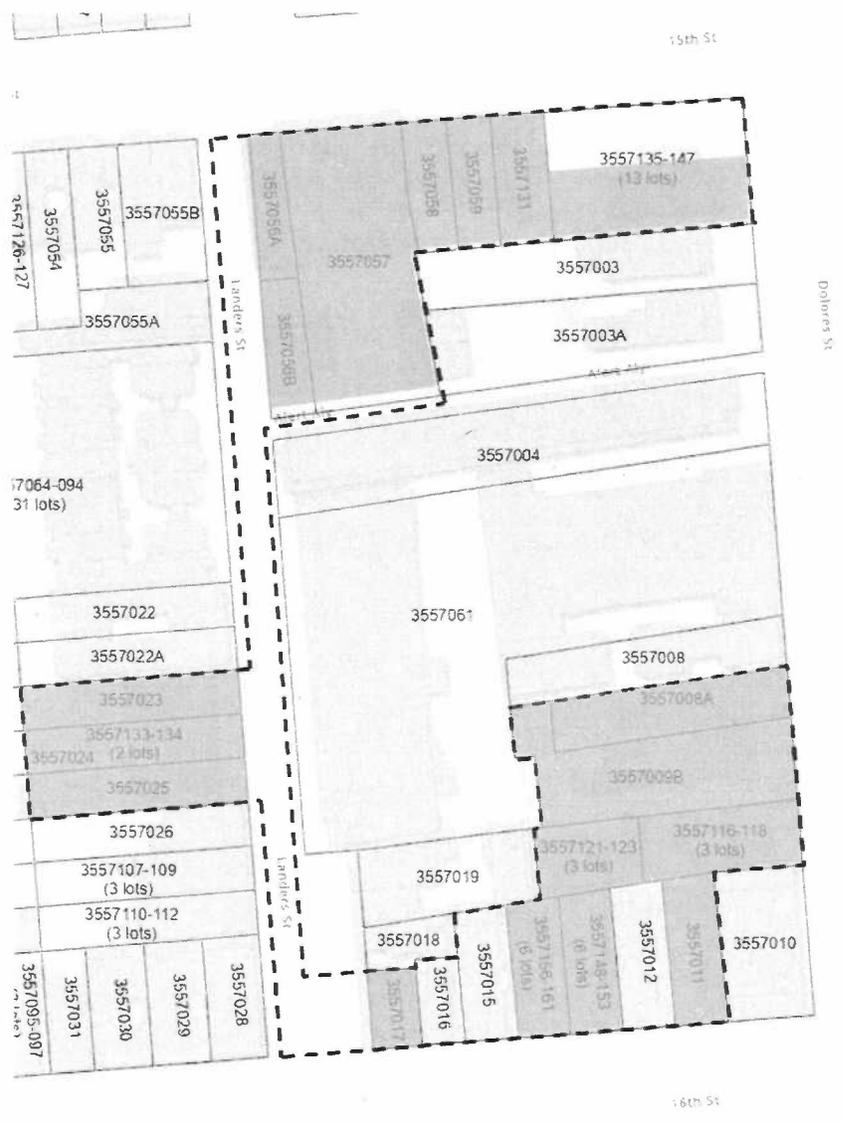
6 **SEC. 2. DESIGNATION.**

7 Pursuant to Section 1004 of the Planning Code, the Alert Alley Early Residential District is
8 hereby designated as an Article 10 Historic District, this designation having been duly approved by
9 Resolution No. 1496 of the Historic Preservation Commission and Resolution No. 21857 of the
10 Planning Commission, which Resolutions are on file with the Clerk of the Board of Supervisors under
11 File No. 251101 and which Resolutions are incorporated herein and made part hereof as though fully
12 set forth.

13 **SEC. 3. LOCATION AND BOUNDARIES.**

14 The location and boundaries of the Alert Alley Early Residential District include properties on
15 the south side of 15th Street between Landers Street and Dolores Street and properties on the east side
16 of Landers Street between 15th Street and Alert Alley; properties on the north side of 16th Street
17 between Dolores Street and Landers Street and a grouping of properties on the west side of Landers
18 Street between Alert Alley and 16th Street. The District includes lots contained within Assessor's
19 Block 3557 and shall be as designated on the Alert Alley Early Residential District Map, the original of
20 which is on file with the Clerk of the Board of Supervisors under File No. 251101, which Map is hereby
21 incorporated herein as though fully set forth.

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The boundaries of Alert Alley Early Residential District are outlined.

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

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

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

1 ordinance shall supersede, impair or modify any Planning Code provisions applicable to property in
2 the Alert Alley Early Residential District, including but not limited to existing and future regulations
3 controlling uses, height, bulk, lot coverage, floor area ratio, required open space, off-street parking
4 and signs.

5 **SEC. 5. STATEMENT OF SIGNIFICANCE.**

6 Identified through the Mission Dolores Neighborhood Context Statement & Survey, the Alert
7 Alley Early Residential District is a one-block long stretch of properties, centered on Alert Alley and
8 Landers Street, significant as a representative collection of Italianate, Classical Revival, and Queen
9 Anne residential buildings associated with the themes of “Early Neighborhood Development (1864-
10 1906)” and “1906 Earthquake and Reconstruction (1906-1915).” The period of significance is 1890 to
11 1910. The District is comprised of 21 properties, eighteen of which include contributing resources,
12 located in the Mission Dolores neighborhood. There are three non-contributing properties.

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

24 The Alert Alley Early Residential District also is architecturally significant as a distinctive
25 grouping of Victorian-era residential dwellings in Italianate, Stick-Eastlake, and Queen Anne styles.

1 Along the narrow alleys, the pioneer origins of the buildings are indicated via setbacks, small building
2 footprints, and low-slung massing, which stand out amongst the many larger rowhouses and flats that
3 comprise much of the rest of the urbanized neighborhood. In the post-earthquake period, the Mission
4 Dolores neighborhood transitioned from a semi-suburban, single-family dwelling area at the periphery
5 of the city, to a dense neighborhood fully integrated into the larger urban context, characterized by an
6 increase in multi-family development, particularly with the construction of apartment buildings and
7 flats, including "Romeo Flats," in Classical Revival and Queen Anne architectural styles.

8 The period of significance for the District is 1890 to 1910, inclusive of the period of
9 construction of all contributing buildings within the District. Additional historic information, and
10 descriptions of individual buildings, may be found in the Alert Alley Early Residential District
11 Designation Report, which is hereby incorporated herein as though fully set forth.

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

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

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

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

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

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

25 Due to the brief period of construction - most buildings were constructed between 1890 and

1 1910 - buildings within the district exhibit characteristics of one of two basic residential property
2 types: single-family early residential or multi-family reconstruction residential (as defined in the
3 Mission Dolores Neighborhood Context Statement).

4 District buildings are all residential, composed primarily of attached or semi-attached, single-
5 family dwellings and residential flats or apartments. Buildings in the district range from 1 ½ story-
6 over-basement to four stories in height, with 1-½ and three stories predominating. Roof forms are
7 predominantly flat or front-facing gable behind a projecting parapet and/or cornice. An exception is
8 1919-1923 15th Street which has a hipped roof.

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

15 Buildings fronting wider streets – 15th, 16th, or Dolores streets – have larger footprints, are
16 taller, and consist of residential flats or apartments. These buildings are typically 2 ½- to four-stories
17 in height, have recessed, raised entrances, straight run stairs, and feature Queen Anne, Classical
18 Revival, Italianate, or Stick-Eastlake detailing on the primary, street-facing facades. Romeo Flats
19 buildings along 15th Street are built to the front lot line while residential flats buildings at 16th Street
20 are setback with shallow front yards behind low cast stone walls topped with metal railings. On
21 Dolores Street, residential flats buildings are setback with raised front yards bounded by cast stone
22 retaining walls.

23 Although the roof forms - particularly at the non-visible rear facade – of a substantial number
24 of buildings have been altered to incorporate skylights, small dormer windows, fire escapes, stair
25 penthouses, or solar panels these alterations were constructed outside of the Period of Significance and

1 have not gained significance.

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

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

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

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

- 22 • Two or three-story over-integrated garage or three-story massing
- 23 • Horizontal painted wood siding
- 24 • Front-facing gable roof or projecting cornice
- 25 • Wood double-hung windows with ogee lugs

- 1 • Single or paired projecting bay(s) at front facade
- 2 • Front setback/location on lot in reference to street
- 3 • Offset entrance with original stair configuration

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

10 **B. Materials and Finishes**

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

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

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

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

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

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

12 **C. Doors and Fenestration**

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

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

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

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

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

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

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

19 **D. Architectural Details**

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

23 Late Victorian- and Progressive-era architectural styles predominate with Italianate, Stick-
24 Eastlake, Queen Anne, and Classical Revival styles most widely represented. Architectural details
25 commonly found on the district's Italianate and Stick-Eastlake buildings – usually at the smaller

1 dwellings on alleys and narrow streets – include cornice lintels, bracketed hoods, raised panel friezes
2 and bracketed cornices, and false shaped parapets sometimes with pent roofs for Italianates (1959 15th
3 Street includes chamfered bay window decorated with pipe colonnettes and arched window heads) and
4 bracketed cornice caps, bracketed door hoods (flat or pedimented), false parapets with paneled friezes,
5 brackets, and projecting cornices on Stick-Eastlakes.

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

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

18 **SEC. 7. DEFINITIONS**

19 For the purpose of this Appendix Q, the following terms shall have the following meanings:

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

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

25 Primary Façade or Elevation: A primary façade is a building's main street-facing façade.

1 Corner buildings have two primary façades.

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

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

5 The standards for review of all applications for Certificates of Appropriateness are as set forth
6 in Section 1006.6 of Article 10. For the purposes of review under those standards, the "character of the
7 Historic District" shall mean the exterior architectural features of the Alert Alley Early Residential
8 District referred to and described in Section 6 of this Appendix.

9 The three levels of review are: "No Certificate of Appropriateness" is required; an
10 "Administrative Certificate of Appropriateness" is required, which is approved administratively by
11 Planning Department Preservation staff as delegated pursuant to Section 1006.2(b) of the Planning
12 Code; and "Certificate of Appropriateness" is required pursuant to Section 1006 of the Planning Code
13 at a regularly scheduled Historic Preservation Commission hearing. The procedures, requirements,
14 controls and standards of Article 10 of the Planning Code shall apply to all applications for
15 Certificates of Appropriateness and/or Administrative Certificates of Appropriateness in the Alert Alley
16 Early Residential Historic District.

17 Any exterior change within the Alert Alley Early Residential Historic District shall require a
18 Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work requires a City
19 permit, with the exception of: scopes of work outlined in Section 1005(e)(1-10) of Article 10; projects
20 subject to the Housing Accountability Act (HAA) that comply with the Preservation Design Standards;
21 and, the specific scopes of work as outlined below.

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

23 No Certificate of Appropriateness shall be required for the construction of any structure within
24 the rear yard that is no more than ten feet in height above grade and covers no more than 120 square
25 feet of land regardless of visibility from public rights-of-way. A Certificate of Appropriateness shall not

1 be required for the removal of any non-historic ancillary structure within the rear yard.

2 **Cladding**

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

6 **Decks, Stairs & Railings**

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

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

17 **Doors, Windows, and Other Openings**

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

23 Garage Doors: A Certificate of Appropriateness shall not be required for the replacement of an
24 existing garage door and/or trim provided that the new features are compatible in terms of material,
25 pattern, finish, and fenestration. Replacement garage doors must have a solid, painted finish and may

1 feature no more than 25 percent glazing.

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

5 **Exploratory and Investigative Work**

6 No Certificate of Appropriateness shall be required for the removal of non-historic material to
7 conduct investigation about the historic structure and to determine the existence of underlying historic
8 materials, ghosting, and scarring. This scope of work shall be limited, at the Department's discretion,
9 to no more than 15% of the total surface area of the façade. This work area must be stabilized and
10 protected after the investigation is complete.

11 **Fences**

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

14 **Ground Disturbance**

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

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

24 **Non-Contributory Buildings**

25 No Certificate of Appropriateness shall be required for any exterior change on elevations not

1 visible from the public rights-of-way for non-contributory properties.

2 No Certificate of Appropriateness shall be required for any alteration or replacement of
3 exterior building features on visible elevations of non-contributory properties, provided that
4 reasonable efforts shall be made to produce compatibility with the District, and in no event shall there
5 be a greater deviation from compatibility. The Planning Department will evaluate these proposals for
6 compatibility with the character of the historic district as described in the designating ordinance, as set
7 forth in Section 1006.6 of the Planning Code.

8 **Preservation Design Standards**

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

13 **Ordinary Maintenance and Repairs**

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

18 **Replacement of Character-Defining Features**

19 A Certificate of Appropriateness shall not be required for the in-kind replacement of character-
20 defining features that are deteriorated beyond repair, including historic architectural details such as
21 porticos, porches, cornices, stringcourses, plaster work, tympanum, roofline, and eave, regardless of
22 visibility from the public right-or-way. For this standard, "in kind" shall mean repair or replace
23 exactly to match the historic feature's material, dimensions, finish, profile, and details. Use of
24 alternative material(s) does not qualify as "in-kind."

25 **Roofing – Repair or Replacement**

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

4 No Certificate of Appropriateness shall be required for repair and/or replacement of roofing
5 materials other than visible surface materials, including but not limited to underlayment, structural
6 members, chimneys, gutters, and scuppers, that does not alter the existing roof's form or character-
7 defining features.

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

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

13 **Security Measures**

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

17 **Solar Panels**

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

22 (a) Set with a low profile, and

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

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

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

1 **Windows**

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

6 Window Replacement – Windows visible from public right-of-way: No Certificate of
7 Appropriateness shall be required for replacement of non-historic windows, provided that replacement
8 windows are wood (original windows are assumed have been wood); are recessed between two and
9 three inches from the surrounding exterior wall surfaces, measured from the primary exterior cladding
10 to sash; have true divided lites or simulated divided lites with dark-colored spacers where sash feature
11 muntins. Replacement windows are not required to be single-glazed even if the original windows are
12 single-glazed. Vinyl windows are not permitted as a replacement for any window.

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

18 **SEC. 9. ADDITIONAL PROVISIONS FOR ALTERATIONS, ADDITIONS AND NEW**
19 **CONSTRUCTION.**

20 Excluding the exceptions defined in this Appendix, any exterior change to a contributory or
21 non-contributory building or new construction within the Alert Alley Early Residential District shall
22 require a Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work
23 requires a City permit. The following standards shall guide the approval of exterior alterations,
24 additions, and new construction.

25 (a) Character of the district. New construction shall complement and support the historic

1 character of the district. Proposals for exterior alterations that result in greater conformity with the
2 character of the district and are based on physical or documented evidence are encouraged.

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

6 (c) Compatibility. New construction shall be differentiated from the old and shall be compatible
7 with the historic materials, features, size, scale and proportion, and massing to protect the integrity of
8 the property and its environment. Additions shall be reviewed for compatibility with the historic
9 building and the District, while infill construction shall be reviewed for compatibility with the overall
10 District. Neither should imitate nor replicate existing features. Additions should not physically or
11 visually dominate existing buildings in the District. Infill construction should reflect the character of
12 the District, including the prevailing heights of contributing buildings without creating a false sense of
13 history. The following standards shall guide the approval of additions and new construction:

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

23 As part of the Planning Department review process, the project sponsor shall conduct and
24 submit an analysis that illustrates the relative visibility of a proposed vertical addition from within the
25 District. As part of this analysis, sightline cross-sections and perspective drawings illustrating the

1 proportionality and scale, as well as the visible extent of the addition from prescribed locations should
2 be submitted.

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

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

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

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

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

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

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

1 buildings.

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

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

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

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

15 **SEC. 10. SIGNIFICANCE OF INDIVIDUAL BUILDINGS TO THE HISTORIC**
16 **DISTRICT.**

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

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

23 The following buildings are deemed Contributory to the Alert Alley Early Residential District:

24

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

25

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

19
20
21 *Noncontributory. This category identifies buildings that postdate the District's period of*
22 *significance and/or no longer retain sufficient integrity to convey significance.*

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

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

SEC. 11. PAINT COLOR.

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

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

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

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

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

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LEGISLATIVE DIGEST

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

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

Existing Law

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

Amendments to Current Law

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

The Ordinance also sets forth the historical significance of the district. Specifically, the Ordinance explains that the Alert Alley Early Residential District is significant as a representative collection of residential buildings that physically illustrate the neighborhood's pre- and post-1906 Earthquake and Fires development transition. Because it was spared from the 1906 fires that decimated many other nearby neighborhoods, the district provides a unique combination of early, small scale single-family homes along with post-1906 reconstruction era larger scale multi-family flats and apartments. The Alert Alley Early

Residential District is a collection of buildings that represents the early small-scale residential and agricultural development patterns of the Mission Dolores neighborhood as well as larger residential flats and apartments indicative of the post-1906 reconstruction period. The district is also notable as it contains several buildings, including 260-264 and 266-268 Dolores Street, associated with the Dolores Street Fire Line, which served as a firebreak preserving properties west of Dolores from destruction in the devastating post-earthquake fires. The Alert Alley Early Residential District also is architecturally significant as a distinctive grouping of Victorian-era residential dwellings in Italianate, Stick-Eastlake, and Queen Anne styles. Along the narrow alleys, the pioneer origins of the buildings are indicated via setbacks, small building footprints, and low-slung massing, which stand out amongst the many larger rowhouses and flats that comprise much of the rest of the urbanized neighborhood. In the post-earthquake period, the Mission Dolores neighborhood transitioned from a semi-suburban, single-family dwelling area at the periphery of the city, to a dense neighborhood fully integrated into the larger urban context, characterized by an increase in multi-family development, particularly with the construction of apartment buildings and flats, including "Romeo Flats," in Classical Revival and Queen Anne architectural styles.

