



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Survey Case Report

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Project: **Mission Dolores Neighborhood Survey**
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Recommendation: Adoption with Modifications

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PROJECT DESCRIPTION

The *Mission Dolores Neighborhood Survey* was commissioned by the Mission Dolores Neighborhood Association (MDNA), an organization that “was founded and exists to help facilitate completion of the historic survey work of the Mission Dolores Neighborhood, San Francisco, CA, and then have appropriate areas registered as official historic districts.”¹ The survey was researched and prepared by Carey & Co., Inc., historians who meet the Secretary of the Interior’s Professional Qualifications Standards. The survey, which includes a Historic Context Statement as well as historic district and individual historic building evaluations, was produced by MDNA in order to inform the land use development process, including CEQA review.² The *Mission Dolores Neighborhood Survey, Volumes 1 and 2*, is included as Attachment A.

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 (See Attachment B, *Map of MDNA Survey Area and Planning Department Survey Areas*). The MDNA survey area covers the western portion of a larger area that is identified by MDNA as the Mission Dolores Neighborhood. 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) is currently included within the Department’s comprehensive Inner Mission North historic resource survey, and therefore was not included within the MDNA survey.

The MDNA survey was designed to provide greater comprehensive coverage in historic documentation for the western portion of the neighborhood. The MDNA survey resulted in completion of the following:

¹ <http://www.missiondna.org/missionStatement.html>. [Accessed February 16, 2010]

² Ibid.

- A finalized Historic Context Statement that describes the historic and cultural themes, periods and patterns of development, and property types associated with the identified neighborhood located around Mission Dolores, with particular focus on the western portion of the neighborhood (the MDNA survey area).
- Field survey of approximately 183 previously undocumented properties located within the western portion of the neighborhood, and completion of Primary Records (Department of Parks and Recreation (DPR) 523A forms) for approximately 166 buildings (and one open space) that are more than 45 years old.
- Nine (9) Building, Structure, and Object Records (DPR 523B forms) that evaluated nine previously undocumented buildings as potential individual historic resources.
- A District Record (DPR 523D form) that evaluated the western portion of the neighborhood as a potential historic district.

Completion of the MDNA survey project was supported in part by grants from the Historic Preservation Fund Committee through the Mayor's Office of Economic and Workforce Development.

REQUIRED HISTORIC PRESERVATION COMMISSION ACTION

The Planning Department requests the Historic Preservation Commission adopt with modifications the *Mission Dolores Neighborhood Survey*.

ENVIRONMENTAL REVIEW

Historic resource surveys are exempt under Class 6 of the California Environmental Quality Act (CEQA). Section 15306, *Information Collection* of the CEQA Guidelines states the following: "Class 6 consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environment resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted or funded."

OTHER RELATED SURVEY ACTIVITIES

A total of approximately 39 buildings and sites were previously identified as historic resources within the MDNA survey area. The Department's adopted Market & Octavia Area Plan Historic Resource Survey included documentation of approximately 181 buildings north of 16th Street/Chula Lane within the MDNA survey area, evaluation of approximately 24 buildings as potential historic resources, and determination of approximately 15 individually eligible historic buildings and seven eligible contributors to the adopted Upper Market Commercial Historic District. Also, in the eastern portion of the area identified by MDNA as the Mission Dolores Neighborhood (not included within the MDNA survey area), the Market & Octavia Area Plan includes four adopted historic districts: the Elgin Park-Pearl Street Reconstruction Historic

District, the Guerrero Street Fire Line Historic District, the Hidalgo Terrace Historic District, and the Ramona Street Historic District (See Attachment B, *Map of MDNA Survey Area and Planning Department Survey Areas*).

In addition, adopted phases of the Department's Inner Mission North Survey previously included documentation and evaluation of approximately 23 properties, and determination of two individually eligible historic buildings, within the MDNA survey area (See Attachment B, *Map of MDNA Survey Area and Planning Department Survey Areas*). The Department is currently completing the final phases of the Inner Mission North Survey, which includes comprehensive property documentation and evaluation of individual historic buildings and historic districts in the eastern part of the Mission Dolores Neighborhood, and anticipates scheduling a Commission hearing for adoption of the final Inner Mission North Survey in June or July 2010.

Also, several other buildings and sites within the MDNA survey area were previously determined to be historic resources through official designations, adopted findings, or Section 106 evaluations. The MDNA survey proposes no changes to previous determinations of historic resources within the MDNA survey area.

LANDMARKS PRESERVATION ADVISORY BOARD

On September 17, 2007, prior to completion of the MDNA survey, a draft *Mission Dolores Historic Context Statement* was adopted by the San Francisco Landmarks Preservation Advisory Board with conditions requiring further update and refinement to the document in order to address comments of the Board, the Department, and the public (See Attachment C, *Landmarks Preservation Advisory Board Resolution No. 633*). The finalized Historic Context Statement in the *Mission Dolores Neighborhood Survey* updates and supercedes the previously adopted document, consistent with the Board's Resolution, and in order to reflect the findings of the completed survey and additional research as described in the *Mission Dolores Neighborhood Survey*.

BACKGROUND

MDNA and Carey & Co. provided the Department with the current survey materials on November 19, 2009. Prior to that, MDNA and Carey & Co., through the Historic Preservation Fund Committee, provided the Department with an opportunity to review and comment on draft survey materials in September 2009. The Department conducted an analysis of the draft survey materials and provided comments to MDNA and Carey & Co. in October 2009. The Department's comments included recommendation that many properties identified as historic district contributors did not appear eligible due to alterations and loss of integrity; that the boundary of the identified historic district encompassed too many noncontributing properties and areas; and that more information was needed in order to establish the entire neighborhood history as a period of significance.

In addition, Department staff provided consultation to MDNA and Carey & Co. throughout the project. Department staff recommended that the apparent locations and distributions of intact,

extant historic buildings within the neighborhood (as well as locations and distributions of noncontributing and intruding buildings) indicated that several potential historic districts may exist, but that a single neighborhood-wide historic district was not apparent. The Department suggested a potential “1906 Fire Line Survivors” theme for a part of the neighborhood containing extant pre-fire buildings directly west of Dolores Street (the Fire Line), similar to the adopted Guerrero Street Fire Line Historic District that is located in the eastern part of the neighborhood; and the Department suggested a potential “cultural landscape” theme for parts of the Dolores Street corridor.

Department staff also provided context information in the form of existing survey and property documentation, historical documents and maps, and digital data.

NEIGHBORHOOD NOTIFICATION

The Department sent notifications and survey materials to owners of properties affected by the MDNA survey on February 12, 2010, via the U.S. Postal Service, which began a 30-day owner notification/response period (consistent with the Department’s policy for notifying property owners of proposed survey findings). On February 17, 2010, the Department made the MDNA survey materials accessible to the general public in digital form on the Department’s Historic Preservation webpage. Prior to that, the survey was available in printed form at the Department’s office. In addition, the Department distributed MDNA survey materials to Commissioners on February 22, 2010.

DEPARTMENT ANALYSIS

Department analysis of the current survey materials has concluded that some, but not all, of the Department’s comments regarding the draft survey materials were addressed and incorporated.³ Consequently, there remain concerns on the part of the Department regarding aspects of the MDNA survey findings. In addition, thorough analysis of the current survey materials by the Department suggests that further refinements, revisions, and updates to the MDNA survey findings are warranted.