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

Background Information

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

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

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ALERT ALLEY EARLY RESIDENTIAL DISTRICT (FILE NO. 251101)



CHULA ABBEY EARLY RESIDENTIAL DISTRICT (FILE NO. 251100)

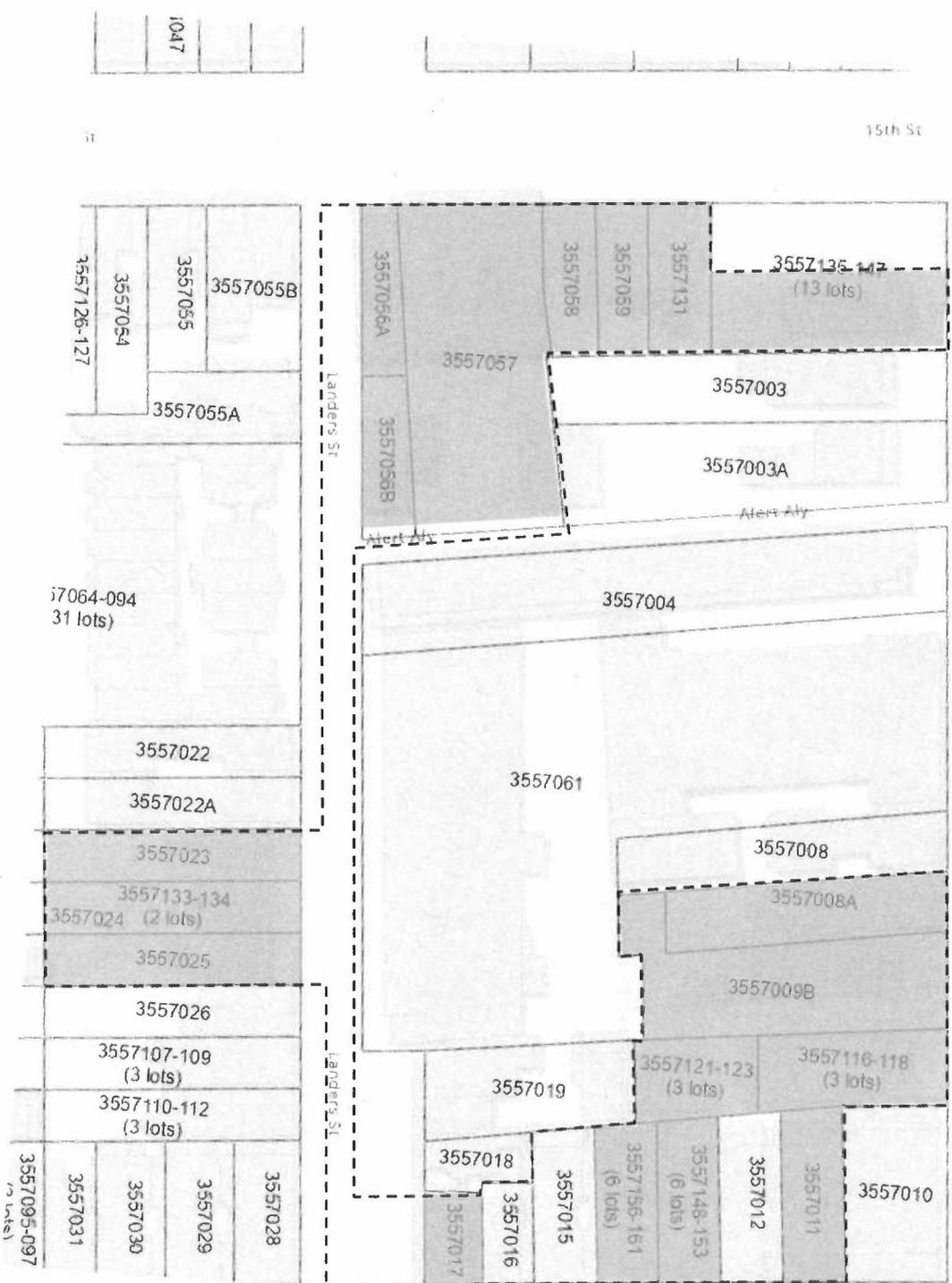
FEBRUARY 2, 2026
BOS – LAND USE & TRANSPORTATION COMMITTEE

LANDMARK DISTRICT DESIGNATIONS

M. Pilar LaValley, LEED AP
Senior Preservation Planner
pilar.lavalley@sfgov.org



**San Francisco
Planning**



--- District Boundary
 ■ District Contributor

ALERT ALLEY EARLY RESIDENTIAL DISTRICT

Centered on Alert Alley and Landers Street, between 15th, 16th, and Dolores streets, the district is a representative collection of pre- and post-earthquake residential buildings built in the Italianate, Classical Revival, and Queen Anne architectural styles.

- District comprised of 21 buildings:**
- 17 contributing buildings/resources (81%)
 - 4 non-contributing buildings/resources (19%)

Period of Significance: 1890-1910



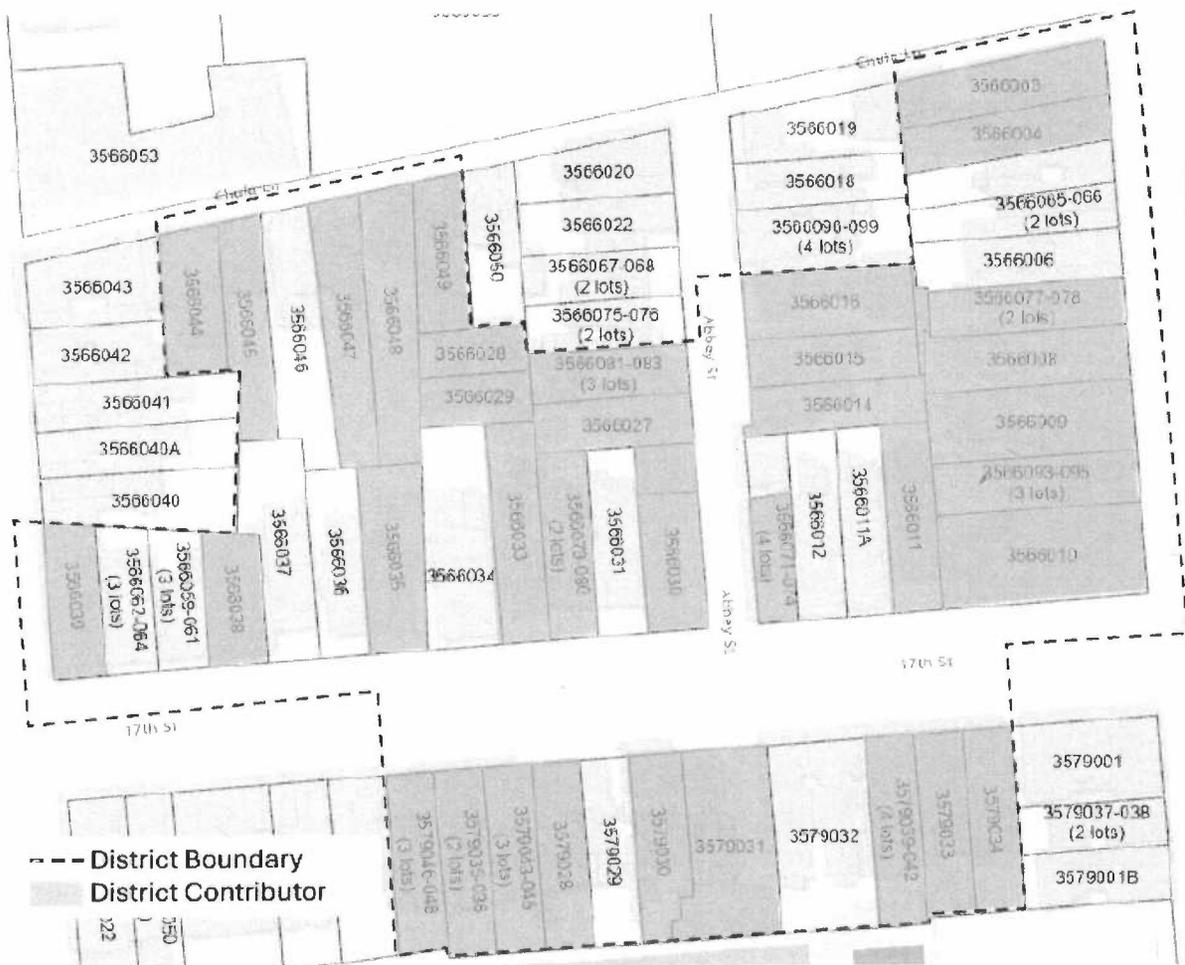
1925-1929 and 1931 15th Street



3322-3328 16th Street



**San Francisco
 Planning**



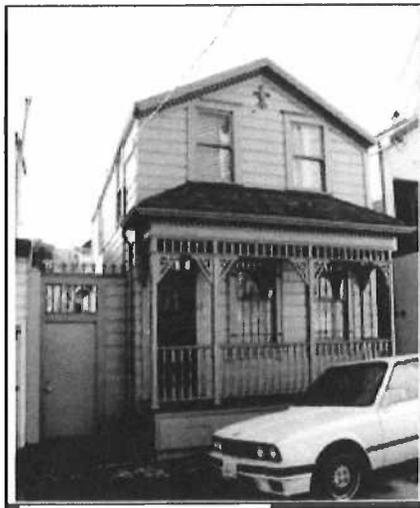
CHULA-ABBEY EARLY RESIDENTIAL DISTRICT

Centered on Chula Lane, Abbey Street, and 17th Streets, the district is a representative collection of pre- and post-earthquake residential buildings, plus two mixed-use buildings, built in the Folk Victorian, Italianate, Classical Revival, and Queen Anne architectural styles.

District comprised of 52 buildings:

- 37 contributing buildings/resources (71%)
- 15 non-contributing buildings/resources (28%)

Period of Significance: 1865-1910



67 Chula Lane



23-27 Abbey Street



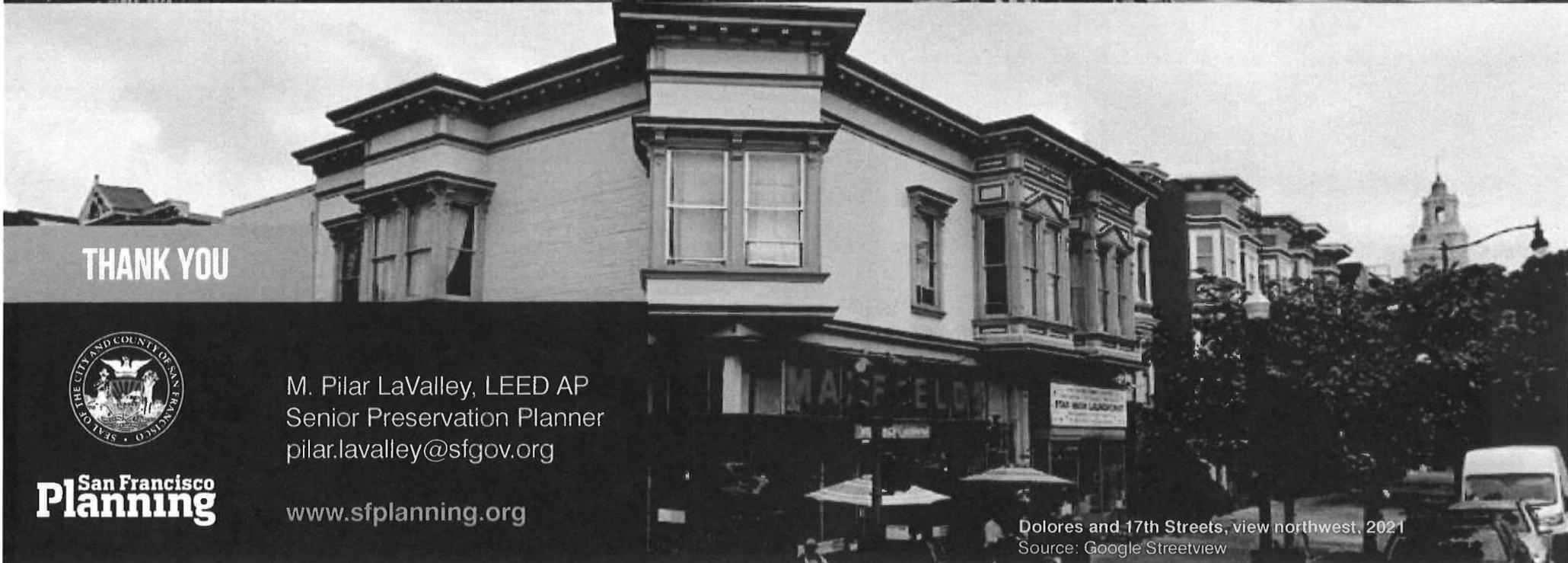
75-77 Chula Lane



San Francisco
Planning



15th Street between Dolores and Landers, view south, 2024
Source: Google Streetview



Dolores and 17th Streets, view northwest, 2021
Source: Google Streetview

THANK YOU



M. Pilar LaValley, LEED AP
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Planning

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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
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)

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

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

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

18 Section 1. CEQA and Land Use Findings.

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

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

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. _____, and is
6 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 Alert Alley Early Residential Historic District will serve the
21 public necessity, convenience, and welfare for the reasons set forth in Historic Preservation
22 Commission Resolution No. _____ and Planning Commission Resolution No.
23 _____, which are incorporated herein by reference.

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

1 value, and that designation as a Landmark District will further the purposes of and conform to
2 the standards set forth in Article 10 of the Planning Code.

3
4 Section 2. The Planning Code is hereby amended by amending Article 10 to add
5 Appendix Q, to read as follows:

6 **APPENDIX Q TO ARTICLE 10**

7 **ALERT ALLEY EARLY RESIDENTIAL DISTRICT**

8 Sec. 1. Findings and Purposes

9 Sec. 2. Designation

10 Sec. 3. Location and Boundaries

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

12 San Francisco

13 Sec. 5. Statement of Significance

14 Sec. 6. Character-Defining Features

15 Sec. 7. Definitions

16 Sec. 8. Standards of Review of Applications

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

18 Sec. 10. Significance of Individual Buildings to the Historic District

19 Sec. 11. Paint Color

20 **SEC. 1. FINDINGS AND PURPOSES.**

21 The Board of Supervisors hereby finds that the area known and described in this ordinance as
22 the Alert Alley Early Residential District contains 21 buildings that have a special character and
23 special historical, architectural and aesthetic interest and value, and constitutes a distinct section of
24 the City. The Board of Supervisors further finds that designation of said area as a Historic District will
25 be in furtherance of and in conformance with the purposes of Article 10 of the Planning Code and the

1 standards set forth therein, and that preservation on an area basis rather than on the basis of
2 individual structures alone is in order.

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

6 **SEC. 2. DESIGNATION.**

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

13 **SEC. 3. LOCATION AND BOUNDARIES.**

14 The location and boundaries of the Alert Alley Early Residential District include properties on
15 the south side of 15th Street between Landers Street and Dolores Street and properties on the east side
16 of Landers Street between 15th Street and Alert Alley; properties on the north side of 16th Street
17 between Dolores Street and Landers Street and a grouping of properties on the west side of Landers
18 Street between Alert Alley and 16th Street. The District includes lots contained within Assessor's Block
19 3557 and shall be as designated on the Alert Alley Early Residential District Map, the original of which
20 is on file with the Clerk of the Board of Supervisors under File No. _____, which Map is hereby
21 incorporated herein as though fully set forth.

1 ordinance shall supersede, impair or modify any Planning Code provisions applicable to property in
2 the Alert Alley Early Residential District, including but not limited to existing and future regulations
3 controlling uses, height, bulk, lot coverage, floor area ratio, required open space, off-street parking
4 and signs.

5 **SEC. 5. STATEMENT OF SIGNIFICANCE.**

6 Identified through the Mission Dolores Neighborhood Context Statement & Survey, the Alert
7 Alley Early Residential District is a one-block long stretch of properties, centered on Alert Alley and
8 Landers Street, significant as a representative collection of Italianate, Classical Revival, and Queen
9 Anne residential buildings associated with the themes of “Early Neighborhood Development (1864-
10 1906)” and “1906 Earthquake and Reconstruction (1906-1915).” The period of significance is 1890 to
11 1910. The District is comprised of 21 properties, eighteen of which include contributing resources,
12 located in the Mission Dolores neighborhood. There are three non-contributing properties.

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

24 The Alert Alley Early Residential District also is architecturally significant as a distinctive
25 grouping of Victorian-era residential dwellings in Italianate, Stick-Eastlake, and Queen Anne styles.

1 Along the narrow alleys, the pioneer origins of the buildings are indicated via setbacks, small building
2 footprints, and low-slung massing, which stand out amongst the many larger rowhouses and flats that
3 comprise much of the rest of the urbanized neighborhood. In the post-earthquake period, the Mission
4 Dolores neighborhood transitioned from a semi-suburban, single-family dwelling area at the periphery
5 of the city, to a dense neighborhood fully integrated into the larger urban context, characterized by an
6 increase in multi-family development, particularly with the construction of apartment buildings and
7 flats, including "Romeo Flats," in Classical Revival and Queen Anne architectural styles.