The following is the Department’s analysis of the *Mission Dolores Neighborhood Survey*, including concerns and recommendations.

Historic Context Statement

The Department recommends adoption of the Historic Context Statement for the purpose of informing historic and cultural resource surveys and property evaluations in the Mission Dolores neighborhood, and ensuring that they are consistent with local, state, and federal standards (in addition to other adopted Historic Context Statements that may apply to the area). The Historic

³ Carey & Co. entitled the current survey materials as *Revised* in order to indicate that changes occurred in response to comments by the Department, according to MDNA.

Context Statement is found in Volume 1 of the *Mission Dolores Neighborhood Survey* (Attachment A). The Historic Context Statement updates and revises the preliminary *Mission Dolores Historic Context Statement* that was previously adopted with modifications by the Landmarks Preservation Advisory Board. Department staff is not recommending any changes to the revised context statement in the *Mission Dolores Neighborhood Survey*.

The Department reiterates that the Historic Context Statement itself does not evaluate properties or result in identification of historic resources; it documents broader periods and patterns of neighborhood development within which properties may be evaluated. The Historic Context Statement provides a framework for interpreting the historic significance of extant buildings and areas through additional research and documentation, which may establish more specific information regarding the historic significance of individual buildings and areas. For instance, the survey process may result in identification of extant buildings and areas associated with certain themes, narrower (or different) periods of significance, and covering smaller and more discrete areas, than those described in the broader context of neighborhood development.

Field Survey & Property Research

The Department recommends adoption with modification of the field survey and property research information, with revisions to construction dates as described further in this section. The field survey and property research documents consist of the Primary Records (DPR 523A forms), which provide basic property information such as street address, construction date, architectural description, and photograph. Primary Records do not result in identification of historic resources. The Primary Records are found in Volume 2 of the *Mission Dolores Neighborhood Survey* (Attachment A).

Analysis by Department staff concludes that approximately 58 buildings included in the MDNA survey (approximately 14% of total buildings), including 42 buildings identified as historic district contributors in the MDNA survey, were built five to fifteen years earlier than as documented in the MDNA survey materials, including in the Primary Records (DPR 523A forms) and the District Record (DPR 523D form) (See Attachment D, *Department Analysis of Updated Construction Dates*).⁴ In some cases, these updated construction dates also indicate inaccurate “build dates” as listed by the Assessor’s Office, which is not uncommon for buildings constructed in San Francisco in the later nineteenth and turn-of-the-century periods. These updated construction dates were determined by research of the 1905 Sanborn Fire Insurance Co. Map of

⁴ Some Primary Records (DPR 523A forms) were completed for the Market & Octavia Area Plan Historic Resource Survey and the Inner Mission North Survey, prior to the MDNA survey. The MDNA survey project included review of existing documentation, revisions to construction dates based on new research, and completion of additional Primary Records.

San Francisco, which was not referenced in the MDNA survey.⁵ As such, Department staff recommends revisions to the survey materials, including DPR forms, for these properties.

In addition, review of Sanborn Fire Insurance Co. Maps by Department staff concludes that two buildings included within the MDNA survey resulted from construction that occurred later than as documented in the MDNA survey materials. (See Attachment D, *Department Analysis of Updated Construction Dates*.) The current buildings probably resulted from major alterations to earlier structures, which appear to have included horizontal expansions, vertical additions, and façade renovations. One building (in its current form) was constructed approximately 5-10 years later than as documented in the MDNA survey materials; and another building (in its current form) was constructed approximately 10-15 years later. As such, Department staff recommends revisions to the survey materials, including DPR forms, for these properties.

Also, review of Department of Building Inspection records by Department staff concludes that two other buildings included in the MDNA survey were built approximately ten years earlier than as documented in the MDNA survey materials, and were moved to their current sites. (See Attachment D, *Department Analysis of Updated Construction Dates*.) The two buildings appear to have been constructed circa 1895, based upon architectural features that are characteristic of the period. Historic building permits indicate that they were moved from their original sites outside of the neighborhood to their current adjacent sites in 1912 and circa 1910. As such, Department staff recommends revisions to the survey materials, including DPR forms, for these properties.

While the updated construction dates are notable in terms of providing accurate property documentation, they are also important to understanding the neighborhood's patterns of development, its association to the 1906 Earthquake and Fires and the City's post-fire "reconstruction" period, and the composition of historic districts that are thereby suggested. The corollary effect of the updated construction dates on historic district evaluation is discussed in a following section.

Individual Historic Building Evaluations

The Department recommends adoption of four (4) and disapproval of five (5) Building, Structure, and Object Records (DPR 523B forms). The Building, Structure, and Object Records are found in Volume 2 of the *Mission Dolores Neighborhood Survey* (Attachment A).

Comments and issues regarding the historic resource evaluations are described in detail in the following sub-sections.

⁵ The MDNA survey included research of 1886-1889, 1899, and 1914 versions of the Sanborn Fire Insurance Co. Maps, which are available online through the San Francisco Public Library website. The 1905 version is not available online, but is available on microfilm at the History Center archives of the San Francisco Public Library Main Branch.

666-668 Church Street: The Department agrees with the MDNA survey evaluation that this property is a historic resource based on its value as an example of the Exotic Revival architectural style.

690 Church Street: The Department agrees with the MDNA survey evaluation that this property is not a historic resource based on its lack of significance as an altered property of the Art Deco architectural style.

700 Church Street: The Department agrees with the MDNA survey evaluation that this property is a historic resource based on its value as an example of the International architectural style, and as a representative work of a local master architect, Herman C. Baumann.

740 Church Street: The Department agrees with the MDNA survey evaluation that this property is a historic resource based on its value as an example of the Spanish Eclectic architectural style.

718 Church Street: The Department does not agree with the MDNA survey evaluation that this building is individually significant as an example of Art Deco architectural style. The multi-unit building at 718 Church Street is an unremarkable property that was constructed with an Art Deco *appliqué* years after the major period of Art Deco architecture had ended (1938); and it does not appear to herald a transition from Art Deco to any other architectural style that bloomed in a later period. Furthermore, the building has undergone several alterations that compromise its design, including window replacement, garage door replacement, and penthouse addition. Therefore, this building is not an individual historic resource. This conclusion is supported by the National Park Service's National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*.⁶

A commercial [or other type of] building with some Art Deco detailing is not eligible under Criterion C if the detailing was merely added as an afterthought, rather than fully integrated with overall lines and massing typical of the Art Deco style or the transition between that and another style. (p.18)

A property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type. (p.20)

3867 20th Street & 207, 215, 223 Dorland Street: The Department does not agree with the MDNA survey evaluation that these four buildings are individually significant as the works of a local master architect, Charles F. Strothoff, who most famously designed houses in San Francisco's Westwood Park. The multi-unit building at 3867 20th Street, which was built around the same time as later phases of Westwood Park (1924), is unrelated to the larger (and more significant) project,

⁶ <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>. [Accessed February 22, 2010]

and is typical design of the period that does not demonstrate the hand of a master. The dwellings at 207, 215, and 223 Dorland Street, which were built years after Westwood Park (1931), may be seen as derivative of that much larger, earlier project (whereas other later works by Strothoff in the City demonstrate a progression in his work), and also are typical designs of the period that do not demonstrate the hand of a master. Therefore, these four buildings are not individual historic resources (nor does the row of three dwellings comprise a potential historic district). This conclusion is supported by the National Park Service's National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*.⁷

The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible... (p.20)

Historic District Evaluation

The Department recommends disapproval of the "Mission Dolores Neighborhood 1906 Fire Survivors and Reconstruction Historic District" as documented in the District Record (DPR 523D form). The District Record is found in Volume 2 of the *Mission Dolores Neighborhood Survey* (Attachment A).