8 The period of significance for the District is 1890 to 1910, inclusive of the period of
9 construction of all contributing buildings within the District. Additional historic information, and
10 descriptions of individual buildings, may be found in the Alert Alley Early Residential District
11 Designation Report, which is hereby incorporated herein as though fully set forth.

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

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

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

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

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

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

25 Due to the brief period of construction - most buildings were constructed between 1890 and

1 1910 - buildings within the district exhibit characteristics of one of two basic residential property
2 types: single-family early residential or multi-family reconstruction residential (as defined in the
3 Mission Dolores Neighborhood Context Statement).

4 District buildings are all residential, composed primarily of attached or semi-attached, single-
5 family dwellings and residential flats or apartments. Buildings in the district range from 1 ½ story-
6 over-basement to four stories in height, with 1-½ and three stories predominating. Roof forms are
7 predominantly flat or front-facing gable behind a projecting parapet and/or cornice. An exception is
8 1919-1923 15th Street which has a hipped roof.

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

15 Buildings fronting wider streets – 15th, 16th, or Dolores streets – have larger footprints, are
16 taller, and consist of residential flats or apartments. These buildings are typically 2 ½- to four-stories
17 in height, have recessed, raised entrances, straight run stairs, and feature Queen Anne, Classical
18 Revival, Italianate, or Stick-Eastlake detailing on the primary, street-facing facades. Romeo Flats
19 buildings along 15th Street are built to the front lot line while residential flats buildings at 16th Street
20 are setback with shallow front yards behind low cast stone walls topped with metal railings. On
21 Dolores Street, residential flats buildings are setback with raised front yards bounded by cast stone
22 retaining walls.

23 Although the roof forms - particularly at the non-visible rear facade – of a substantial number
24 of buildings have been altered to incorporate skylights, small dormer windows, fire escapes, stair
25 penthouses, or solar panels these alterations were constructed outside of the Period of Significance and

1 have not gained significance.

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

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

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

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

- 22 • Two or three-story over-integrated garage or three-story massing
- 23 • Horizontal painted wood siding
- 24 • Front-facing gable roof or projecting cornice
- 25 • Wood double-hung windows with ogee lugs

- 1 • Single or paired projecting bay(s) at front facade
- 2 • Front setback/location on lot in reference to street
- 3 • Offset entrance with original stair configuration

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

10 **B. Materials and Finishes**

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

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

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

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

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

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

12 **C. Doors and Fenestration**

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

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

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

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

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

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

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

19 **D. Architectural Details**

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

23 Late Victorian- and Progressive-era architectural styles predominate with Italianate, Stick-
24 Eastlake, Queen Anne, and Classical Revival styles most widely represented. Architectural details
25 commonly found on the district's Italianate and Stick-Eastlake buildings – usually at the smaller

1 dwelling on alleys and narrow streets – include cornice lintels, bracketed hoods, raised panel friezes
2 and bracketed cornices, and false shaped parapets sometimes with pent roofs for Italianates (1959 15th
3 Street includes chamfered bay window decorated with pipe colonnettes and arched window heads) and
4 bracketed cornice caps, bracketed door hoods (flat or pedimented), false parapets with paneled friezes,
5 brackets, and projecting cornices on Stick-Eastlakes.

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

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

18 **SEC. 7. DEFINITIONS**

19 For the purpose of this Appendix Q, the following terms shall have the following meanings:

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

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

25 Primary Façade or Elevation: A primary façade is a building's main street-facing façade.

1 Corner buildings have two primary façades.

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

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

5 The standards for review of all applications for Certificates of Appropriateness are as set forth
6 in Section 1006.6 of Article 10. For the purposes of review under those standards, the "character of the
7 Historic District" shall mean the exterior architectural features of the Alert Alley Early Residential
8 District referred to and described in Section 6 of this Appendix.

9 The three levels of review are: "No Certificate of Appropriateness" is required; an
10 "Administrative Certificate of Appropriateness" is required, which is approved administratively by
11 Planning Department Preservation staff as delegated pursuant to Section 1006.2(b) of the Planning
12 Code; and "Certificate of Appropriateness" is required pursuant to Section 1006 of the Planning Code
13 at a regularly scheduled Historic Preservation Commission hearing. The procedures, requirements,
14 controls and standards of Article 10 of the Planning Code shall apply to all applications for
15 Certificates of Appropriateness and/or Administrative Certificates of Appropriateness in the Alert Alley
16 Early Residential Historic District.

17 Any exterior change within the Alert Alley Early Residential Historic District shall require a
18 Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work requires a City
19 permit, with the exception of: scopes of work outlined in Section 1005(e)(1-10) of Article 10; projects
20 subject to the Housing Accountability Act (HAA) that comply with the Preservation Design Standards;
21 and, the specific scopes of work as outlined below.

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

23 No Certificate of Appropriateness shall be required for the construction of any structure within
24 the rear yard that is no more than ten feet in height above grade and covers no more than 120 square
25 feet of land regardless of visibility from public rights-of-way. A Certificate of Appropriateness shall not

1 be required for the removal of any non-historic ancillary structure within the rear yard.

2 **Cladding**

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

6 **Decks, Stairs & Railings**

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

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

17 **Doors, Windows, and Other Openings**

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

23 Garage Doors: A Certificate of Appropriateness shall not be required for the replacement of an
24 existing garage door and/or trim provided that the new features are compatible in terms of material,
25 pattern, finish, and fenestration. Replacement garage doors must have a solid, painted finish and may

1 feature no more than 25 percent glazing.

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

5 **Exploratory and Investigative Work**

6 No Certificate of Appropriateness shall be required for the removal of non-historic material to
7 conduct investigation about the historic structure and to determine the existence of underlying historic
8 materials, ghosting, and scarring. This scope of work shall be limited, at the Department's discretion,
9 to no more than 15% of the total surface area of the façade. This work area must be stabilized and
10 protected after the investigation is complete.

11 **Fences**

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

14 **Ground Disturbance**

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

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

24 **Non-Contributory Buildings**

25 No Certificate of Appropriateness shall be required for any exterior change on elevations not

1 visible from the public rights-of-way for non-contributory properties.

2 No Certificate of Appropriateness shall be required for any alteration or replacement of
3 exterior building features on visible elevations of non-contributory properties, provided that
4 reasonable efforts shall be made to produce compatibility with the District, and in no event shall there
5 be a greater deviation from compatibility. The Planning Department will evaluate these proposals for
6 compatibility with the character of the historic district as described in the designating ordinance, as set
7 forth in Section 1006.6 of the Planning Code.

8 **Preservation Design Standards**

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

13 **Ordinary Maintenance and Repairs**

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

18 **Replacement of Character-Defining Features**

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

25 **Roofing – Repair or Replacement**

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

4 No Certificate of Appropriateness shall be required for repair and/or replacement of roofing
5 materials other than visible surface materials, including but not limited to underlayment, structural
6 members, chimneys, gutters, and scuppers, that does not alter the existing roof's form or character-
7 defining features.

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

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

13 **Security Measures**

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

17 **Solar Panels**

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

22 (a) Set with a low profile, and

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

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

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

1 **Windows**

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

6 *Window Replacement – Windows visible from public right-of-way: No Certificate of*
7 *Appropriateness shall be required for replacement of non-historic windows, provided that replacement*
8 *windows are wood (original windows are assumed have been wood); are recessed between two and*
9 *three inches from the surrounding exterior wall surfaces, measured from the primary exterior cladding*
10 *to sash; have true divided lites or simulated divided lites with dark-colored spacers where sash feature*
11 *muntins. Replacement windows are not required to be single-glazed even if the original windows are*
12 *single-glazed. Vinyl windows are not permitted as a replacement for any window.*

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

18 **SEC. 9. ADDITIONAL PROVISIONS FOR ALTERATIONS, ADDITIONS AND NEW**
19 **CONSTRUCTION.**

20 *Excluding the exceptions defined in this Appendix, any exterior change to a contributory or*
21 *non-contributory building or new construction within the Alert Alley Early Residential District shall*
22 *require a Certificate of Appropriateness, pursuant to the provisions of Article 10, when such work*
23 *requires a City permit. The following standards shall guide the approval of exterior alterations,*
24 *additions, and new construction.*

25 *(a) Character of the district. New construction shall complement and support the historic*

1 character of the district. Proposals for exterior alterations that result in greater conformity with the
2 character of the district and are based on physical or documented evidence are encouraged.

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

6 (c) Compatibility. New construction shall be differentiated from the old and shall be compatible
7 with the historic materials, features, size, scale and proportion, and massing to protect the integrity of
8 the property and its environment. Additions shall be reviewed for compatibility with the historic
9 building and the District, while infill construction shall be reviewed for compatibility with the overall
10 District. Neither should imitate nor replicate existing features. Additions should not physically or
11 visually dominate existing buildings in the District. Infill construction should reflect the character of
12 the District, including the prevailing heights of contributing buildings without creating a false sense of
13 history. The following standards shall guide the approval of additions and new construction:

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

23 As part of the Planning Department review process, the project sponsor shall conduct and
24 submit an analysis that illustrates the relative visibility of a proposed vertical addition from within the
25 District. As part of this analysis, sightline cross-sections and perspective drawings illustrating the

1 proportionality and scale, as well as the visible extent of the addition from prescribed locations should
2 be submitted.

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

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

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

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

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

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

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

1 buildings.

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

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

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

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

15 **SEC. 10. SIGNIFICANCE OF INDIVIDUAL BUILDINGS TO THE HISTORIC**
16 **DISTRICT.**

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

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

23 The following buildings are deemed Contributory to the Alert Alley Early Residential District:

24

<u>APN</u>	<u>From St. #</u>	<u>To St. #</u>	<u>Street Name</u>	<u>Year Built</u>
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25

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

19
20
21 *Noncontributory. This category identifies buildings that postdate the District's period of*
22 *significance and/or no longer retain sufficient integrity to convey significance.*

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

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

SEC. 11. PAINT COLOR.

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

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

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

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

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

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LANDMARK DESIGNATION RECOMMENDATION EXECUTIVE SUMMARY

HEARING DATE: **OCTOBER 15, 2025**

Record No.: 2025-005918DES

Project Address: Alert Alley Early Residential Historic District

Zoning: RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICT
40-X Height and Bulk District

Proposed Family Zoning Plan: RTO-1 (RESIDENTIAL TRANSIT ORIENTED-1) DISTRICT
40/50-R-4 Height and Bulk District

Cultural District: American Indian Cultural District

Block/Lot: 3557 / 008A, 009B, 011, 012, 015, 016, 017, 023, 025, 056A, 056B, 057, 058, 059, 116-118, 121-123, 131-132, 133-134, 135-147, 148-153, 156-161

Staff Contact: Pilar LaValley 628-652-7372
pilar.lavalley@sfgov.org

Recommendation: Recommend Landmark District Designation to the Board of Supervisors

PROJECT DESCRIPTION

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

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

PROJECT BACKGROUND

The Mission Dolores Neighborhood Historic Context Statement & Survey (2007-2022) was commissioned by the [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; 20th Street to the south; Dolores Street to the east; and Sanchez/Church Streets to the west. The eastern portion of the area identified by MDNA as the Mission Dolores Neighborhood (bounded by Market Street/Central Freeway to the north; 20th Street to the south; Valencia Street to the east; and Dolores Street to the west) was surveyed as part of the Department's comprehensive Inner Mission North Historic Resource Survey, and therefore was not included within the MDNA survey.

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

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

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

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

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

PROPERTY DESCRIPTION

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

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

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

The Alert Alley Early Residential District contains a representative collection of residential buildings associated with the "Early Neighborhood Development (1864-1906)" and "1906 Earthquake and Reconstruction (1906-1915)" themes within the Mission Dolores neighborhood, defined in the *Mission Dolores Neighborhood Context Statement*.¹ The buildings related to the pre-1906 development theme are largely focused along Landers Street with the outer edges of the district defined by properties related to post-1906 reconstruction theme. Notably, the district contains several buildings, including 260-264 and 266-268 Dolores Street, that predate the 1906 Earthquake and Fire and are associated with the Dolores Street Fire Line, which served as a firebreak preserving properties west of Dolores from destruction in the devastating post-earthquake fires.

COMPLIANCE WITH PLANNING CODE

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

Article 10 of the Planning Code.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DESIGNATION ORDINANCE

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

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

Certificate of Appropriateness

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

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

Administrative Certificate of Appropriateness

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

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

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

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

No Certificate of Appropriateness

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

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

PUBLIC / NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

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

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

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

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

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

December 5, 2024 Community Meeting

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

January 21, 2025 Virtual Town Hall

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

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

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

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

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

RACIAL AND SOCIAL EQUITY ANALYSIS

On July 15, 2020, the San Francisco Historic Preservation Commission adopted [Resolution No. 1127](#) centering Preservation Planning on racial and social equity. Understanding the benefits, burdens, and opportunities to advance racial and social equity that proposed Preservation Planning documents provide is part of the Department's Racial and Social Equity Initiative. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability and with the Office of Racial Equity, which required all Departments to conduct this analysis.

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

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight-Categorical).

OTHER ACTIONS REQUIRED

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

BASIS FOR RECOMMENDATION

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

ATTACHMENTS

Draft Resolution Recommending Landmark District Designation

Exhibit A – Draft Landmark District Designation Ordinance

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

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

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



LANDMARK DISTRICT REVIEW & COMMENT EXECUTIVE SUMMARY

HEARING DATE: OCTOBER 23, 2025

Record No.: 2025-005918DES

Project Address: Alert Alley Early Residential Historic District

Zoning: RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICT
40-X Height and Bulk District

Proposed Family Zoning Plan: RTO-1 (RESIDENTIAL TRANSIT ORIENTED-1) DISTRICT
40/50-R-4 Height and Bulk District

Cultural District: American Indian Cultural District

Block/Lot: 3557 / 008A, 009B, 011, 012, 015, 016, 017, 023, 025, 056A, 056B, 057, 058, 059, 116-118, 121-123, 131-132, 133-134, 135-147, 148-153, 156-161

Staff Contact: Pilar LaValley 628-652-7372
pilar.lavalley@sfgov.org

Recommendation: Review and comment

Project Description

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

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

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

Project Background

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

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

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

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

Issues and Other Considerations

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

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

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

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

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

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

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

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

Requested Commission Action

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

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

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

Attachments:

Draft Resolution – Review & Comment on Landmark District Designation
Exhibit A – Historic Preservation Commission Resolution No. 1496
Exhibit B – Board of Supervisors Resolution No. 223-25
Exhibit C – Draft Ordinance for Alert Alley Early Residential District
Exhibit D – Alert Alley Landmark Recommendation Executive Summary - HPC

DRAFT

Landmark Designation Report
Alert Alley Early Residential District



Prepared by the San Francisco Planning Department

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

ALERT ALLEY EARLY RESIDENTIAL DISTRICT



Alert Alley Early Residential Historic District

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Development Context: The Alert Alley Early Residential Historic District is significant as a representative collection of residential buildings associated with the “Early Neighborhood Development (1864-1906)” and “1906 Earthquake and Reconstruction (1906-1915)” themes within the Mission Dolores neighborhood, defined in the *Mission Dolores Neighborhood Context Statement*.¹ Most of the eligible properties within the district were constructed between 1890-1910, and physically illustrate the transition of development that occurred after the 1906 Earthquake and Fire. The district is centered around Alert Alley, an east-west midblock street that was known as Albert Alley until 1909.²

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

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

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

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

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

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

⁴ Godfrey, *Neighborhoods in Transition*, 144.

⁵ Map of the City of San Francisco, 1874.

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

west side of Landers Street including an Italian boarding house with bocce ball court and wine cellar.⁷ By 1914, the entire block with the exception of two vacant lots, was mostly built out with flats and other multi-family residential buildings. This increase in development is indicative of how dramatically both population influx and reconstruction related to the 1906 Earthquake and Fire impacted the neighborhood.

Buildings related to the “Early Residential Development (1864-1906)” are largely focused along Landers Street with the outer edges of the district defined by properties related to “1906 Earthquake and Reconstruction (1906-1915)”. In 2008, a Preliminary Mitigated Negative Declaration (PMND) was completed for the property at 200 Dolores Street, as part of a new construction project involving the rehabilitation of the subject property. 200 Dolores Street was constructed between 1903 and 1904 as the former parsonage for the Swedish Evangelical Lutheran Ebenezer Church. The church was also constructed in 1904 by Swedish architect August Nordin but was destroyed in a fire in 1993.⁸ As part of the evaluation process for the PMND, a brief survey of the blocks surrounding 200 Dolores Street was conducted that determined the presence of a potential historic district on both Dolores and 15th Streets containing “a concentration of two- and three-story residential buildings constructed between 1903 and 1911.”⁹ 260-264 and 266-268 Dolores Street predate the 1906 Earthquake and Fire and are associated with the Dolores Street Fire Line, which served as a firebreak preserving properties west of Dolores from destruction.

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

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

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

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

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

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

⁹ *Ibid.*

A. Overall Form, Scale and Proportion

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

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

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

Buildings fronting wider streets – 15th, 16th, or Dolores streets – have larger footprints, are taller, and consist of residential flats or apartments. These buildings are typically 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 along 15th Street are built to the front lot line while residential flats buildings at 16th Street are setback with shallow front yards behind low cast stone walls topped with metal railings. On Dolores Street, residential flats buildings are setback with raised front yards bounded by cast stone retaining walls.