Department staff has concerns with technical issues related to the findings of the proposed historic district, which should be addressed through revised survey documentation before consideration of adoption. These issues relate to: (1) integrity of identified contributors; (2) boundary justification; (3) period of significance; and (4) historic theme. Issues regarding the historic district evaluation are described in detail in the following sub-sections.

Integrity of Contributors: Department review of MDNA's proposed historic district concludes that 36 buildings identified as potential historic district contributors (approximately 15% of properties identified as historic district contributors) have undergone major exterior alterations that have compromised their historic designs, materials, and workmanship (also resulting in loss of feeling and association), resulting in loss of integrity as potential historic resources. (See Attachment E, *Department Analysis of Properties Lacking Integrity*.) Specifically, alterations to these buildings include: recladding with non-historic materials; removal of ornamentation; replacement of windows; alteration to entries; insertion of garages; and façade renovations. These alterations, which often occurred cumulatively, have resulted in buildings that may retain their basic forms, massing, and locations within the neighborhood, but that do not retain other elements that are necessary in order to convey their historical origins. Therefore, these 36 buildings do not qualify

⁷ Ibid.

as historic district contributors. This conclusion is supported by the National Park Service's National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*.⁸

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)... A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible *if* it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing, but has lost the majority of the features that once characterized its style. (p. 46)

Boundary Justification: Department review of MDNA's proposed historic district (including field visits by Department staff) concludes that the identified historic district boundary encompasses too many noncontributing buildings and areas, which dilutes the overall character and cohesiveness of the historic district. Although the historic district area contains a majority of properties identified as contributors, the proportion of properties identified as noncontributors (39% of total; or 48% if buildings identified by Department as lacking integrity staff are included) is greater than is typical of historic districts. For instance, in the eastern part of the Mission Dolores Neighborhood, the adopted Hidalgo Terrace and Ramona Street Historic Districts contain zero noncontributors, while the proportions of noncontributors within the adopted Elgin Park-Pearl Street Reconstruction and Guerrero Street Fire Line Historic Districts are only 22% and 23%, respectively; and the proportion of noncontributors within the adopted Upper Market Street Commercial Historic District, which includes part of the MDNA survey area, is also only 23%. There are no established quantitative minimums for contributors within historic districts.

In addition to containing an overall large proportion of noncontributors, the historic district boundary includes certain areas wherein noncontributors comprise the majority (or totality) of properties; and in such cases, noncontributors qualitatively dominate the overall character of the urban environment and compromise the integrity of the identified historic district. (See Attachment F, *Department Analysis of Contributing and Noncontributing Areas*.) Therefore, the proposed historic district boundary delineated in the MDNA survey is not justified based upon the locations, distributions, and overall large quantity of noncontributing buildings and areas

⁸ Ibid.

within the neighborhood. This conclusion is supported by the National Park Service's National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*.⁹

...the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole... The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity. (p. 5)

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment. (p. 46)

Period of Significance: Department review of MDNA's proposed historic district concludes that the period of significance is more expansive than is warranted based on the continuity (or lack thereof) of extant historic buildings and sites in the neighborhood. Although the MDNA survey area contains buildings and sites whose construction dates span the identified period of significance (1791-1918), only one extant building, the Mission Dolores chapel, was actually constructed before the 1850s; and the Mission Dolores chapel is a unique landmark of the Hispanic colonial era, whereas all other buildings in the neighborhood represent a later American period. Furthermore, MDNA's proposed historic district contains only six residential buildings that are known or believed to have been constructed before circa 1880; in addition to the Tanforan Cottages, which are the only remnants of the Gold Rush era of the 1850s, two cottages are estimated to have been built in the 1860s, and two houses are documented as built in the 1870s. Therefore, Department staff believes that the period of significance for residential neighborhood development in the MDNA survey area should begin circa 1880.¹⁰

Also, Department review of the 1905 Sanborn Fire Insurance Co. Map and the updated construction dates (as discussed previously) indicate that the residential neighborhood was mostly built out by the time of the 1906 earthquake and fires; and that the post-1906 "reconstruction" boom in San Francisco had limited effect on the MDNA survey area. Approximately 60% of the area's extant building stock was built during a three-decade period that may be characterized as Victorian/Edwardian, circa 1880-1909; this extant Victorian/Edwardian stock from the neighborhood's major period of urbanization is mostly found concentrated in the northern part of MDNA survey area, closest to Market Street. Whereas, only

⁹ Ibid.

¹⁰ Although further intensive property research may determine that additional buildings were constructed prior to circa 1880, the remaining pre-1880 "candidates" are very few, and the low proportion of pre-1880 buildings in the neighborhood would not change significantly.

approximately 10% of the area's extant building stock was erected during each of the decades of the 1910s and 1920s (and fewer in following decades), during which time major shifts in architecture, transportation, and technology resulted in buildings that are distinctly different from earlier Victorian/Edwardian stock; these later buildings are found scattered throughout the neighborhood and at its peripheries. Therefore, Department staff believes that the period of significance for residential neighborhood development in the MDNA survey area should end circa 1909.

In addition, the period of significance of the residential neighborhood within the MDNA survey area is distinguishable from the period of significance of the area identified in the *Mission Dolores Neighborhood Survey* as a potential "cultural landscape" along the Dolores Street corridor. The identified potential "cultural landscape" of extant institutions, open space, and landscaping along the Dolores Street corridor was developed in the post-fire and early twentieth century period (with the exception of the eighteenth-century Mission Dolores chapel, which predates the residential neighborhood within the MDNA survey area).¹¹ Therefore, Department staff believes that there should be some refinement and differentiation of periods of significance between the residential neighborhood and the corridor of institutions and open space within the MDNA survey area.

Historic Theme: Department review of MDNA's proposed historic district concludes that the historic significance of the area is better conveyed as several distinctive historic themes that correlate to specific buildings and areas within the neighborhood. For instance, the theme of "1906 Fire Line Survivors" is typically associated only with pre-disaster buildings located directly on, or in close proximity to, the 1906 Fire Line of Dolores Street, but not those located a block or more away from the Fire Line (consistent with the adopted Guerrero Street Fire Line Historic District located in the eastern part of the Mission Dolores Neighborhood). The historic significance of buildings that survived the City-wide firestorm of 1906 is based upon their locations relative to the actual fires and the potential for their destruction during the disaster; as well as upon their historical involvement in the fire-fighting, as frontline structures that became rallying points, as bases of operation, and as the setting for the conflict on Dolores Street. However, MDNA's proposed historic district is not based closely on the "1906 Fire Line Survivors" theme (despite the name of the proposed historic district); rather, it reaches far and wide to include buildings located several blocks distant from the Fire Line.

In addition, MDNA's proposed historic district includes the post-fire "reconstruction" theme, even though the MDNA survey area was not destroyed by fire in 1906 and did not actually experience "reconstruction" (with the exception of individual buildings that may have been

¹¹ The Department's analysis considers the former church parsonage at 208 Dolores Street (built between 1903 and 1905) to be a component of the residential neighborhood, since it is a residential building type that was historically used as a dwelling, and not to be a component of the potential "cultural landscape" of institutions and open space, as suggested by the MDNA survey. The church that was associated with the parsonage, which provided historic association to institutional use, is not extant.

repaired or replaced after suffering earthquake damage, which occurred City-wide), and even though the post-fire construction boom in San Francisco had minimal effect on the MDNA survey area (as discussed previously).