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

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

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

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

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



156 Landers Street



162 Landers Street

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

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

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

B. Materials and Finishes

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

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

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

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

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

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

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

C. Doors and Fenestration

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

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

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

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

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

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

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

D. Architectural Details

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

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

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

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



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

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

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

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

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

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



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

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

Bibliography

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San Francisco Planning, "290 Dolores Street", *Department of Parks and Recreation Primary Record, State of California*, 2002.

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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(s) or number (assigned by recorder) 1919-23 15th St.

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, Calif. Date: 1956 (rev. 1973)

*c. Address: 1919-23 15th St. City: San Francisco Zip: 94114

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3557/062

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
1919-1923 15th St. is located on a 35' x 71' lot on the south side of 15th Street, between Dolores and Landers Streets. Built in ca. 1910, 1919-23 15th Street is a two-and-a-half-story-over-basement, wood-frame, three-unit multiple-family dwelling designed in the Classical Revival style. The rectangular-plan building, clad in stucco scored to resemble masonry, sits on a perimeter foundation and is capped by a hip roof. The primary façade, which is two bays wide, faces north. Set above a partial above-grade basement embellished with a rusticated stucco pattern, the first floor features a chamfered bay window in the left bay and a recessed entry porch sheltered beneath a portico in the right bay. The bay window features wood double-hung windows with flared moldings. The portico feature four fluted composite columns and a modillioned entablature. The porch contains three glazed wood panel doors. The second floor features a tripartite modified Palladian window in the left bay and an arched window in the right bay. The windows feature elaborate moldings, including Composite columns, a broken entablature, finials and a scroll motif. The façade terminates with an acanthus leaf bracketed cornice with pendant-like cartouches and a hip roof with modillion cornice. A hip-roofed dormer punctuated by two casement windows sits atop the roof. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) Multiple Family

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View from North
8/23/2006

*P6. Date Constructed/Age and Sources: Historic
1900; rev. date ca. 1910
SF Assessors Office/Sanborn Maps

*P7. Owner and Address:
Pina, Sally W.
1919 15th St.
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc. (CvP)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
8/23/2006

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1925-29 15th St.

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, Calif. Date: 1956 (rev. 1973)

*c. Address: 1925-29 15th St. City: San Francisco Zip: 94114

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3557/059

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1925-29 15th St. is located on a 25' x 71' lot on the south side of 15th Street, between Dolores and Landers Streets. Built in 1906, 1925-29 15th Street is a three-and-a-half-story-over-basement, wood-frame, three-unit, multiple-family dwelling designed in the Classical Revival style. The rectangular-plan building, clad in clapboard siding, sits on a reinforced-concrete, perimeter foundation and is capped by a gable roof. The primary façade, which is two bays wide, faces north. The first floor features a recessed porch flanked by two Composite columns in the left bay, and the right bay contains a continuous chamfered bay window that extends to the attic. The porch contains three glazed wood panel doors with transoms above. The bay window features raised panel spandrels and modern aluminum sliding windows. The left bay on the second floor level contains a pair of windows. Above this on the third floor level is a prow-like oriel featuring a pair of aluminum sliders in all window openings and panel spandrels. The primary facade terminates in a projecting intermediate cornice comprised of a dentil molding and an entablature. Surmounting this is the attic gable. The gable, defined by a raking cornice, features a single casement window.

The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
 View from North
8/23/2006

*P6. Date Constructed/Age and Sources: Historic
1906
SF Assessors Office

*P7. Owner and Address:
Leatherman, Mary E.
1925 15th St.
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc. (CvP)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
8/23/2006

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1931 15th St.

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, Calif. Date: 1956 (rev. 1973)

*c. Address: 1931 15th St. City: San Francisco Zip: 94114

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3557/058

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1931 15th St. is located on a 25' x 71' lot on the south side of 15th Street, between Dolores and Landers Streets. Built in 1905, 1931 15th Street is a three-and-a-half-story, wood-frame, two-unit dwelling designed in the Queen Anne style. The rectangular-plan building, clad in clapboard siding and scalloped shingles, sits on a perimeter foundation and is capped by a gable roof. The primary façade, which is two bays wide, faces north. The second floor features a terrazzo stair and pair of glazed multi-lite doors in the left bay, and the right bay contains a partially below-grade garage door and a continuous chamfered bay window. An intermediate cornice and paneled frieze separate the first and second floors. The third floor features a double-hung vinyl window in the left bay and the extension of the bay window in the right bay. The third floor windows are bracketed by Ionic order pilasters and header moldings embellished with dentil moldings. The primary facade terminates in a frieze embellished with acroteria-like plaster ornaments and an intermediate cornice. Above this is the gable. Clad in a scalloped shingle pattern, the gable features a pair of double-hung wood windows featuring incised moldings and a bracketed hood. The gable is defined by a raking cornice with a denticulated molding and a decorative truss at the apex. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View from North
8/23/2006

*P6. Date Constructed/Age and Sources: Historic
1905
SF Assessors Office

*P7. Owner and Address:
Hanwright, Joseph & Patricia
1931 - 1933 15th St
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc. (CvP)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
8/23/2006

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 1935-47 15th St.

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, Calif. Date: 1956 (rev. 1973)

*c. Address: 1935-47 15th St. City: San Francisco Zip: 94114

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3557/057

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1935-47 15th St. is located on a 70' x 160' lot on the south side of 15th Street, between Dolores and Landers Streets. Built in 1905, 1935-47 15th Street is a four-story, wood-frame, thirteen-unit apartment building designed in the Classical Revival style. The square-plan building, clad in yellow brick veneer and flush wood siding, sits on a reinforced-concrete, perimeter foundation and is capped by a flat roof. The primary façade, which is six bays wide, faces north. The first floor, which is clad in yellow brick, features an alternating arrangement of terrazzo stairs and recessed windows. The main entry is centrally located; it features a pedimented hood supported by a pair of large scroll brackets. The stairs access integral porches on the second floor level; the porches are paneled and feature wood doors with transoms above. The upper floors feature an alternating arrangement of chamfered bay windows and individual double-hung wood windows set flush with the façade. The bay windows feature elaborate detailing, including Composite Order pilasters, scroll keystones and broken entablatures. The primary facade terminates in a blank frieze, denticulate molding and projecting wood cornice. The property features a large paved parking lot at the rear. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View from north
8/23/2006

*P6. Date Constructed/Age and Sources: Historic
1905
SF Assessors Office

*P7. Owner and Address:
Mel Murphy & Nuanno
3856-21st Street
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc. (CvP)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
8/23/2006

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 1935-47 15th St.

*Recorded by: Page & Turnbull,
CvP

*Date 8/23/2006

Continuation Update



Entry porch detail

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 2 *Resource name(s) or number (assigned by recorder) 1949 15th St.

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, Calif. Date: 1956 (rev. 1973)

*c. Address: 1949 15th St. City: San Francisco Zip: 94114

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3557/056A

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1949 15th St. is located on a 22' x 80' corner lot on the south side of 15th Street, between Dolores and Landers Streets. Built ca. 1890, 1949 15th Street is a two-story-over-basement, wood-frame, two-unit building designed in the Italianate style. The rectangular-plan building, clad in drop siding, sits on a raised basement and on a reinforced-concrete, perimeter foundation, and is capped by a flat roof. The primary façade, which is two bays wide, faces north. The basement story has a chamfered bay window with multi-light windows. The first story features four, one-over-one, double-hung, wood windows in the left bay. The windows are separated by pipe colonnettes and capped by arched headers. The right bay contains a porch sheltered by a projecting hood supported by incised brackets and flanked by fluted pilasters. The porch contains two glazed multi-lite wood doors. Above the entrance is a two-over-two, double-hung, wood window capped by a bracketed hood. The primary facade terminates in a raised panel frieze and bracketed cornice. The building has a secondary façade on Landers Street. This elevation consists of a blank expanse of drop siding punctuated by a grid of one-over-one, double hung windows. The elevation is so plain compared to the façade because this property was not originally constructed as a corner building. Landers Street was cut through this part of the block between 1915 and 1950, and this property became the corner building at that time. At the rear of the building is an addition containing three garages and a roof deck. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View from north
8/23/2006

*P6. Date Constructed/Age and Sources: Historic
1900; rev. date ca. 1890
SF Assessor/Sanborn maps

*P7. Owner and Address:
Thompson, Ronald J.
310 Valdez Ave
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
8/23/2006

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 1949 15th St.

*Recorded by: Page & Turnbull,
CvP

*Date 8/23/2006

Continuation

Update



Landers Street elevation

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

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **3310-3312 16th Street**

P1. Other Identifier:

Form Number **115**

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

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 3310 3312 16th St City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3557 011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a four-story, three-bay, wood-clad, frame residential perfect-six building. A sculpted bay in the first and third building bays and an enclosed, central stair hall in the central bay divides the façade vertically. A single window is located at the landings between the first and second and third floors of the central bay. The stucco-clad ground floor contains a sectional wood overhead garage door in the first and third building bays. A gated, recessed entry in the central bay is located at the sidewalk.

The windows are aluminum casements with continuous lintels and sills on the bays and wood surrounds in the central building bay. The entablature follows the profile of the façade and the projecting bays and contains a modillion cornice, egg-and-dart band, a plain frieze, and a banded architrave. The roof is flat.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Edwardian

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View From 16th Street
looking north
3/11/02

*P6. Date Constructed/Age and Sources
1906 Historic
Assessor

*P7. Owner and Address:
NANTUCKET VENTURES LLC

387 WEST ROAD
NEW CANAAN CT 06840

*P8. Recorded by:
Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

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

CHR Status Code 5D3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Six-Family Dwelling

B4. Present Use: Six-Family Dwelling

*B6 Construction History:

1984 - REPAIR FIRE DAMAGE

*B5 Architectural Style: Edwardian

*B7. Moved? No

Date: _____

Original Location _____

*B8. Related Features:

B9a. Architect: unknown

B9b. Builder: unknown

*B10. Significance: Theme Post-1906 reconstruction

Area: San Francisco 1906 fire-zone

Period of Significance 1906-1913 Property Type Perfect six

Applicable Criteria (NR): C

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

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

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

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

*B12. References:

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

B13. Remarks:

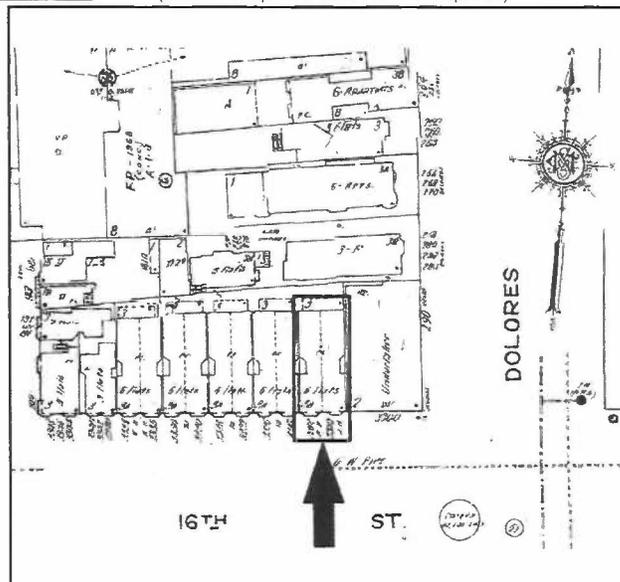
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

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

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)



*Required information

B10. Continued

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

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

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

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

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

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **3314-3320 16th Street**

P1. Other Identifier:

Form Number **116**

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

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 3314 3320 16th ST City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3557 012

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a four-story, three-bay, wood-clad, frame residential perfect-six building. A sculpted bay in the first and third building bays and an enclosed, central stair hall in the central bay divides the façade vertically. A single window is located at the landings between the first and second and third floors of the central bay. The brick-clad ground floor contains a sectional wood overhead garage door in the first and third building bays. A gated, recessed entry in the central bay is located at the sidewalk.

The windows are 1/1 aluminum double hung. The entablature follows the profile of the façade and the projecting bays and contains a dentil band and a banded architrave. The roof is flat.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Edwardian

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View From 16th Street
looking north
8/4/2002

*P6. Date Constructed/Age and Sources

1907 Historic
Assessor

*P7. Owner and Address:

PADILLA ROBERT J & NANCY

499 DOLORES ST
SAN FRANCISCO CA 94110

*P8. Recorded by:

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

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

CHR Status Code 6Z

B1. Historic Name:

B2. Common Name:

B3. Original Use: Six-Family Dwelling

B4. Present Use: Six-Family Dwelling

*B6 Construction History:

*B5 Architectural Style: Edwardian

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

*B7. Moved? No

Date: _____

Original Location _____

*B8. Related Features:

B9a. Architect: unknown

B9b. Builder: unknown

*B10. Significance: Theme Post-1906 reconstruction

Area: San Francisco 1906 fire-zone

Period of Significance 1906-1913 Property Type Perfect six

Applicable Criteria (NR): _____

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

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

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

(See Continuation Sheet)

B11. Additional Resources Attributes: _____

(Sketch Map with north arrow required)

*B12. References:

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

B13. Remarks:

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

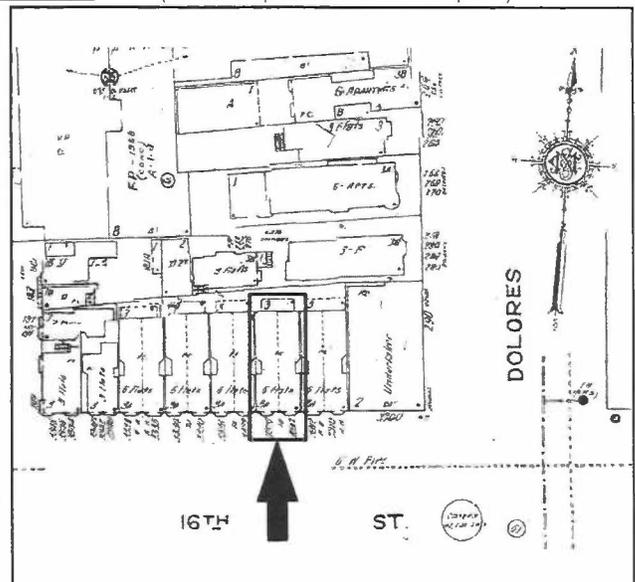
*B14 Evaluator:

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

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)

[Empty box for official comments]



B10. Continued

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

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

INTEGRITY: Although the building is in good condition, integrity of design, materials, workmanship, feeling and association has been compromised through the numerous modifications undertaken since the historic period of significance.

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

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

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **3336-3338 16th Street**

P1. Other Identifier:

Form Number **119**

P2. Location: Not for Publication Unrestricted

*a. County San Francisco

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 3336 3338 16th ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3557 015

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a four-story, three-bay, stucco-clad, frame residential perfect-six building. A sculpted bay in the first and third building bays and an enclosed, central stair hall in the central bay divides the façade vertically. A single window is located at the landings between the first and second and third floors of the central bay. The brick-clad ground floor contains a sectional wood overhead garage door in the first and third building bays. A gated, recessed entry in the central bay is located at the sidewalk. The open entrance has been infilled with a gate and a service door.

The windows are 1/1 aluminum double hung. There is a plaster cove cornice. The roof is flat.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Edwardian

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View From 16th Street
looking north
8/4/2002

*P6. Date Constructed/Age and Sources

1906 Historic
Assessor

*P7. Owner and Address:

ALEXANDER N&VASILIKI KASNESTIS

15 MOON GATE CT
PACIFICA CA 94044

*P8. Recorded by:

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

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

CHR Status Code 6Z

B1. Historic Name:

B2. Common Name:

B3. Original Use: Six-Family Dwelling

B4. Present Use: Six-Family Dwelling

*B6 Construction History:

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

*B5 Architectural Style: Edwardian

*B7. Moved? No

Date: _____

Original Location _____

*B8. Related Features:

B9a. Architect: unknown

B9b. Builder: unknown

*B10. Significance: Theme Post-1906 reconstruction

Area: San Francisco 1906 fire-zone

Period of Significance 1906-1913 Property Type Perfect six

Applicable Criteria (NR): _____

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

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

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

(See Continuation Sheet)

B11. Additional Resources Attributes: _____

(Sketch Map with north arrow required)

*B12. References:

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

B13. Remarks:

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

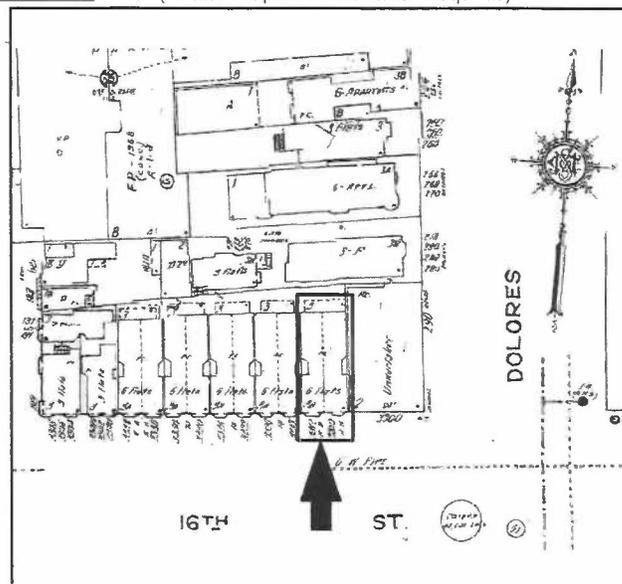
*B14 Evaluator:

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

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)

[Empty box for official comments]



B10. Continued

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

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

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

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

State of California — The 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(s) or number (assigned by recorder) 3340-3342 16th 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, Calif. Date: 1956 (rev. 1973)

*c. Address: 3340-3342 16th Street City: San Francisco Zip: 94114

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3557-016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

3340-3342 16th Street is located on a 25' x 50' lot on the north side of 16th Street, between Landers and Dolores Streets. Built in 1906, 3340-3342 16th Street is a 3-story, wood frame, multiple family dwelling containing 3 flats designed in the Classical Revival style. The rectangular-plan building, clad in flush wood siding, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces south and is 2 bays wide. The first floor is partially clad in simulated masonry and features a pair of windows in the left bay with pilaster surrounds. The right bay contains an integral entry porch with banded surround sheltering three paneled, wood entry doors with transoms. The upper two floors are characterized by a semi-hexagonal window in the left bay and a shallow, rectilinear bay window with wide corner boards in the right bay. The windows on the upper stories have similar detailing to those on the first story. All windows have metal sliding sash. The primary facade terminates in a deeply projecting cornice and plain parapet.

The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)

View from south
8/22/2006

*P6. Date Constructed/Age and

Sources: Historic
1906
SF Assessors Office

*P7. Owner and Address:

Manuel Cornejo Ponce Lvg Tr
Manuel Cornejo Ponce, Trust
1471 Funston Ave
San Francisco, CA

*P8. Recorded by:

Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:

8/22/2006

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 3344-3348 16th 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, Calif. Date: 1956 (rev. 1973)

*c. Address: 3344-3348 16th Street City: San Francisco Zip: 94114

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3557-017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 3344-3348 16th Street is located on a 25' x 47' corner lot on the north side of 16th Street, between Landers and Dolores Streets. Built in 1906, 3344-3348 16th Street is a 4-story, wood frame, multiple family dwelling containing 4 units designed in the Classical Revival style. The rectangular-plan building, clad in vinyl siding, sits on concrete perimeter foundation and is capped by a flat roof. The primary façade faces south toward 16th Street and is 2 bays wide. A secondary elevation faces west toward Landers Street and is 4 bays wide. The ground floor is clad in scored stucco and features a gated staircase entry with engaged column surround in the left bay, and the right bay contains an integral garage entry. A framed panel is set between the bays. The second story features a large square window lighting the integral entry stair in the left bay, and an integral entry porch in the right bay. The porch is framed by paneled pilasters with Ionic capitals, corner brackets, and a shallow door hood on scroll modillions. The paneled interior features three glazed, paneled, wood doors with transoms. The upper two floors are divided from the lower stories by an intermediary cornice and feature a shallow, projecting right bay with paired windows and a five-sided corner bay (continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View from southwest
8/22/2006

*P6. Date Constructed/Age and Sources: Historic
1906
SF Assessors Office

*P7. Owner and Address:
Mar Tim & Choy Melissa J
822 Congo St
San Francisco CA

*P8. Recorded by:
Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
8/22/2006

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

P3a. Description, continued.

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



16th Street (south) elevation



Detail, entry

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

Primary # _____
 HRI# _____
 Trinomial _____
 CHR Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **260-264 Dolores Street**

P1. Other Identifier:

Form Number **210**

P2. Location: Not for Publication Unrestricted

*a. County San Francisco

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 260 264 Dolores ST City San Francisco Zip 94114

e. Other Locational Data: Assessor's Block and Lot 3557 008A

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a free-standing, three-story, two-bay, wood shingle-clad, frame residential flats building. The building is set back from the street on raised ground, with a wide set of concrete stairs leading from the sidewalk to the building. There is a double-width single story garage with a wide sectional garage door, wood shingle cladding, and a shaped parapet, with roof deck and metal railing in the front yard. The ground story features a recessed entry containing three apartment doors with transoms in the first bay, and a square bay in the second building bay. The second and third floors each contain a pair of windows in the first building bay, and a square bay in the second.

The windows are 1/1 wood double hung. The façade is divided by a band of hexagon-cut shingles across the third floor. There is a small gable over the square bay with an open pediment also containing hexagon-cut shingles. There is a bracketed cornice and pent roof parapet across the remainder of the façade. The roof is flat.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Italianate

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
 View From Dolores Street
 looking west
 8/20/2002

*P6. Date Constructed/Age and Sources

1892 Historic
 Estimate

*P7. Owner and Address:

LITKE EDWARD REVOC TRUST OF
 % EDWARD LITKE
 260 Dolores Street
 San Francisco CA 94103

*P8. Recorded by:

Planning Department
 City & County of San Francisco
 1660 Mission, 5th Floor
 San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

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

CHR Status Code 5D3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Three-Family Dwelling

B4. Present Use: Three-Family Dwelling

*B6 Construction History:

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

*B5 Architectural Style: Italianate

*B7. Moved? No

Date: _____ Original Location: _____

*B8. Related Features:

Fire line

B9a. Architect: unknown

B9b. Builder: unknown

*B10. Significance: Theme Pre-Fire Residential Development

Area: San Francisco Outside Fire Zone

Period of Significance 1850-1906 Property Type Flats

Applicable Criteria (NR): A, C

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

HISTORY: In 1886, the site of this building was vacant. The present building was erected for J.M. Peoples in 1892. In 1894, it was part of a larger parcel owned by J.M. Peoples. The property survived the earthquake and fire of 1906, at which time it was still owned by Peoples, whose family continued ownership to at least 1920. In 1935, the property was owned by Abraham and Nellie Clemo, and in 1946 by Georgia and Charles A. Wellman. At that time Wellman also owned the two lots adjacent to the south.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. The Italianate style incorporated elements of Roman or Italian classical decoration and is characterized by straight rooflines, bracketed cornices and picturesque asymmetry. Entrance windows are typically balustrade and doors are paired and capped by a hood. False fronts are also a distinguishing feature. Walls can be stone or brick but are most commonly of rustic wood siding, especially for houses. This style represents 3% of the building stock in the Inner Mission North survey area 1850-1957. A small section of the Inner Mission North survey area survived the earthquake and fire of 1906. The surviving structures are all residential buildings, primarily dating from the 1870s and 1880s, although only 6% of the properties in the survey area date from this period.

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

*B12. References:

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

B13. Remarks:

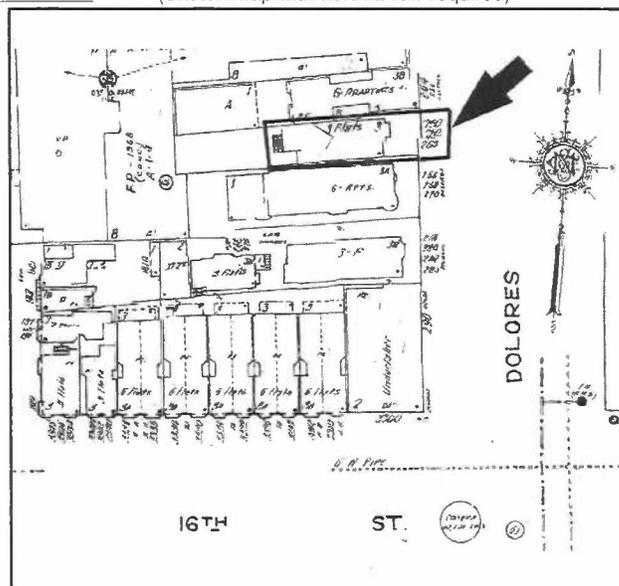
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

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

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)



*Required information

B10. Continued

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

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

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

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

Primary # _____
 HRI# _____
 Trinomial _____
 CHR Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **272-284 Dolores Street**

P1. Other Identifier: 272-276 and 278-284 Dolores Street

Form Number **214**

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

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 272 284 Dolores St City San Francisco Zip 94114

e. Other Locational Data: Assessor's Block and Lot 3557 009A

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a freestanding, four-story, two-bay, wood-clad, frame residential building. The brick-clad ground story features a set of cement stairs leading to apartment entrances on the second floor, and a sectional wood overhead garage door. There are metal gates on either side of the building leading to paths to the rear of the property. The tongue and groove sided second story features an entry portico supported by ionic columns sheltering a recessed, marble paneled entry containing three wooden sash doors and transoms, and a sculpted bay in the second bay. The shiplap-clad third and fourth stories feature a single window in the first bay and a sculpted bay in the second. The secondary façades feature single and paired windows on all floors set in wooden surrounds.

The windows are double hung aluminum sash on the front and double hung wood sash on the sides. The façade is divided by a beltcourse between the second and third stories on all three façades. There is a modillion cornice and egg and dart band that wraps around the three visible faces. The roof is flat.

A second building at the rear of the lot (272-276 Dolores Street) appears to be an older structure two and a half stories in height, with a cross gable in front with wide overhanging eaves, and a hipped roof in the rear, and a square bay on the façade and a sculpted bay on the side.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Classical Revival

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
 View From Dolores Street
 looking west
 3-14-2002

*P6. Date Constructed/Age and Sources

1907 Historic

Building Permit

*P7. Owner and Address:

SHREFFLER OLIVER C

274 Dolores Street
 San Francisco CA 94103

*P8. Recorded by:

Planning Department
 City & County of San Francisco
 1660 Mission, 5th Floor
 San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *Resource name(s) or number **272-284 Dolores Street**

CHR Status Code **5D3**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Unknown (rear) & Three Family Dwelling (front) **B4. Present Use:** Two Three-Family Dwellings

***B6 Construction History:**

***B5 Architectural Style:** Classical Revival

BPA 1907 - Erect a three story and basement frame building at the front of the lot 26x77 on a brick foundation with wood sheathing and a flat roof, for \$9,000. 1984 Repair fire damage at # 278.

***B7. Moved?** No

Date: _____

Original Location _____

***B8. Related Features:**

B9a. Architect: Erminio A. Bozio

B9b. Builder: Rainey & Philips (2160 Market)

***B10. Significance:** **Theme** Post-1906 reconstruction

Area: San Francisco Outside Fire Zone

Period of Significance 1906-1913 **Property Type** Flats

Applicable Criteria (NR): C

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

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

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

(See Continuation Sheet)

B11. Additional Resources Attributes: _____

***B12. References:**

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

B13. Remarks:

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

***B14 Evaluator:**

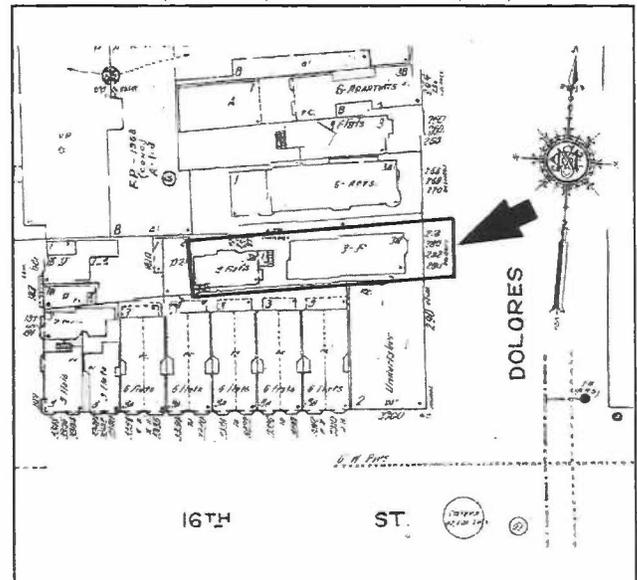
N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

* **Date of Evaluation:** 9/10/2003

(This space reserved for official comments)

[Empty box for official comments]

(Sketch Map with north arrow required)



*Required information

B10. Continued

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

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

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

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

Primary # _____
 HRI# _____
 Trinomial _____
 CHR Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **266-270 Dolores Street**

Form Number **212**

P1. Other Identifier:

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

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 266 270 Dolores ST City San Francisco Zip 94114

e. Other Locational Data: Assessor's Block and Lot 3557 009B

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a three-story, three-bay, wood-clad, frame residential building. The raised brick basement level contains several small windows. The tongue and groove first story features a rounded tower with three single windows, a small single window with a pedimented surround and a recessed entry with a wood paneled ceiling and three wooden sash doors. The flush entry portico is trimmed with pilasters and a rounded pediment with dentil band. The shiplap clad second and third stories feature a rounded bay at the corner and a small oval window in the central bay and a rounded bay with two windows in the third bay.

The windows are 1/1 wood double hung bent sash. The façade is divided by beltcourse above the first story. The modillion cornice features a band of dentil molding. The roof is flat.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Classical Revival

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
 View From Dolores Street
 looking west
 3/11/02

*P6. Date Constructed/Age and Sources

1903 Historic
 Estimate

*P7. Owner and Address:

HAIGH STEPHEN B
 % HILL & CO PROP MGMT INC
 2107 Union Street
 San Francisco CA 94123

*P8. Recorded by:

Planning Department
 City & County of San Francisco
 1660 Mission, 5th Floor
 San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

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

CHR Status Code **5D3**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Three-Family Dwelling

B4. Present Use: Six-Family Dwelling

***B6 Construction History:**

Built c. 1903.

***B5 Architectural Style:** Classical Revival

***B7. Moved?** No

Date: _____

Original Location _____

***B8. Related Features:**

Fire line

B9a. Architect: unknown

B9b. Builder: unknown

***B10. Significance:** **Theme** Pre-Fire Residential Development

Area: San Francisco Outside Fire Zone

Period of Significance 1850-1906 **Property Type** Flats

Applicable Criteria (NR): A, C

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

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

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957.

Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. A small section of the Inner Mission North survey area survived the earthquake and fire of 1906. The surviving structures are all residential buildings, primarily dating from the 1870s and 1880s, although only 6% of the properties in the survey area date from this period.

(See Continuation Sheet)

B11. Additional Resources Attributes: _____

***B12. References:**

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

B13. Remarks:

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

***B14 Evaluator:**

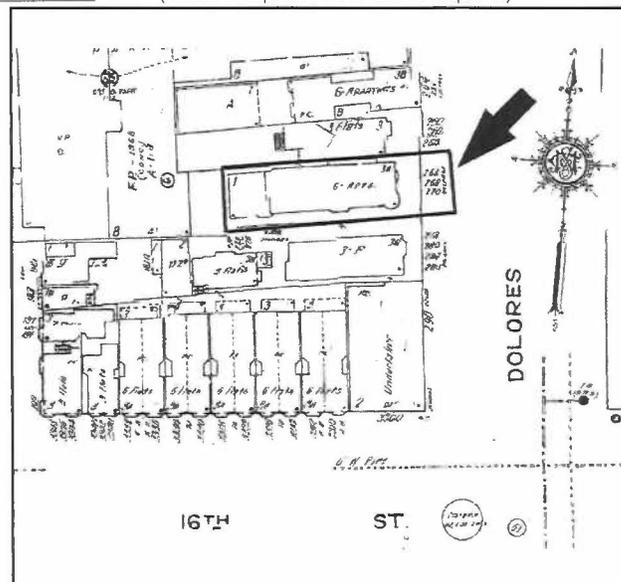
N. Moses Corrette, SF Planning Department
1660 Mission Street, 5th Floor San Francisco, CA, 94103

* **Date of Evaluation:** 9/10/2003

(This space reserved for official comments)

[Empty box for official comments]

(Sketch Map with north arrow required)



*Required information

B10. Continued

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

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

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

State of California — The 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(s) or number (assigned by recorder) 101-101A Landers St.

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, Calif. Date: 1956 (rev. 1973)
 *c. Address: 101-101A Landers St. City: San Francisco Zip: 94114
 d. UTM: Zone: 10 _____ mE/ _____ mN (G.P.S.)
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3557-056B

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 101-101A Landers Street is located on an irregularly shaped, 2,020 square-foot corner lot on the northeast corner of Landers Street and Alert Alley. Built in ca. 1890, 101-101A Landers Street is a 2-story, wood-frame, multiple-family construction designed in the Italianate style. The rectangular-plan building, re-clad in masonite wood siding, sits on a reinforced concrete, perimeter foundation and is capped by a parapeted gable roof. The primary façade faces south towards Alert Alley and is 2 bays wide. The right bay of the ground floor features a single-story projection with paired fixed windows behind an iron grille. The left bay features wood and concrete dogleg staircase with wooden balustrade that leads to the main entry on the second story. A unit entrance is set in the left bay of the ground story, under the staircase. The recessed entry on the second story has shed-roof door hood mounted on brackets and features a wooden door beneath a transom. The second floor is characterized by one-over-one, double-hung, wood-sash windows. The primary façade terminates in a bracketed cornice and shaped parapet wall with center gable cap. A secondary elevation faces west toward Landers Street and is four bays wide. The north two bays have one-over-one, double-hung, wood-sash windows on both stories. The second floor windows are distinguished by shed-roof hoods on brackets. A two-story addition with shed roof is set at the rear elevation and has divided fixed sash window on the first story and sliding vinyl sash on the second story. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Photo: (view and date)
View from southwest
8/23/2006

*P6. Date Constructed/Age and Sources: Historic
1900; rev. ca. 1890
SF Assessor; Sanborn maps

*P7. Owner and Address:
Lennart Lovstrand
P.O. Box 15510226
Sioux Falls, SD

*P8. Recorded by:
Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
8/23/2006

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 156 Landers St.