Also, the *Mission Dolores Neighborhood Survey* identifies a separate theme of extant institutions, open space, and landscaping along the Dolores Street corridor as a distinctive area and potential “cultural landscape” that developed during the post-fire and early twentieth century period (with the exception of the eighteenth-century Mission Dolores chapel). As indicated by information found in the Historic Context Statement, and by updated construction dates for residential buildings within the MDNA survey area (as discussed previously), the theme of the Dolores Street potential “cultural landscape” is distinguished from the theme of residential neighborhood development within the MDNA survey by period of development, by property types, and by geographic location. Therefore, Department staff believes that there should be refined, differentiated historic themes for the residential neighborhood (including the 1906 Fire Line) and for the corridor of institutions and open space within the MDNA survey area.

DEPARTMENT RECOMMENDED POTENTIAL HISTORIC DISTRICTS

Based on thorough review of the MDNA survey materials and on additional research conducted by Department staff, the Department recommends a set of five (5) potential historic districts an alternative to the single, neighborhood-wide historic district identified in the MDNA survey. These Department-recommended potential historic districts represent the most cohesive groupings of extant, intact historic buildings that are associated with specific historic themes and periods of neighborhood development (as identified in the Historic Context Statement), while excluding noncontributing buildings and areas to the extent feasible. The Department-recommended potential historic districts are comparable to, and consistent with, currently adopted historic districts that are located in the eastern and northern parts of the Mission Dolores Neighborhood (as discussed previously) in terms of size, proportions of contributors vs. noncontributors, specific themes and periods of significance, and overall cohesiveness. The Department-recommended potential historic districts are described in the following sub-sections, and a map and summary chart are included as *Department-Recommended Potential Historic Districts* (Attachment G).

Landers-Church-Sharon-15th Streets Mission Dolores Neighborhood Historic District: As discussed previously, the period of significance for the residential neighborhood within the MDNA survey area is circa 1880 to 1909, which may be characterized as Victorian/Edwardian. The extant Victorian/Edwardian stock from the neighborhood’s major period of urbanization is mostly found concentrated in the northern part of the MDNA survey area, closest to Market Street and its historic streetcar lines. The potential “Landers-Church-Sharon-15th Streets Mission Dolores Neighborhood Historic District” is an area of interconnected streetscapes that displays the relatively cohesive architectural vocabulary of the Victorian and Edwardian eras (as distinguished from later modern building designs); which in turn reflect the social and cultural values, economic statuses, and life-ways of the peoples who built, dwelt, and worked there during the neighborhood’s “heyday”. The potential historic district is an assemblage of complementary

architecture and building typologies that retains a high degree of historic fabric; that includes very few noncontributors and intrusions; and that conveys the historic and cultural character of the period of growth of the urban neighborhood. These qualities distinguish the historic district from other nearby properties and areas in the neighborhood that lack some or all of these qualities.

1906 Fire Line Survivors Historic Districts: As discussed previously, the theme of “1906 Fire Line Survivors” is associated with pre-disaster buildings located in close proximity to the Fire Line (consistent with the adopted Guerrero Street Fire Line Historic District located in the eastern part of the Mission Dolores Neighborhood), i.e. on blocks located directly adjacent to Dolores Street, where the City-wide firestorm of 1906 was famously halted. Two notable groupings of such properties exist within the neighborhood. First, the potential “Dolores-15th Streets-Alert (Albert) Alley 1906 Fire Line Survivors Historic District” is a small block consisting entirely of pre-disaster properties with exceptional character. Second, the potential “Dolores-17th-Abbey (Alemany) Streets 1906 Fire Line Survivors Historic District” is another small block consisting mostly of pre-disaster buildings that convey Victorian-era character, and located near the singular landmark Mission Dolores chapel (also a frontline 1906 fire survivor). These cohesive pre-disaster neighborhood blocks, their dramatic proximity and historic connection to the Fire Line, and their retention of historic fabric distinguishes them from other nearby properties and areas in the neighborhood (and the City) that lack some or all of these qualities.

Chula (Church) Lane Cottages Historic District: As discussed in the Historic Context Statement, the architectural and cultural development of the Mission Dolores neighborhood involved a variety of development patterns and property types, which resulted in certain areas that are reflective of specific development patterns that are not seen throughout the neighborhood. While the overall history of the neighborhood is characterized by successive stages of urbanization, remnants of the Mission’s earlier rural development patterns persisted in the neighborhood into the early twentieth century. The potential “Chula (Church) Lane Cottages Historic District” is a linear grouping of smaller, lower density dwellings that stand out amongst the many larger row-houses and flats, built “cheek-to-jowl”, that comprise much of the rest of the urbanized neighborhood. The low-scale, freestanding buildings of the historic district indicate intentions by the builders and residents over time (from the late nineteenth century through the turn-of-the-century) to maintain a less urbanized setting on Chula (formerly Church) Lane, which is located directly south of the historic Mission Dolores parcel, away from the more heavily-travelled corridors of the neighborhood. In addition, these modest cottage buildings (including one duplex) suggest a historic working-class character, and may also be associated with a specific cultural or ethnic population that formed an enclave. These properties, indicative of a specific pattern of development that did not occur throughout the greater neighborhood, distinguish the potential historic district from other nearby properties and areas in the neighborhood that lack some or all of these qualities.

Sanchez Streets Romeo Flats Historic District: As discussed in the Historic Context Statement, the architectural and cultural development of the Mission Dolores neighborhood involved a variety of development patterns and property types, which resulted in certain areas that are reflective of

specific development patterns that are not seen throughout the neighborhood. At the beginning of the twentieth century, as the neighborhood's (and the City's) population swelled, the final wave of Edwardian-era urbanization in the neighborhood resulted in construction of rows of "Romeo flats", a multi-unit, working-class dwelling type endemic to San Francisco. While Romeo flats were constructed in several parts of the neighborhood (primarily during a building boom that occurred just before 1906), most of the extant Romeo flats have undergone alterations that compromise their ability to convey historic character. The potential "Sanchez Streets Romeo Flats Historic District" is a linear grouping of Romeo flats that retain a high degree of historic fabric, and that stand out as the best-preserved examples of the property type within the neighborhood. In addition, the construction date of these Romeo flats (1908) indicates that these properties were built together in response to the overwhelming housing needs of the post-fire period in San Francisco (at the same time that burned areas of the City underwent "reconstruction"). These properties, indicative of a specific pattern of development that did not occur throughout the greater neighborhood, distinguish the potential historic district from other nearby properties and areas in the neighborhood that lack some or all of these qualities.