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, Calif. Date: 1956 (rev. 1973)

*c. Address: 156 Landers St. City: San Francisco Zip: 94114

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3557-023

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

156 Landers Street is located on a 25' x 125' lot on the west side of Landers Street between 16th and 15th Streets. Built in ca. 1890, 156 Landers Street is a 2-story, wood-frame, 2-unit, multiple-family construction designed in the Italianate style. The rectangular-plan building, clad in wood shiplap siding, sits on a brick, perimeter foundation and is capped by a parapeted gable roof. The primary façade faces east and is 3 bays wide. The first floor features wooden double-leaf doors with an entablature, diamond ornament frieze, and cornice offset to the south of the building accessing a side alley. The left and center bays feature one-over-one, double-hung, wood-sash windows with molded stop surrounds, and cornice lintels. The right bay features a unit entry with a recessed paneled wood door with transom, diamond ornament frieze and cornice cap. The first-floor entry is set behind a wooden dogleg staircase with turned balustrade leading to a second unit entrance on the second story. The entrance has a recessed, glazed, wood door with transom, sheltered by an entablature hood on brackets. The left and central bays of the second floor boast double-hung, wood windows with molded stop surrounds and bracketed cornice hoods. The primary façade terminates in a false parapet with a paneled frieze, bracketed cornice, and pent roof clad in asphalt singles. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Photo: (view and date)

View from west
8/23/2006

*P6. Date Constructed/Age and

Sources: Historic
1900; rev. ca. 1890
SF Assessor; Sanborn maps

*P7. Owner and Address:

Robert J Merck
2215-R Market St Pmb #526
San Francisco, CA

*P8. Recorded by:

Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:

8/23/2006

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

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

*Recorded by: Page & Turnbull

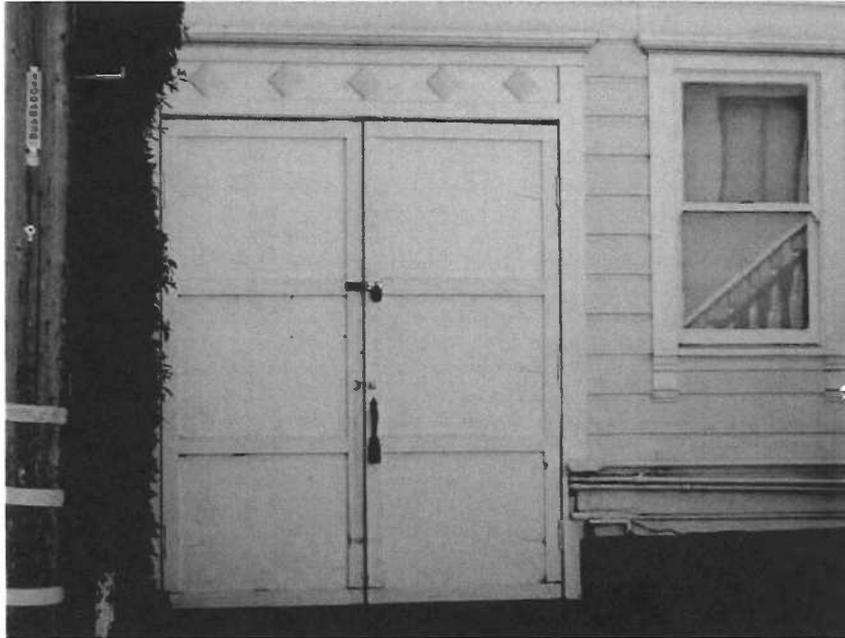
*Date 8/23/2006



Continuation



Update



Left bay of the first floor at 156 Landers Street.



Second-floor entrance at 156 Landers Street.

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 3 *Resource name(s) or number (assigned by recorder) 166-168 Landers St.

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, Calif. Date: 1956 (rev. 1973)

*c. Address: 166-168 Landers St. City: San Francisco Zip: 94114

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3557-025

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

166-168 Landers Street is located on a 25' x 125' lot on the west side of Landers Street between 16th and 15th Streets. Built in ca. 1890, 166-168 Landers Street is a 2-story, wood-frame, multiple-family construction containing 2 flats, designed in the Stick/Eastlake style. The rectangular-plan building, clad in wood shiplap siding, sits on a reinforced concrete, perimeter foundation and is capped by a parapeted gable roof. The primary façade faces east and is 3 bays wide. The left bay of the first story features an integral garage with double-leaf, glazed, paneled doors, while the right bay features paired one-over-one, double-hung, wood sash windows. The center bay features a gated, recessed, paneled entry to the ground-floor residential unit. The entry is set under a wood, dogleg staircase with turned balustrade leading to a second unit entry on the second story. A portion of the balustrade has been replaced with a wood parapet wall. The recessed, paneled second-story entrance has a paneled surround with bull's eye block ornament and a pedimented door hood with brackets and diamond ornament frieze. The entry is fitted with a paneled wood door with a transom. The left bay of the second story has paired, one-over-one, double-hung, wood-sash windows with bulls eye block ornament on the jambs, molded stop surrounds and cornice cap. A single window with identical sash and ornament is set in the right bay. The primary façade terminates in a paneled frieze, bracketed cornice, and pent roof clad in asphalt shingles. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View from east
8/23/2006

*P6. Date Constructed/Age and Sources: Historic
1900; rev. ca. 1890
SF Assessor; Sanborn maps

*P7. Owner and Address:
Rosa E Garcia
168 Landers St
San Francisco, CA 94114

*P8. Recorded by:
Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
8/23/2006

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 3CS

*Resource Name or # (assigned by recorder) 166-168 Landers Street

B1. Historic name: Antonio & Albena Cavagnaro Property
B2. Common name: None
B3. Original Use: Multiple-family residence, flats
B4. Present use: Multiple-family residence, flats
*B5. Architectural Style: Stick/Eastlake

*B6. Construction History: (Construction date, alterations, and date of alterations)
The building was constructed circa 1895 (exact construction date unknown). No record was found of any alterations, but it appears that contemporary grills have been added over the windows and doors.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential Development Area: Castro/Eureka Valley, San Francisco

Period of Significance c. 1895 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)
The exact date of construction of 166-168 Landers Street is unknown, but according to Water Department records, the building was in place in 1895. Located on the site of a former community vegetable garden, this single-family dwelling was one of the first buildings on Landers Street and was part of the early development of the Castro/Eureka Valley neighborhood, which was a burgeoning residential area at the time. After the opening of the Market and Castro Street cable car line in 1887, working- and lower-middle-class tradesmen, builders, artisans, and small business owners from a variety of ethnic backgrounds began building cottages and flats in this area.

The earliest known owner was Antonio Cavagnaro (a laborer) and his wife, Albena. Subsequent owners included Lena Cavagnaro (1906); Clara Lennon (1914); Harold Bollinger (1916); and John Lennon and Clara Strohbren (1975). (continued)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

- Building Permits
- Sanborn Fire Insurance Maps
- San Francisco City Directories
- San Francisco Assessor's Records
- San Francisco Public Utilities Commission Water Department Records (application dated 6/8/1895)
- Page & Turnbull, Inc. *Historic Context Statement: Market & Octavia Neighborhood Plan Area*. San Francisco: unpublished report, 2007.

B13. Remarks: Market & Octavia Survey

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

*Date of Evaluation: March 2007

(This space reserved for official comments.)



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

Primary# _____
HRI # _____
Trinomial _____

Page 3 of 3

*Resource Name or # (Assigned by recorder) 166-168 Landers Street

*Recorded by: Page & Turnbull

*Date March 2007

Continuation Update

***B10. Significance (cont.):**

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

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

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

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

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

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **254 Dolores Street**

P1. Other Identifier:

Form Number **209**

P2. Location: Not for Publication Unrestricted

*a. County San Francisco

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 254 Dolores ST

City San Francisco Zip 94114

e. Other Locational Data: Assessor's Block and Lot 3557 008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a four-story, two-bay, stucco-clad, frame residential building. The scored ashlar stucco ground story features a garage door, single window, recessed entry with a single door and sidelights and a service door. The second, third and fourth stories feature a sculpted bay in each building bay. There are cast plaster spandrel panels with a quatrefoil design on the bays between floors. A metal fire escape spans between the sculpted bay windows.

The windows are double hung and sliding vinyl replacements with wooden divided light transoms. The façade is divided by a beltcourse between the first and second floors. The entablature contains a banded architrave, cast plaster wreaths and garlands in the frieze and a modillion cornice. The roof is flat.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Beaux Arts

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View From Dolores Street
looking west
3/11/02

*P6. Date Constructed/Age and Sources

1925 Historic

Assessor's Parcel Info

*P7. Owner and Address:

WONG WAI KWAN
% P Y LEE REALTY
722 20th Avenue
San Francisco CA 94121

*P8. Recorded by:

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

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

CHR Status Code **6L**

B1. Historic Name:

B2. Common Name:

B3. Original Use: unknown

B4. Present Use: Six-Family Dwelling

***B6 Construction History:**

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

***B5 Architectural Style:** Beaux Arts

***B7. Moved?** No

Date: _____

Original Location _____

***B8. Related Features:**

B9a. Architect: unknown

B9b. Builder: unknown

***B10. Significance:** Theme Early Infill Development

Area: San Francisco

Period of Significance 1914-1930 Property Type Apartments

Applicable Criteria (NR): _____

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

HISTORY: In 1886, the site of this building was occupied by a two-story dwelling. In 1894, it was part of a larger parcel owned by J.M. Peoples. In 1899, the building was occupied by two flats. The property survived the earthquake and fire of 1906, at which time it was still owned by Peoples, whose family continued ownership to at least 1920. In 1925, the old building was demolished, and the present building erected in its place. In 1935, the building was owned by Julia Carroll, and in 1946 by Ida and John L. Cox.

CONTEXT: Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. The Beaux Arts style became extremely popular after the Chicago World's Columbian Exposition of 1893, where it reigned supreme. The stylistic elements are derived from the classical architecture of Greece and Rome, with many interpretations and variations by prominent local architects. Its architectural vocabulary includes articulated parts: central mass, wings, and terminal features; monumental flight of steps leading to front, defined by varying planes and re-entrant angles; columns with Doric, Ionic and Corinthian capitals, egg and dart molding. Greek key fretwork is prevalent, as are cornices with modillions and dentils. Commonly associated with institutions such as banks, it was also popular for public buildings, schools, and occasionally, houses. This style represents 3% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

(See Continuation Sheet)

B11. Additional Resources Attributes: _____

(Sketch Map with north arrow required)

***B12. References:**

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

B13. Remarks:

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

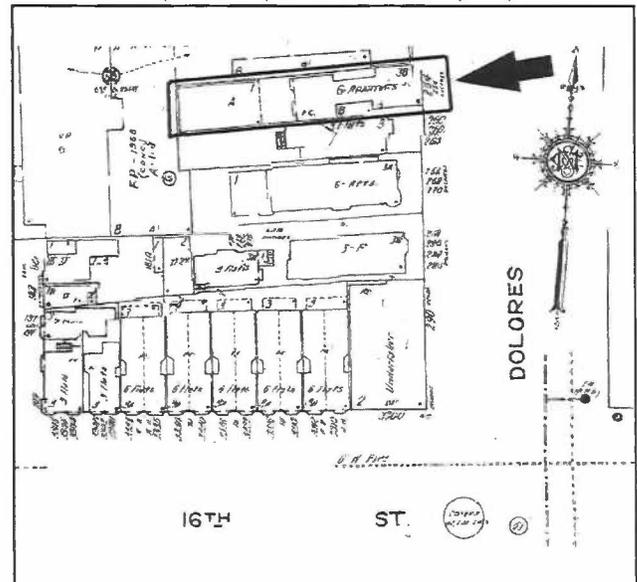
***B14 Evaluator:**

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

*** Date of Evaluation:** 9/10/2003

(This space reserved for official comments)

[Empty box for official comments]



B10. Continued

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

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

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

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

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **260-264 Dolores Street**

P1. Other Identifier:

Form Number **210**

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

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 260 264 Dolores ST City San Francisco Zip 94114

e. Other Locational Data: Assessor's Block and Lot 3557 008A

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a free-standing, three-story, two-bay, wood shingle-clad, frame residential flats building. The building is set back from the street on raised ground, with a wide set of concrete stairs leading from the sidewalk to the building. There is a double-width single story garage with a wide sectional garage door, wood shingle cladding, and a shaped parapet, with roof deck and metal railing in the front yard. The ground story features a recessed entry containing three apartment doors with transoms in the first bay, and a square bay in the second building bay. The second and third floors each contain a pair of windows in the first building bay, and a square bay in the second.

The windows are 1/1 wood double hung. The façade is divided by a band of hexagon-cut shingles across the third floor. There is a small gable over the square bay with an open pediment also containing hexagon-cut shingles. There is a bracketed cornice and pent roof parapet across the remainder of the façade. The roof is flat.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Italianate

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View From Dolores Street
looking west
8/20/2002

*P6. Date Constructed/Age and Sources

1892 Historic
Estimate

*P7. Owner and Address:

LITKE EDWARD REVOC TRUST OF
% EDWARD LITKE
260 Dolores Street
San Francisco CA 94103

*P8. Recorded by:

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

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

CHR Status Code **5D3**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Three-Family Dwelling

B4. Present Use: Three-Family Dwelling

***B6 Construction History:**

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

***B5 Architectural Style:** Italianate

***B7. Moved?** No

Date: _____ **Original Location** _____

***B8. Related Features:**

Fire line

B9a. Architect: unknown

B9b. Builder: unknown

***B10. Significance:** **Theme** Pre-Fire Residential Development

Area: San Francisco Outside Fire Zone

Period of Significance 1850-1906 **Property Type** Flats

Applicable Criteria (NR): A, C

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

HISTORY: In 1886, the site of this building was vacant. The present building was erected for J.M. Peoples in 1892. In 1894, it was part of a larger parcel owned by J.M. Peoples. The property survived the earthquake and fire of 1906, at which time it was still owned by Peoples, whose family continued ownership to at least 1920. In 1935, the property was owned by Abraham and Nellie Clemo, and in 1946 by Georgia and Charles A. Wellman. At that time Wellman also owned the two lots adjacent to the south.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. The Italianate style incorporated elements of Roman or Italian classical decoration and is characterized by straight rooflines, bracketed cornices and picturesque asymmetry. Entrance windows are typically balustrade and doors are paired and capped by a hood. False fronts are also a distinguishing feature. Walls can be stone or brick but are most commonly of rustic wood siding, especially for houses. This style represents 3% of the building stock in the Inner Mission North survey area 1850-1957. A small section of the Inner Mission North survey area survived the earthquake and fire of 1906. The surviving structures are all residential buildings, primarily dating from the 1870s and 1880s, although only 6% of the properties in the survey area date from this period.

(See Continuation Sheet)

B11. Additional Resources Attributes: _____

(Sketch Map with north arrow required)

***B12. References:**

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

B13. Remarks:

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

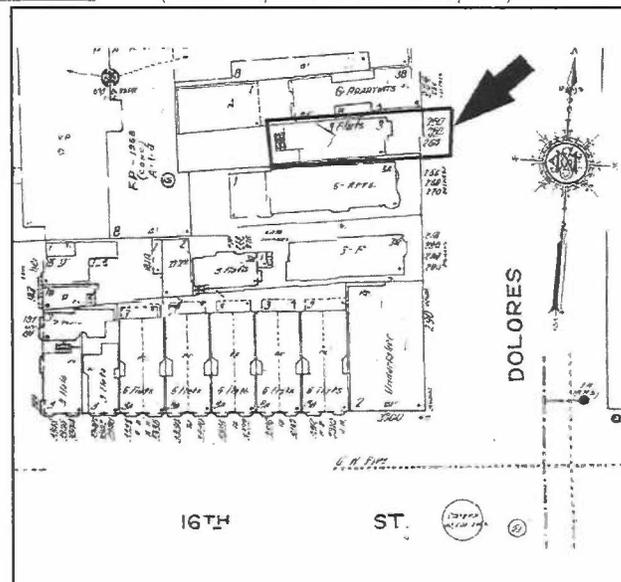
***B14 Evaluator:**

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

* **Date of Evaluation:** 9/10/2003

(This space reserved for official comments)

[Empty box for official comments]



B10. Continued

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

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

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

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

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **272-284 Dolores Street**

P1. Other Identifier: 272-276 and 278-284 Dolores Street

Form Number **214**

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

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 272 284 Dolores St City San Francisco Zip 94114

e. Other Locational Data: Assessor's Block and Lot 3557 009A

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a freestanding, four-story, two-bay, wood-clad, frame residential building. The brick-clad ground story features a set of cement stairs leading to apartment entrances on the second floor, and a sectional wood overhead garage door. There are metal gates on either side of the building leading to paths to the rear of the property. The tongue and groove sided second story features an entry portico supported by Ionic columns sheltering a recessed, marble paneled entry containing three wooden sash doors and transoms, and a sculpted bay in the second bay. The shiplap-clad third and fourth stories feature a single window in the first bay and a sculpted bay in the second. The secondary façades feature single and paired windows on all floors set in wooden surrounds.

The windows are double hung aluminum sash on the front and double hung wood sash on the sides. The façade is divided by a beltcourse between the second and third stories on all three façades. There is a modillion cornice and egg and dart band that wraps around the three visible faces. The roof is flat.

A second building at the rear of the lot (272-276 Dolores Street) appears to be an older structure two and a half stories in height, with a cross gable in front with wide overhanging eaves, and a hipped roof in the rear, and a square bay on the façade and a sculpted bay on the side.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Classical Revival

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View From Dolores Street
looking west
3-14-2002

*P6. Date Constructed/Age and Sources

1907 Historic

Building Permit

*P7. Owner and Address:

SHREFFLER OLIVER C

274 Dolores Street
San Francisco CA 94103

*P8. Recorded by:

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *Resource name(s) or number 272-284 Dolores Street

CHR Status Code 5D3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Unknown (rear) & Three Family Dwelling (front) B4. Present Use: Two Three-Family Dwellings

*B6 Construction History:

*B5 Architectural Style: Classical Revival

BPA 1907 - Erect a three story and basement frame building at the front of the lot 26x77 on a brick foundation with wood sheathing and a flat roof, for \$9,000. 1984 Repair fire damage at # 278.