RECOMMENDED ADDITIONAL RESEARCH AND DOCUMENTATION

The Department recommends that MDNA revise their survey materials and complete new District Records (DPR 523D forms) in order to finalize the determinations of Department-recommended potential historic districts, including the "Landers-Church-Sharon-15th Streets Mission Dolores Neighborhood" and the "Dolores-15th Streets-Alert (Albert) Alley 1906 Fire Line Survivors" historic districts, which are located within the Market & Octavia Area Plan. Completion and adoption of new survey materials is necessary in order to make recommendations for official nominations. Ideally, completion of new survey materials should occur and the new survey materials should be provided to the Department before the Commission conducts a hearing to consider the Department's recommendations for official nominations of historic resources within the Market & Octavia Area Plan, which is anticipated for June or July 2010. Until documentation for these potential historic districts is completed and adopted, the Department recommends that sufficient information is contained in the *Mission Dolores Neighborhood Survey* and in the Department's analysis to conclude that the five Department-recommended potential historic districts, including the "Landers-Church-Sharon-15th Streets Mission Dolores Neighborhood", the "Dolores-15th Streets-Alert (Albert) Alley 1906 Fire Line Survivors", the "Dolores-17th-Abbey (Alemany) Streets 1906 Fire Line Survivors", the "Chula (Church) Lane Cottages", and the "Sanchez Streets Romeo Flats" are potential historic resources pursuant to CEQA.

Also, and as recommended in the *Mission Dolores Neighborhood Survey*, the Department recommends further research and documentation of the proposed Dolores Street "Cultural Landscape" identified briefly in the *Mission Dolores Neighborhood Survey*. MDNA's proposed "cultural landscape" area includes Dolores Street (a portion of which is also El Camino Real) and the center median strip, Mission Dolores Park, and various religious, educational, and cultural institutions that line the boulevard (several of which have been previously determined to be individual historic resources). The Department recommends completion of DPR forms, including

Primary Records (DPR 523A forms) and Building, Structure, and Object Records (DPR 523B forms) for individual properties currently lacking complete documentation, a District Record (DPR 523D form) for the larger area under consideration, and possibly a Linear Feature Record (DPR 523E form) if necessary, in order to evaluate the proposed “cultural landscape” area and its components. Until documentation for the proposed “cultural landscape” area and its components is completed and adopted, the Department recommends that sufficient information is contained in the *Mission Dolores Neighborhood Survey* to conclude that the Dolores Street central median strip, a City Beautiful feature and Panama-Pacific Exposition artifact, and Mission Dolores Park, an urban open space with deep historical and cultural associations, are potential historic resources pursuant to CEQA.

BASIS FOR RECOMMENDATION

The Department recommends adoption with modifications of this project for the following reasons:

- That the *Mission Dolores Neighborhood Survey* was prepared by qualified historians in accordance with the Secretary of the Interior’s Standards and State Office of Historic Preservation Recordation Manual as outlined in Resolution No. 527 of June 7, 2000, adopted by the previous San Francisco Landmarks Preservation Advisory Board.
- That the *Mission Dolores Neighborhood Survey* was reviewed by Planning Department qualified historians for accuracy and adequacy according to the established guidelines and standards of the National Park Service, the California State Office of Historic Preservation, and the City and County of San Francisco (a Certified Local Government).
- That parts of the *Mission Dolores Neighborhood Survey* meet established guidelines and standards of the National Park Service, the California State Office of Historic Preservation, and the City and County of San Francisco (a Certified Local Government) and may be adopted with no modifications or minor modifications, including the Historic Context Statement; the Primary Records (DPR 523A forms), with updated construction dates as determined by the Planning Department; and four (4) Building, Structure, and Object Records (DPR 523B forms) for: 666-668 Church Street, 690 Church Street, 700 Church Street, and 740 Church Street.
- That parts of the Mission Dolores Neighborhood Survey do not meet established guidelines and standards of the National Park Service, the California Office of Historic Preservation, and the City and County of San Francisco (a Certified Local Government) and therefore warrant disapproval, including the District Record (DPR 523 D form); and five (5) Building, Structure, and Object Records (DPR 523B forms) for: 718 Church Street, 3867 20th Street, 207 Dorland Street, 215 Dorland Street, and 223 Dorland Street.
- That the Department’s findings of five (5) potential historic districts (as described in this report) and two (2) potential historic resources (the Dolores Street central median strip and Mission Dolores Park) are based on the themes, periods, and property types

described in the Historic Context Statement in the *Mission Dolores Neighborhood Survey*, and may be adopted as information for the purposes of CEQA review, pending completion and adoption of additional documentation that is required in order to make formal determinations and/or official nominations.

A draft Historic Preservation Commission Motion is included as Attachment H.

RECOMMENDATION: Adoption with Modifications
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Attachments:

Attachment A	<i>Mission Dolores Neighborhood Survey, Volumes 1 and 2 (provided separately)*</i>
Attachment B	<i>Map of MDNA Survey Area and Planning Department Survey Areas</i>
Attachment C	<i>Landmarks Preservation Advisory Board Resolution No. 633</i>
Attachment D	<i>Department Analysis of Updated Construction Dates</i>
Attachment E	<i>Department Analysis of Properties Lacking Integrity</i>
Attachment F	<i>Department Analysis of Contributing and Noncontributing Areas</i>
Attachment G	<i>Department-Recommended Potential Historic Districts</i>
Attachment H	<i>Draft Historic Preservation Commission Motion</i>

*The *Mission Dolores Neighborhood Survey* is available online at:

http://www.sfplanning.org/ftp/files/Preservation/MDNS_Vol_1.pdf and
http://www.sfplanning.org/ftp/files/Preservation/MDNS_Vol_2.pdf.

The *Mission Dolores Neighborhood Survey* is also available for public review in printed form at the Planning Department.