*B7. Moved? No

Date: _____

Original Location _____

*B8. Related Features:

B9a. Architect: Erminio A. Bozio

B9b. Builder: Rainey & Philips (2160 Market)

*B10. Significance: Theme Post-1906 reconstruction

Area: San Francisco Outside Fire Zone

Period of Significance 1906-1913 Property Type Flats

Applicable Criteria (NR): C

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

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

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

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

*B12. References:

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

B13. Remarks:

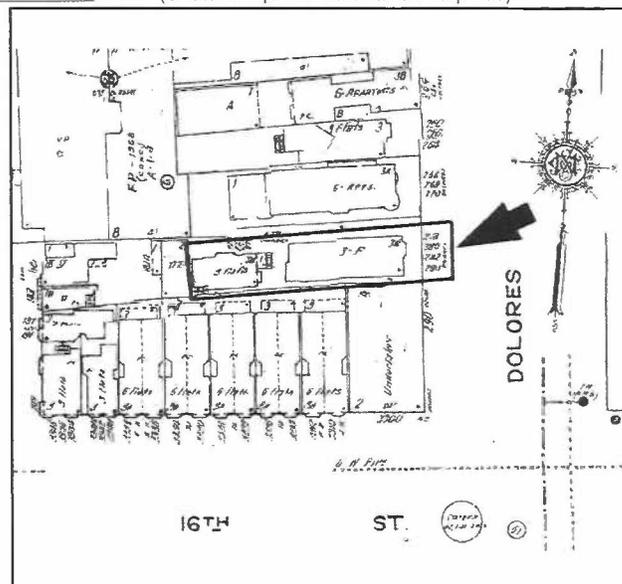
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

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

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)



*Required information

B10. Continued

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

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

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

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

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **266-270 Dolores Street**

Form Number **212**

P1. Other Identifier:

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

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 266 270 Dolores ST City San Francisco Zip 94114

e. Other Locational Data: Assessor's Block and Lot 3557 009B

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a three-story, three-bay, wood-clad, frame residential building. The raised brick basement level contains several small windows. The tongue and groove first story features a rounded tower with three single windows, a small single window with a pedimented surround and a recessed entry with a wood paneled ceiling and three wooden sash doors. The flush entry portico is trimmed with pilasters and a rounded pediment with dentil band. The shiplap clad second and third stories feature a rounded bay at the corner and a small oval window in the central bay and a rounded bay with two windows in the third bay.

The windows are 1/1 wood double hung bent sash. The façade is divided by beltcourse above the first story. The modillion cornice features a band of dentil molding. The roof is flat.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Classical Revival

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View From Dolores Street
looking west
3/11/02

*P6. Date Constructed/Age and Sources

1903 Historic
Estimate

*P7. Owner and Address:

HAIGH STEPHEN B
% HILL & CO PROP MGMT INC
2107 Union Street
San Francisco CA 94123

*P8. Recorded by:

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

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

CHR Status Code 5D3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Three-Family Dwelling

B4. Present Use: Six-Family Dwelling

*B6 Construction History:

Built c. 1903.

*B5 Architectural Style: Classical Revival

*B7. Moved? No

Date: _____ Original Location _____

*B8. Related Features:

Fire line

B9a. Architect: unknown

B9b. Builder: unknown

*B10. Significance: Theme Pre-Fire Residential Development

Area: San Francisco Outside Fire Zone

Period of Significance 1850-1906 Property Type Flats

Applicable Criteria (NR): A, C

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

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

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

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

*B12. References:

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

B13. Remarks:

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

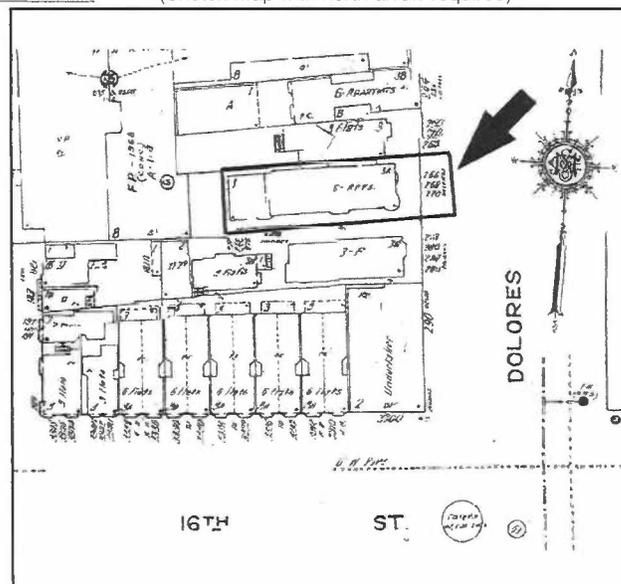
*B14 Evaluator:

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

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)

[Empty box for official comments]



B10. Continued

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

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

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

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

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **3310-3312 16th Street**

P1. Other Identifier:

Form Number 115

P2. Location: Not for Publication Unrestricted

*a. County San Francisco

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 3310 3312 16th St

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3557 011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a four-story, three-bay, wood-clad, frame residential perfect-six building. A sculpted bay in the first and third building bays and an enclosed, central stair hall in the central bay divides the façade vertically. A single window is located at the landings between the first and second and third floors of the central bay. The stucco-clad ground floor contains a sectional wood overhead garage door in the first and third building bays. A gated, recessed entry in the central bay is located at the sidewalk.

The windows are aluminum casements with continuous lintels and sills on the bays and wood surrounds in the central building bay. The entablature follows the profile of the façade and the projecting bays and contains a modillion cornice, egg-and-dart band, a plain frieze, and a banded architrave. The roof is flat.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Edwardian

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View From 16th Street
looking north
3/11/02

*P6. Date Constructed/Age and Sources

1906 Historic
Assessor

*P7. Owner and Address:

NANTUCKET VENTURES LLC

387 WEST ROAD
NEW CANAAN CT 06840

*P8. Recorded by:

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

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

CHR Status Code 5D3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Six-Family Dwelling

B4. Present Use: Six-Family Dwelling

*B6 Construction History:

1984 - REPAIR FIRE DAMAGE

*B5 Architectural Style: Edwardian

*B7. Moved? No

Date: _____

Original Location _____

*B8. Related Features:

B9a. Architect: unknown

B9b. Builder: unknown

*B10. Significance: Theme Post-1906 reconstruction

Area: San Francisco 1906 fire-zone

Period of Significance 1906-1913 Property Type Perfect six

Applicable Criteria (NR): C

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

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

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

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

*B12. References:

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

B13. Remarks:

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

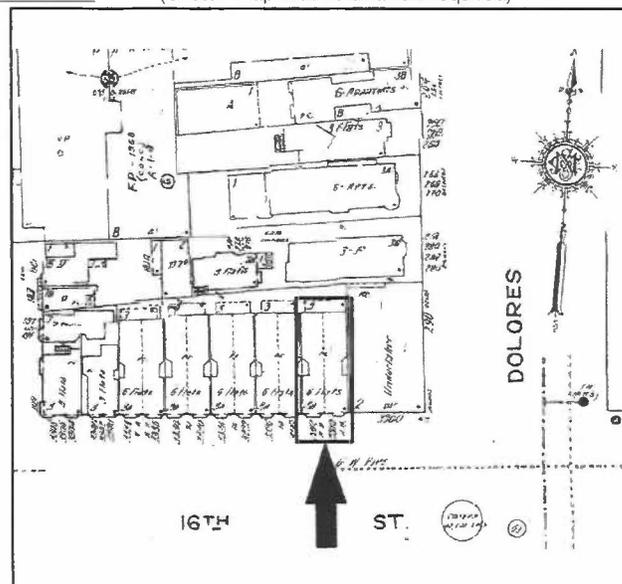
*B14 Evaluator:

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

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)

[Empty box for official comments]



*Required information

B10. Continued

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

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

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

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

Page 1 of 3 Resource name(s) or number(assigned by recorder) **3314-3320 16th Street**

P1. Other Identifier:

Form Number **116**

P2. Location: Not for Publication Unrestricted

*a. County San Francisco

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 3314 3320 16th ST City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3557 012

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a four-story, three-bay, wood-clad, frame residential perfect-six building. A sculpted bay in the first and third building bays and an enclosed, central stair hall in the central bay divides the façade vertically. A single window is located at the landings between the first and second and third floors of the central bay. The brick-clad ground floor contains a sectional wood overhead garage door in the first and third building bays. A gated, recessed entry in the central bay is located at the sidewalk.

The windows are 1/1 aluminum double hung. The entablature follows the profile of the façade and the projecting bays and contains a dentil band and a banded architrave. The roof is flat.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Edwardian

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View From 16th Street
looking north
8/4/2002

*P6. Date Constructed/Age and Sources

1907 Historic

Assessor

*P7. Owner and Address:

PADILLA ROBERT J & NANCY

499 DOLORES ST
SAN FRANCISCO CA 94110

*P8. Recorded by:

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

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

CHR Status Code 6Z

B1. Historic Name:

B2. Common Name:

B3. Original Use: Six-Family Dwelling

B4. Present Use: Six-Family Dwelling

*B6 Construction History:

*B5 Architectural Style: Edwardian

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

*B7. Moved? No

Date: _____

Original Location _____

*B8. Related Features:

B9a. Architect: unknown

B9b. Builder: unknown

*B10. Significance: Theme Post-1906 reconstruction

Area: San Francisco 1906 fire-zone

Period of Significance 1906-1913 Property Type Perfect six

Applicable Criteria (NR): _____

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

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

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

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

*B12. References:

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

B13. Remarks:

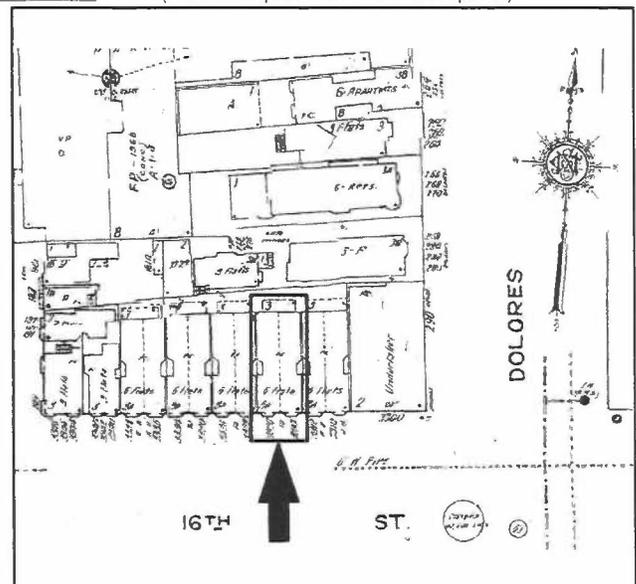
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

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

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)



*Required information

B10. Continued

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

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

INTEGRITY: Although the building is in good condition, integrity of design, materials, workmanship, feeling and association has been compromised through the numerous modifications undertaken since the historic period of significance.

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

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

Primary # _____
 HRI# _____
 Trinomial _____
 CHR Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **3322-3328 16th Street**

P1. Other Identifier:

Form Number 117

P2. Location: Not for Publication Unrestricted

*a. County San Francisco

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 3322 3328 16th ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3557 013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a four-story, three-bay, wood-clad, frame residential perfect-six building. A sculpted bay in the first and third building bays and an enclosed, central stair hall in the central bay divides the façade vertically. A single window is located at the landings between the first and second and third floors of the central bay. The brick-clad ground floor contains a sectional wood overhead garage door in the first and third building bays. A gated, recessed entry in the central bay is located at the sidewalk. The open entrance has been infilled with a gate and a service door.

The windows are 1/1 wood double hung with pilasters and continuous lintels and sills on the bays and wood surrounds in the central building bay. The entablature follows the profile of the façade and the projecting bays and contains a modillion cornice, egg-and-dart band, cast plaster cartouches in the frieze, and a banded architrave. The roof is flat.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Edwardian

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
 View From 16th Street
 looking north
 8/4/2002

*P6. Date Constructed/Age and Sources

1907 Historic
 Assessor

*P7. Owner and Address:

LEE HARRY H Y & WONG LILLIE
 % SKYWAY REALTY
 664A GUERRERO ST
 SAN FRANCISCO CA 94110

*P8. Recorded by:

Planning Department
 City & County of San Francisco
 1660 Mission, 5th Floor
 San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

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

CHR Status Code 5D3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Six-Family Dwelling

B4. Present Use: Six-Family Dwelling

*B6 Construction History:
Erected in 1907.

*B5 Architectural Style: Edwardian

*B7. Moved?

Date: _____

Original Location _____

*B8. Related Features:

B9a. Architect: unknown

B9b. Builder: unknown

*B10. Significance: Theme Post-1906 reconstruction

Area: San Francisco 1906 fire-zone

Period of Significance 1906-1913 Property Type Perfect six

Applicable Criteria (NR): C

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

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

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

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

*B12. References:

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

B13. Remarks:

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

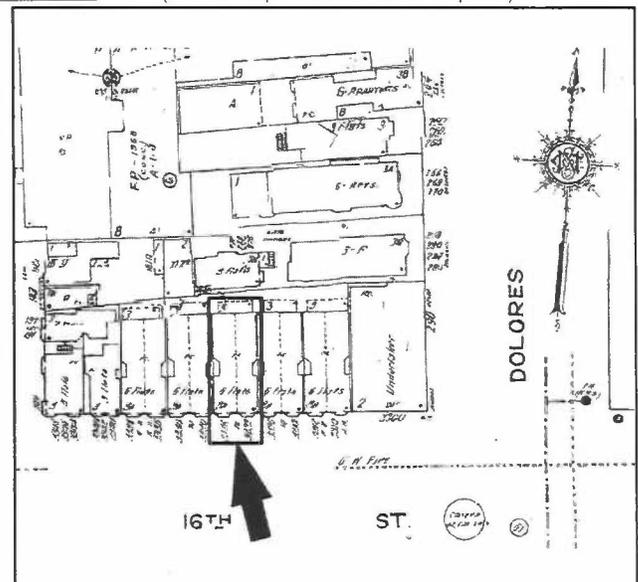
*B14 Evaluator:

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

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)

[Empty box for official comments]



B10. Continued

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

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

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

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

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

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **3330-3334 16th Street**

P1. Other Identifier:

Form Number **118**

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

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 3330 3334 16th ST City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3557 014

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a four-story, three-bay, wood shingle-clad, frame residential perfect-six building. A sculpted bay in the first and third building bays and an enclosed, central stair hall in the central bay divides the façade vertically. A single window is located at the landings between the first and second and third floors of the central bay. The stucco-clad ground floor contains a sectional wood overhead garage door in the first and third building bays. A gated, recessed entry in the central bay is located at the sidewalk. The open entrance has been infilled with a gate and a service door.

The windows are 1/1 wood double hung with wood surrounds. The modillion cornice follows the profile of the façade and the projecting bays and contains an egg-and-dart band. The roof is flat.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Edwardian

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View From 16th Street
looking north
8/4/2002

*P6. Date Constructed/Age and Sources

1907 Historic

Assessor

*P7. Owner and Address:

NGUYEN NELSON & JULIE J

140 DORADO TER
SAN FRANCISCO CA 94112

*P8. Recorded by:

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

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

CHR Status Code 5D3

B1. Historic Name:

B2. Common Name:

B3. Original Use: Six-Family Dwelling

B4. Present Use: Six-Family Dwelling

*B6 Construction History:

Erected in 1907. Wood shingles added c. 1975.

*B5 Architectural Style: Edwardian

*B7. Moved? No

Date: _____ Original Location _____

*B8. Related Features:

B9a. Architect: unknown

B9b. Builder: unknown

*B10. Significance: Theme Post-1906 reconstruction

Area: San Francisco 1906 fire-zone

Period of Significance 1906-1913 Property Type Perfect six

Applicable Criteria (NR): C

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

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

Period of Significance: 1906-1913 Applicable Criteria: C

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

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

(See Continuation Sheet)

B11. Additional Resources Attributes:

(Sketch Map with north arrow required)

*B12. References:

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

B13. Remarks:

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

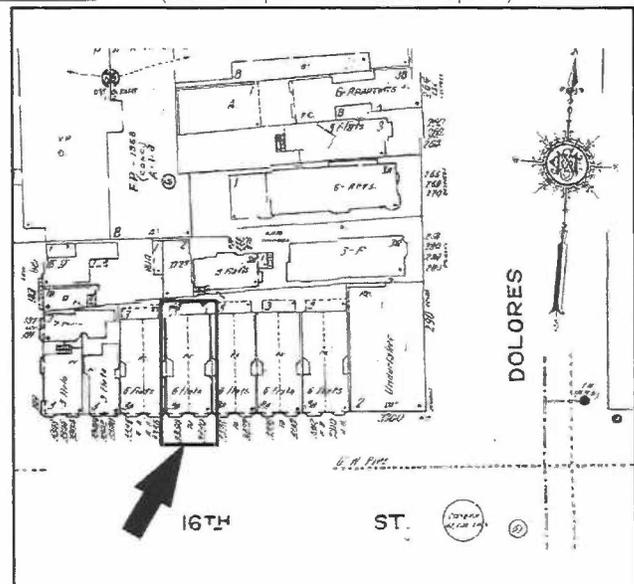
*B14 Evaluator:

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

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)

[Empty box for official comments]



B10. Continued

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

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

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

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

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

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number(assigned by recorder) **3336-3338 16th Street**

P1. Other Identifier:

Form Number **119**

P2. Location: Not for Publication Unrestricted

*a. County San Francisco

*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 3336 3338 16th ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3557 015

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This is a four-story, three-bay, stucco-clad, frame residential perfect-six building. A sculpted bay in the first and third building bays and an enclosed, central stair hall in the central bay divides the façade vertically. A single window is located at the landings between the first and second and third floors of the central bay. The brick-clad ground floor contains a sectional wood overhead garage door in the first and third building bays. A gated, recessed entry in the central bay is located at the sidewalk. The open entrance has been infilled with a gate and a service door.