ATTACHMENT A

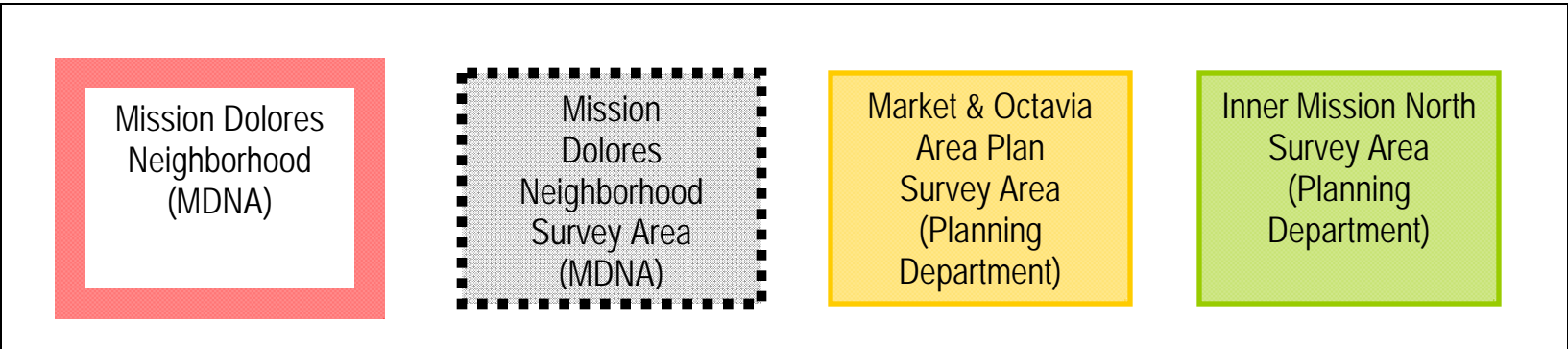
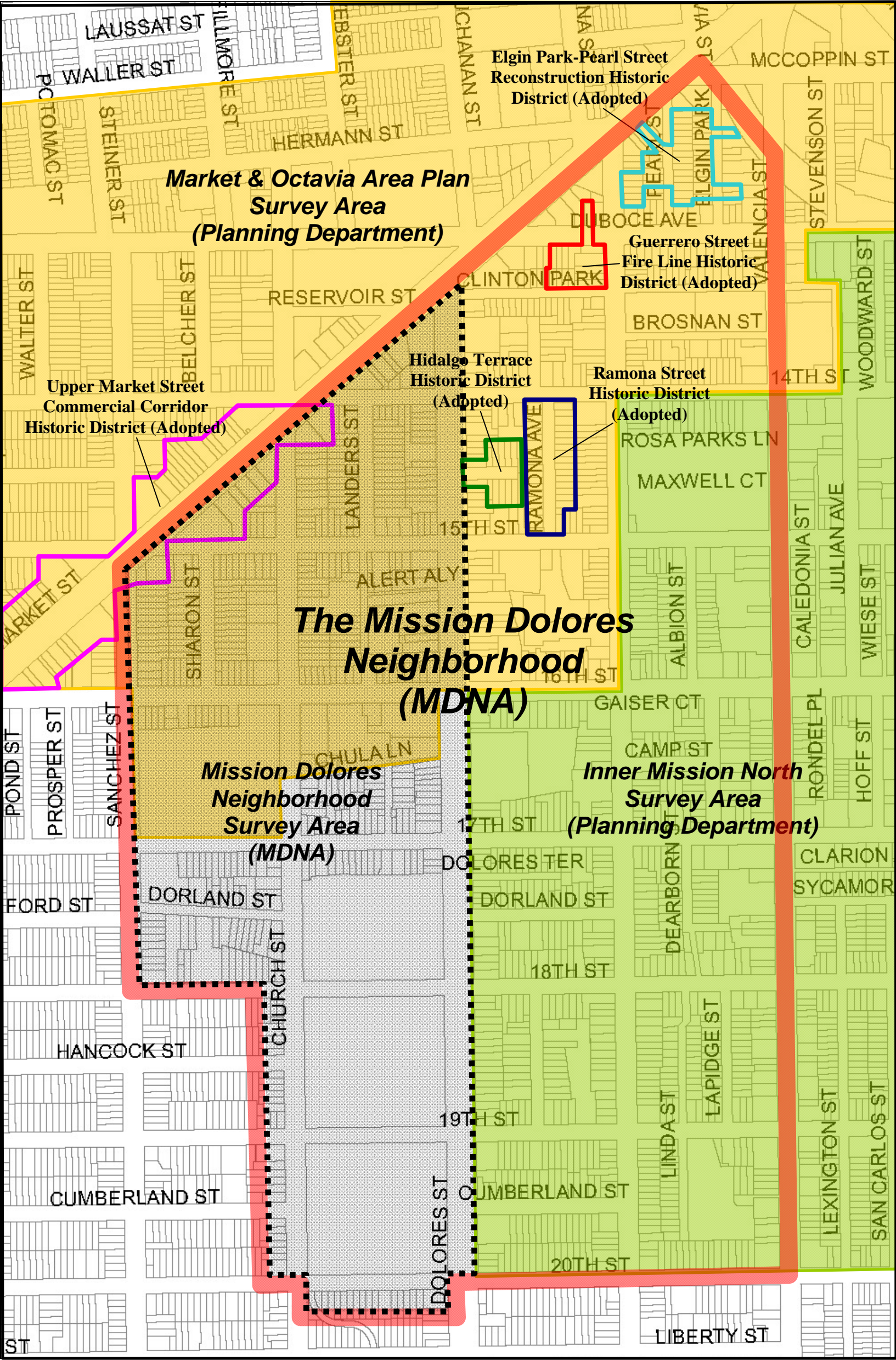
(PROVIDED SEPARATELY)*

*The *Mission Dolores Neighborhood Survey* is available online at http://www.sfplanning.org/ftp/files/Preservation/MDNS_Vol_1.pdf and http://www.sfplanning.org/ftp/files/Preservation/MDNS_Vol_2.pdf.

The *Mission Dolores Neighborhood Survey* is also available for public review in printed form at the Planning Department.

ATTACHMENT B

Attachment B – Map of MDNA Survey Area and Planning Department Survey Areas



ATTACHMENT C

SAN FRANCISCO

LANDMARKS PRESERVATION ADVISORY BOARD

RESOLUTION NO. 633

ADOPTING FINDINGS RELATED TO THE ADOPTION OF THE "MISSION DOLORES HISTORIC CONTEXT STATEMENT".

1. **WHEREAS**, the Methodology for recording and evaluating historic resources contained in the Office of Historic Preservation publication Instructions for Recording Historical Resources of March 1995 and future editions of that publication is based on the Secretary of the Interior's Standards and National Register of Historic Places Criteria cited therein, and
2. That the "Mission Dolores Historic Context Statement" was prepared by Roland-Nawi Associates for the Mission Dolores Neighborhood Association, with a grant from the Historic Preservation Fund Committee under the Mayor's Office of Economic Development, and was prepared in accordance with the Secretary of the Interior's Standards and State Office of Historic Preservation Recordation Manual as required by San Francisco Landmarks Preservation Advisory Board Resolution No. 527 of June 7, 2000.
3. That the Mission Dolores Historic Context Statement was reviewed by the San Francisco Landmarks Board for accuracy and adequacy and is adopted by the San Francisco Landmarks Board at a public meeting agendized for this purpose; and
4. That a copy of the duly adopted Mission Dolores Historic Context Statement will be maintained in the Planning Department Preservation Library; and
5. That future Landmark and Historic District Designation Reports and Nominations and Structures of Merit Nominations may demonstrate historic significance by reference to the Mission Dolores Historic Context Statement under which said nominated property is an Identified Property Type; and
6. That in the future, in evaluating surveyed properties, historic significance may be demonstrated by reference to the Mission Dolores Historic Context Statement under which said evaluated property is an identified Property Type; and
7. That the Mission Dolores Neighborhood Association and the Planning Department staff will further refine the document and make technical edits as needed to clarify that the purpose of the document is to recognize the history and significance of the Mission Dolores area in San Francisco's preservation planning work, including cultural resource surveys and evaluation of properties or districts for potential local, state or national historic designation, as well as to address the comments of the Board and the public resulting from the public hearing and any comments of the staff of the Office of Historic Preservation.

THEREFORE BE IT RESOLVED that the Landmarks Preservation Advisory Board hereby adopts findings related to the adoption of the Mission Dolores Historic Context Statement, and

BE IT FURTHER RESOLVED that the **Landmarks Preservation Advisory Board hereby directs** its Recording Secretary to transmit this Resolution and a copy of the adopted "Mission Dolores Historic Context Statement", and this Motion No. 633, to the State Office of Historic Preservation and to the Northwest Information Center at Sonoma State University for reference.

I hereby certify that the foregoing Motion was **ADOPTED** by the Landmarks Preservation Advisory Board on September 19, 2007.

A handwritten signature in cursive script, appearing to read "Sonya Banks".