The windows are 1/1 aluminum double hung. There is a plaster cove cornice. The roof is flat.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Edwardian

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View From 16th Street
looking north
8/4/2002

*P6. Date Constructed/Age and Sources

1906 Historic
Assessor

*P7. Owner and Address:

ALEXANDER N&VASILIKI KASNESTIS

15 MOON GATE CT
PACIFICA CA 94044

*P8. Recorded by:

Planning Department
City & County of San Francisco
1660 Mission, 5th Floor
San Francisco, CA 94103

*P9. Date Recorded 8/29/2002

*P10. Survey Type Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

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

CHR Status Code **6Z**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Six-Family Dwelling

B4. Present Use: Six-Family Dwelling

***B6 Construction History:**

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

***B5 Architectural Style:** Edwardian

***B7. Moved?** No

Date: _____

Original Location _____

***B8. Related Features:**

B9a. Architect: unknown

B9b. Builder: unknown

***B10. Significance:** **Theme** Post-1906 reconstruction

Area: San Francisco 1906 fire-zone

Period of Significance 1906-1913 **Property Type** Perfect six

Applicable Criteria (NR): _____

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

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

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

(See Continuation Sheet)

B11. Additional Resources Attributes: _____

(Sketch Map with north arrow required)

***B12. References:**

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

B13. Remarks:

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

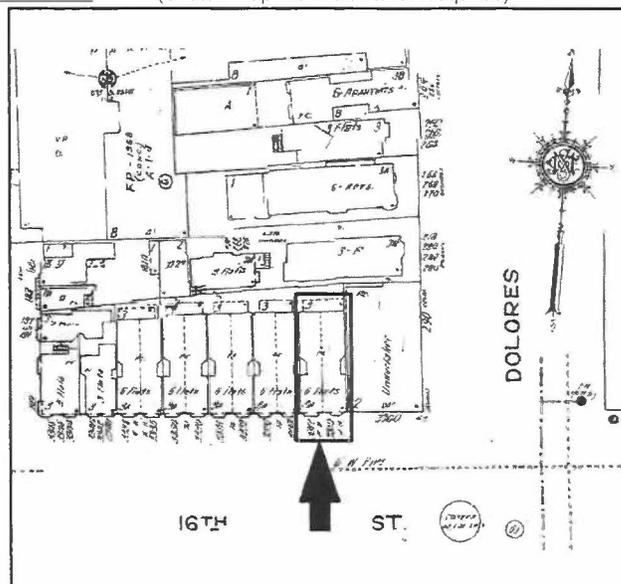
***B14 Evaluator:**

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

* **Date of Evaluation:** 9/10/2003

(This space reserved for official comments)

[Empty box for official comments]



B10. Continued

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

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

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

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

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

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 208 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 _____ Date _____ T _____; R _____; _____ ¼ of _____ ¼ of Sec _____; _____ B.M.

c. Address 208 Dolores Street City San Francisco Zip 94110

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Block 3557, Lot # 063, South of the corner of 15th Street and Dolores Street on West side of Dolores Street median strip.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The project site is located at the southwest corner of the intersection of Sixteenth and Dolores Streets in the Mission District of San Francisco. The block where the Project Area is located is bounded by Dolores Street on the east, Fifteenth Street on the north, Church Street on the west, and Sixteenth Street on the south. The Project Parcel (which includes the vacant part of the lot where the church once stood) measures 71 feet wide and 113 feet long.

While the building is generally considered to be designed in the Colonial Revival Style, it is difficult to classify in a strict stylistic fashion since it displays an eclectic mixture of several related styles. It is a three-story wood-framed building with a hipped roof and wood siding and a recessed porch that has a slightly curved overhang. At the roof, there is a vaguely Venetian-Gothic style cornice which is composed of a running course of blind Gothic-style Venetian arches. The east elevation has a continuous projecting bay from near the ground to the top floor. It is forty feet tall with a total area of 3800 square feet. There is a large palm tree at the front property line that partially obscures the building facade. There is a single window on the third floor above the front porch with a shell and scroll ornament above the simple molding of the window surround. On either side of the window are flat ionic pilasters. Above, a course of arches, which end in small pointed pendants, support the flat overhang of the roof. A hipped dormer with 2 small double hung windows projects from the center of the front roof slope. The existing building has an eave height of 41'-0" above grade with the peak of the small hipped roof on the front at 43.5 feet and the peaked roof set back at 45'-6". The building is vacant and partially damaged by fire. The upper windows are partially boarded up. The building is in fair to poor condition.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Looking West on Dolores Street,
June, 2004

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both

*P7. Owner and Address:

Jerry Cullinane

San Francisco, CA

*P8. Recorded by: (Name, affiliation, and address)

Arnie Lerner - Historic Architect

1108C Bryant Street

San Francisco, CA 94103

*P9. Date Recorded: 11/29/04

*P10. Survey Type: (Describe)
San Francisco Historic Resource

Evaluation Report

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # (Assigned by recorder) 208 Dolores Street

B1. Historic Name: 208 Dolores Street

B2. Common Name: 208 Dolores Street

B3. Original Use: Residential (Parsonage)

B4. Present Use: Vacant (Formerly The Dolores Street Community Center)

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1904

*B7. Moved? No Yes Unknown Date: _____ Original Location: NA

*B8. Related Features:

B9a. Architect: August Nordin

b. Builder: _____

*B10. Significance: Theme _____

Area 3800 sq ft.

Period of Significance Pre-1906

Property Type _____

Applicable Criteria _____

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

Records indicate that this structure was built at the same time as the Ebenezer Swedish Lutheran Evangelical Church, between 1903 and 1904. The church, an imposing wood and shingle Gothic Revival Church, was designed by August Nordin, and it is likely that the 208 Dolores building was also designed by him to serve at its parsonage. The church was located at 1239 Mission prior to its move to 15th and Dolores in 1905. In 1904, C.J.E. Haterius, reverend of the Swedish Church, was listed in City Directories as living at 204 Dolores (most likely 208 today). By 1931, the church was using the building as its rectory and offices and Sanborn maps show a short connection between the buildings. The lot itself continued in use through the 20s, 30s, and 40s, and 50s. The congregation outgrew the church about 1958, and the property changed hands to the Dolores Street Baptist Church. Thereafter, the structure was stripped of its old wooden shingles and resurfaced with stucco. Having survived the 1906 earthquake and subsequent fire, the 208 Dolores building was again damaged by fire in 1993 when the church itself was destroyed. The corner lot was lastly used as a community garden and contains the destroyed church's steeple. While it has been used for a variety of purposes since, the most recent as a community center, it has remained vacant for the past several years.

The building was part of a 2002 San Francisco Department of City Planning Cultural Resource Survey of the Inner Mission but was not found to be of significance to the district. A brief survey of adjoining blocks containing residential properties constructed prior to the 1906 earthquake when the area was settled by various ethnic groups found the building to marginally significant. With the loss of the more significant church from which it derived its importance, the house does not currently appear eligible for individual listing on the National or California Registers as it lacks the historical or architectural significance necessary for such a designation. It may be eligible as a contributor to a potential pre-1906 earthquake district that would encompass the entire city and should be given National Register Status Code 4D2.

B11. Additional Resource Attributes: (List attributes and codes)

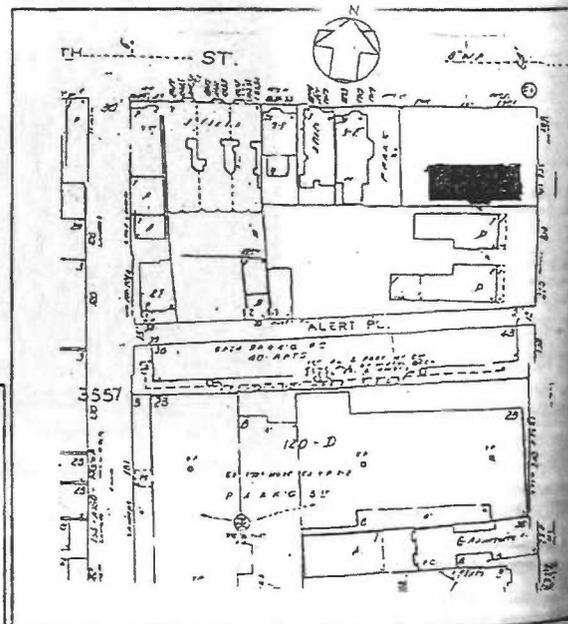
*B12. References: San Francisco Chronicle; San Francisco Examiner, City Directory; San Francisco Public Library History Center, San Francisco Historic Photograph Collection; Dolores Street Properties - Determination of Eligibility Evaluation by Architectural Resources Group 1/2000; Phase II: Inner Mission North Cultural Resource Survey Summary Report and Revised Context Statement; San Francisco Heritage/Thomas Mayer; Sanborn Map Company/ Various Maps of San Francisco

B13. Remarks:

*B14. Evaluator: Amie Lerner (Historic Architect)

*Date of Evaluation: 11/29/04

(This space reserved for official comments.)





CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2025-005918DES - Alert Alley Early Residential Historic District Landmark		3557008A, 3557009B, 3557011
Case No.		Permit No.
2025-005918PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Landmark Designation (DES)</p>		

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. (CEQA Guidelines section 15303) 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>Class 32 - In-Fill Development. (CEQA Guidelines section 15332) 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 checked="" type="checkbox"/>	<p>Other _____</p> <p>Class 8 – Actions by Regulatory Agencies for Protection of the Environment (CEQA Guidelines Section 15308)</p>
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

ENVIRONMENTAL SCREENING ASSESSMENT

<p>Comments:</p>
<p>Planner Signature: Don Lewis</p>

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	Category C: 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"/>	Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	Addition(s) not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
<input type="checkbox"/>	Façade or storefront alterations that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
Note: Project Planner must check box below before proceeding.	
<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>Reclassification of property status. (Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval)</p> <p><input type="checkbox"/> Reclassify to Category A</p> <p><input type="checkbox"/> Reclassify to Category C</p> <p><input type="checkbox"/> Lacks Historic Integrity</p> <p><input type="checkbox"/> Lacks Historic Significance</p>
<input type="checkbox"/>	Project involves a known historical resource (CEQA Category A)
<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
Note: If ANY box above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
Comments by Preservation Planner: landmark district designation, no physical changes	
Preservation Planner Signature: Pilar Lavalley	

EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	<p>Project Approval Action: Board of Supervisor approval of landmark district designation</p>	<p>Signature: 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 https://sfplanninggis.org/pim/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link.</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 (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.</p>	



**LANDMARK RESOLUTION
RECOMMENDATION
RESOLUTION NO. 1496**

HEARING DATE: OCTOBER 15, 2025

Record No.: 2025-005918DES

Project Address: Alert Alley Early Residential Historic District

Zoning: RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICT
40-X Height and Bulk District

Proposed Zoning: RTO-1 (RESIDENTIAL TRANSIT ORIENTED-1) DISTRICT
40-X Height and Bulk District

Cultural District: American Indian Cultural District

Block/Lot: 3557 / 008A, 009B, 011, 012, 015, 016, 017, 023, 025, 056A, 056B, 057, 058, 059, 116-118, 121-123, 131, 133-134, 135-147, 148-153, 156-161

Staff Contact: Pilar LaValley 628-652-7372
pilar.lavalley@sfgov.org

RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS LANDMARK DISTRICT DESIGNATION OF THE ALERT ALLEY EARLY RESIDENTIAL DISTRICT, ASSESSOR'S PARCEL BLOCK NO. 3557, LOT NOS. 008A, 009B, 011, 012, 015, 016, 017, 023, 025, 056A, 056B, 057, 058, 059, 116-118, 121-123, 131, 133-134, 135-147, 148-153, 156-161, 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. 250298 to initiate the Landmark District designation process for the Alert Alley 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 Alert Alley Early Residential District (Board File No. 250298); 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. 223-25 became effective (Board File No. 250298); 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 Alert Alley 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 Alert Alley 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 Alert Alley 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 Alert Alley 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 Alert Alley Early Residential Historic District is significant for architecture as a distinctive grouping of smaller, lower density dwellings representative of 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 Q for the Alert Alley Early Residential District in the draft ordinance, 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
10. WHEREAS, the Historic Preservation Commission finds that the Alert Alley 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 15308 (Categorical Exemption Class Eight), as an action taken by a regulatory agency for the protection of the environment; now therefore, be it

RESOLVED that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark district designation of the Alert Alley Early Residential District, Assessor’s Parcel Block No. 3557, Lot Nos. 008A, 009B, 011, 012, 015, 016, 017, 023, 025, 056A, 056B, 057, 058, 059, 116-118, 121-123, 131, 133-134, 135-147, 148-153, 156-161, 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. 21857

HEARING DATE: **OCTOBER 23, 2025**

Record No.: 2025-005918DES

Project Address: Alert Alley Early Residential Historic District

Zoning: RTO (Residential Transit Oriented District District)
40-X Height and Bulk District

Family Zoning Plan: RTO-1 (Residential Transit Oriented District District)
40-X Height and Bulk District

Cultural District: American Indian Cultural District

Block/Lot: 3557 / 008A, 009B, 011, 012, 015, 016, 017, 023, 025, 056A, 056B, 057, 058, 059, 116-118, 121-123, 131, 133-134, 135-147, 148-153, 156-161

Staff Contact: Pilar LaValley 628-652-7372
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 mandates 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 Alert Alley Early Residential District, and on May 9, 2025, with the Mayor's signature, Resolution No. 223-25 became effective (Board File No. 250298); 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 Alert Alley Early Residential District meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 designation; and

WHEREAS, the Alert Alley Early Residential District, a one-block long stretch of properties centered on Alert Alley and Landers Street, comprises of 21 buildings, 17 of which are contributing resources. 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 Section 4.135 of the Charter 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 15308 (Categorical Exemption Class Eight); and therefore be it

RESOLVED that the Planning Commission hereby provides the following comments on the Alert Alley 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

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
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TDD/TTY No. (415) 554-5227

MEMORANDUM

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

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
- Ordinance / Resolution
- Ballot Measure
- CEQA clearance under Categorical Exemption for Planning Department File No. 2025-00591DES - Alert Alley Early Residential Historic District Landmark, issued 10/09/2025.
- Joy Navarrete*
- 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.



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2025-005918DES - Alert Alley Early Residential Historic District Landmark		3557008A, 3557009B, 3557011
Case No.		Permit No.
2025-005918PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Landmark Designation (DES)		

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. (CEQA Guidelines section 15303) 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"/>	Class 32 - In-Fill Development. (CEQA Guidelines section 15332) 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 checked="" type="checkbox"/>	Other _____ Class 8 – Actions by Regulatory Agencies for Protection of the Environment (CEQA Guidelines Section 15308)
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:	
Planner Signature:	Don Lewis

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	Category C: 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"/>	Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	Addition(s) not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
<input type="checkbox"/>	Façade or storefront alterations that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	Restoration based upon documented evidence of a building's historic condition , such as historic photographs, plans, physical evidence, or similar buildings.
Note: Project Planner must check box below before proceeding.	
<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>Reclassification of property status. (Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval)</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 known historical resource (CEQA Category A)
<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
Note: If ANY box above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
<p>Comments by Preservation Planner: landmark district designation, no physical changes</p>	
<p>Preservation Planner Signature: Pilar Lavalley</p>	

EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</p>	
	<p>Project Approval Action: Board of Supervisor approval of landmark district designation</p>	<p>Signature: 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 https://sfplanninggis.org/pim/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link.</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 (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.</p>	

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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. 251101. Ordinance amending the Planning Code to add a new Appendix Q to Article 10, Preservation of Historical, Architectural, and Aesthetic Landmarks, to create the Alert Alley Early Residential Historic District; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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). 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) ~ (415) 554-4445)

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco
jcc:mcc:ams

Member, Board of Supervisors
District 7



City and County of San Francisco

MYRNA MELGAR

DATE: January 28, 2026

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee *mm*

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

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.

BOARD of SUPERVISORS



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MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair
Land Use and Transportation Committee

FROM: John Carroll, Assistant Clerk

DATE: February 3, 2026

SUBJECT **COMMITTEE REPORT, BOARD MEETING**
Tuesday, February 3, 2026

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, February 3, 2026. This ordinance was acted upon during the Land Use and Transportation Committee meeting on Monday, February 2, 2026, at 1:30 p.m., by the votes indicated.

BOS Item No. 46

File No. 251101

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

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

RECOMMENDED AS A COMMITTEE REPORT

Vote: Supervisor Myrna Melgar – Aye
Supervisor Chyanne Chen – Aye
Supervisor Bilal Mahmood – Aye

Cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Brad Russi, Deputy City Attorney