Sonya Banks
Recording Secretary

AYES: Chan, Cherny, Damkroger, Hasz, Martinez

NOES: None

ABSENT: Dearman, Maley, Street

ATTACHMENT D

APN	Street Address	Listed Build Date (MDNA Survey)	Updated Build Date (Planning Department)	Notes
3544-071	683 14 th Street	1907	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3544-070	689-691 14 th Street	ca.1910	ca. 1910/ 1925	Built between 1905 and 1914; expanded/renovated after 1914 (Sanborn Fire Insurance Co. Maps). Current design indicates façade renovation in 1920s.
3544-017	1918 15 th Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3557-062	1919-1923 15 th Street	ca.1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3557-059	1925-1929 15 th Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3544-089	1966-1968 15 th Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3543-014	2022-2026 15 th Street	ca.1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3558-041	2057-2079 15 th Street	1907	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3557-011	3310 16 th Street	1906	ca. 1905	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps). Likely constructed at same time as three similar buildings at 3350-3354, 3356-3360, and 3362-3368 16 th Street with Assessor “build dates” of 1905.
3557-012	3314 16 th Street	1907	ca. 1905	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps). Likely constructed at same time as three similar buildings at 3350-3354, 3356-3360, and 3362-3368 16 th Street with Assessor “build dates” of 1905.

See also Primary Records (DPR 523A forms) for these properties in Volume 2 of the *Mission Dolores Neighborhood Survey*.

3557-013	3322 16 th Street	1907	ca. 1905	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps). Likely constructed at same time as three similar buildings at 3350-3354, 3356-3360, and 3362-3368 16 th Street with Assessor “build dates” of 1905.
3557-014	3330 16 th Street	1907	ca. 1905	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps). Likely constructed at same time as three similar buildings at 3350-3354, 3356-3360, and 3362-3368 16 th Street with Assessor “build dates” of 1905.
3557-015	3336 16 th Street	1906	ca. 1905	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps). Likely constructed at same time as three similar buildings at 3350-3354, 3356-3360, and 3362-3368 16 th Street with Assessor “build dates” of 1905.
3557-016	3340-3342 16 th Street	1906	ca. 1904	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps). Likely constructed at same time as similar building at 3370-3374 16 th Street with Assessor “build date” of 1904.
3557-017	3344-3348 16 th Street	1906	ca. 1904	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps). Likely constructed at same time as similar building at 3370-3374 16 th Street with Assessor “build date” of 1904.
3557-033	3384 16 th Street	ca. 1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3557-034	3386-3388 16 th Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3557-113	3390 16 th Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3557-034B	3394-3398 16 th Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3558-010	3420-3424 16 th Street	ca.1910	ca. 1904	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps). Likely constructed at same time as similar building at 3426-3428 16 th Street with Assessor “build date” of 1904; verified by owner.

See also Primary Records (DPR 523A forms) for these properties in Volume 2 of the *Mission Dolores Neighborhood Survey*.

3558-130	3440-3442 16 th Street	ca. 1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3558-075	3446-3448 16 th Street	ca. 1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3558-016	3450-3452 16 th Street	1983/ ca. 1910*	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3579-033	3621 17 th Street	1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3566-030	3640 17 th Street	1907	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3579-027	3657-3661 17 th Street	1907	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3579-025	3667-3669 17 th Street	1911	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3566-039	3696 17 th Street	ca. 1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3580-169	3755 17 th Street	ca. 1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3543-004	252-258 Church Street	1908	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3543-005	262-298 Church Street	1908	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3558-001	300-312 Church Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3557-050	301-303 Church Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3557-049	305-307 Church Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3557-048	309-313 Church Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).

See also Primary Records (DPR 523A forms) for these properties in Volume 2 of the *Mission Dolores Neighborhood Survey*.

3557-047	315-319 Church Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3557-046	321-323 Church Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3557-044	329-333 Church Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3557-042	349-351 Church Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3557-038	367-371 Church Street	1907	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3580-008	568-572 Church Street	ca. 1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3544-005	120 Dolores Street	1907	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3544-008	144 Dolores Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3566-010	392 Dolores Street	1907	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3544-029	27-29 Landers Street	ca.1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3544-120	34 Landers Street	ca.1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3544-039	60 Landers Street	1904	1904/ ca. 1910	Built 1904 (Assessor); expanded/renovated between 1905 and 1914 (Sanborn Fire Insurance Co. Maps. Likely renovated at same time similar building constructed at 53-55 Landers Street with Assessor “build date” of 1909.
3544-043	78-80 Landers Street	1907	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3557-018	187-191 Landers Street	ca. 1910/ 1914**	ca. 1904	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps). Likely constructed at same time as similar building at

See also Primary Records (DPR 523A forms) for these properties in Volume 2 of the *Mission Dolores Neighborhood Survey*.

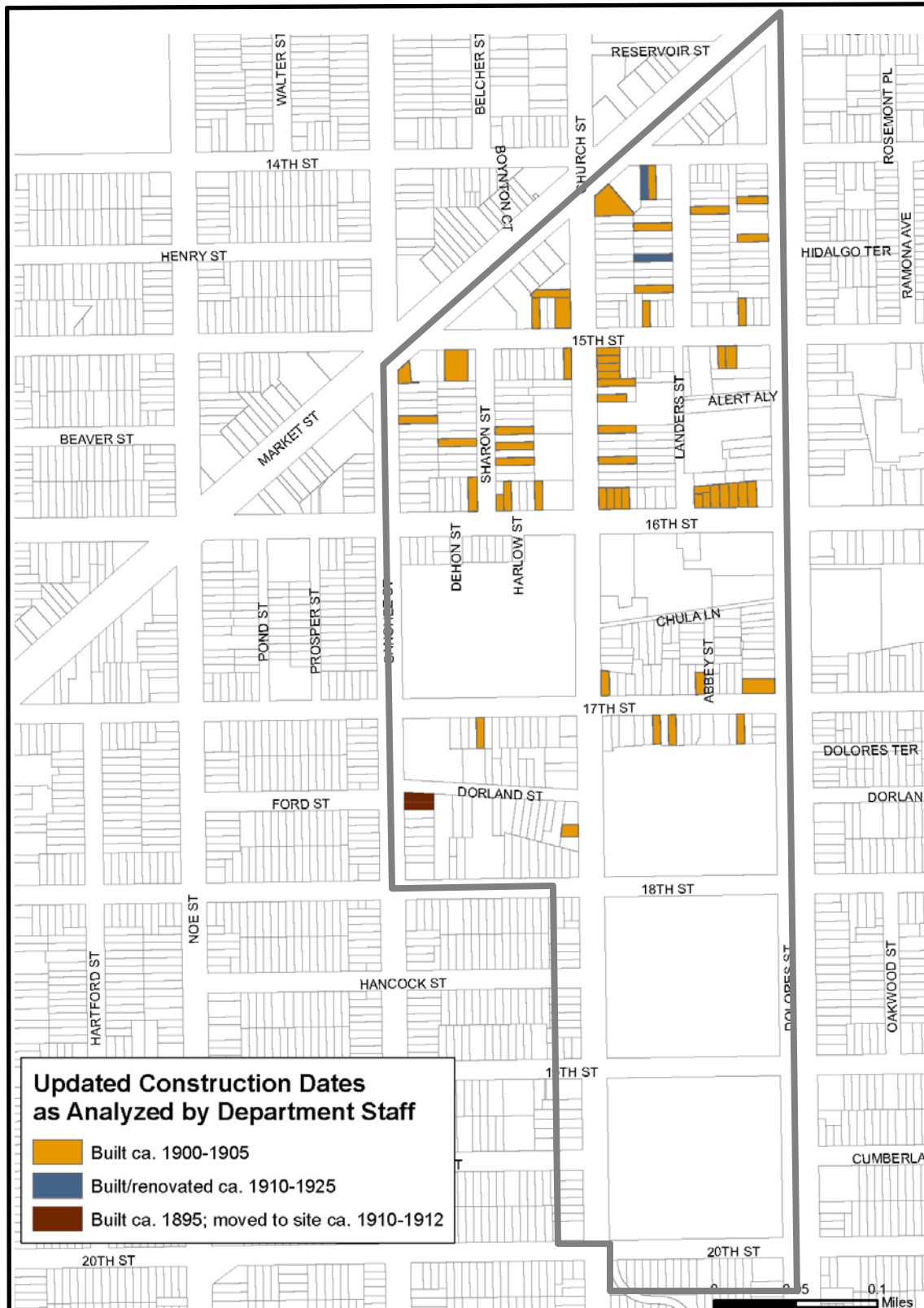
				3370-3374 16 th Street with Assessor “build date” of 1904.
3544-065	2087-2099 Market Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3558-036	201 Sanchez Street	1906	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3558-032	231-233 Sanchez Street	1907	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3580-033	443-447 Sanchez Street	ca. 1905	ca. 1895/ 1912	Built ca. 1895; moved from 18 th /Castro Streets to current location 1912 (Department of Building Inspection).
3580-032	451-453 Sanchez Street	ca. 1905	ca. 1895/ 1910	Built ca. 1895; moved to current location circa 1910 (Department of Building Inspection).
3558-060	49-53 Sharon Street	ca.1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3558-049	54-58 Sharon Street	ca.1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3558-058	61-63 Sharon Street	ca.1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).
3558-056	67-71 Sharon Street	ca.1910	ca. 1900	Built between 1899 and 1905 (Sanborn Fire Insurance Co. Maps).

**The Primary Record (DPR 523A form) lists build date as revised to ca. 1910. The District Record (DPR 523D) lists build date as 1983.

*The Primary Record (DPR 523A form) lists build date as revised ca. 1910. The District Record (DPR 523D) lists build date as ca. 1914.

See also Primary Records (DPR 523A forms) for these properties in Volume 2 of the *Mission Dolores Neighborhood Survey*.

Locations of Properties with Updated Construction Dates within Mission Dolores Neighborhood Survey Area:



See also Primary Records (DPR 523A forms) for these properties in Volume 2 of the *Mission Dolores Neighborhood Survey*.

ATTACHMENT E

Attachment E – Department Analysis of Properties Lacking Integrity

Page 1 of 3

APN	Street Address	Notes
3544-015	1908-1912 15 th Street	Original siding & ornamentation removed; reclad in stucco; windows replaced; entry altered.
3544-051	1982-1986 15 th Street	Original siding & ornamentation removed; reclad in stucco; cornice altered.
3557-015	3336-3338 16 th Street	Original siding & ornamentation removed; reclad in stucco; windows replaced; entry altered; garages added.
3557-029	3356-3360 16 th Street	Original siding & ornamentation removed; reclad in stucco; garages added.
3557-030	3362-3368 16 th Street	Original siding & ornamentation removed; reclad in stucco; garages added.
3558-010	3420-3424 16 th Street	Original ornamentation removed; reclad in stucco at base; entry altered.
3558-011	3426-3428 16 th Street	Original siding & ornamentation removed; reclad in stucco; windows replaced.
3558-012	3430-3434 16 th Street	Original siding & ornamentation removed; reclad in asbestos siding; attic window altered.
3558-018	3460 16 th Street	Original siding & ornamentation removed; reclad in stucco & brick veneer; garage added.
3565-074	3489 16 th Street	Original siding & ornamentation removed; reclad in wood shingles; ground floor & entries altered.
3579-029	3649 17 th Street	Original siding & ornamentation removed; reclad in stucco; windows & entry altered.
3580-001	3703 17 th Street	Original siding & ornamentation removed; reclad in asbestos siding; ground floor renovated; window removed & fire escape added.
3580-067	3731 17 th Street	Original siding & ornamentation removed; reclad in stucco; windows replaced; garages added; façade renovated.
3579-022A	3685 20 th Street	Original siding & ornamentation removed; reclad in stucco; cornice altered; façade renovated.
3606-079	3821 20 th Street	Original siding & ornamentation removed; reclad in stucco; bay windows & cornice altered; fire escape added.
3606-078	3827-3831 20 th Street	Original siding & ornamentation removed; reclad in stucco; windows replaced; garage added.
3606-071	3861 20 th Street	Original siding & ornamentation removed; reclad in stucco; bay windows & garage added; façade renovated.
3566-067	16-18 Abbey Street	Original siding & ornamentation removed; reclad in stucco; windows replaced; entry altered; bay window added; façade renovated.
3566-026	28-32 Abbey Street	Original siding & ornamentation removed; windows replaced; entry altered; façade

See also Primary Records (DPR 523A forms) for these properties in Volume 2 of the *Mission Dolores Neighborhood Survey*.

Attachment E – Department Analysis of Properties Lacking Integrity

Page 2 of 3

APN	Street Address	Notes
		renovated as “faux” historic.
3566-050	49 Chula Lane	Original siding & ornamentation removed; reclad in wood shingles; windows replaced; entry altered; garage added; façade renovated.
3566-046	73 Chula Lane	Original siding & ornamentation removed; reclad in stucco; windows & entries altered; garage added.
3544-056	265-271 Church Street	Original siding & ornamentation removed; reclad in stucco; windows replaced.
3557-048	309-313 Church Street	Original siding & ornamentation removed; reclad in asbestos siding; entry altered.
3557-044	329-333 Church Street	Original siding removed, reclad in board and batten at base; ornament & entablature removed.
3580-008	568-572 Church Street	Original siding & ornamentation removed; reclad in stucco; garages added.
3585-007	650 Church Street	Original siding & ornamentation removed; reclad in wood shingles; fourth story & triangular bay window added; entries altered; garages added.
3544-026	41-45 Landers Street	Original siding & ornamentation removed; reclad in asbestos siding; garaged added.
3600-006	754-758 Church Street	Original siding & ornamentation removed; reclad in stucco & brick veneer; windows replaced; garages added; façade renovated.
3579-001B	416 Dolores Street	Original siding & ornamentation removed; reclad in stucco; windows replaced; façade renovated.
3580-040	227 Dorland Street	Original siding & ornamentation removed; reclad in asbestos siding; entry altered.
3580-072	238-244 Dorland Street	Ground floor renovated & reclad in brick; entry altered; garage added.
3580-036/037	239-249 Dorland Street	Original siding & ornamentation removed; reclad in scored stucco; cast plaster detail applied; entry altered.
3544-021	67 Landers Street	Original siding & ornamentation removed; reclad in stucco; windows replaced; entry altered; garaged added.
3577-019	181-183 Landers Street	Original siding & ornamentation removed; reclad in stucco; windows and entries altered; garage added; façade renovated.
3558-064	29-31 Sharon Street	Original siding & ornamentation removed; reclad in asbestos siding; entry altered; garage added.
3558-064	29-31 Sharon Street	Original siding & ornamentation removed; reclad in asbestos siding; garage added.

See also Primary Records (DPR 523A forms) for these properties in Volume 2 of the *Mission Dolores Neighborhood Survey*.

Attachment E – Department Analysis of Properties Lacking Integrity

Page 3 of 3

Locations of Properties Proposed as Historic District Contributors that Lack Integrity within Mission Dolores Neighborhood Survey Area:



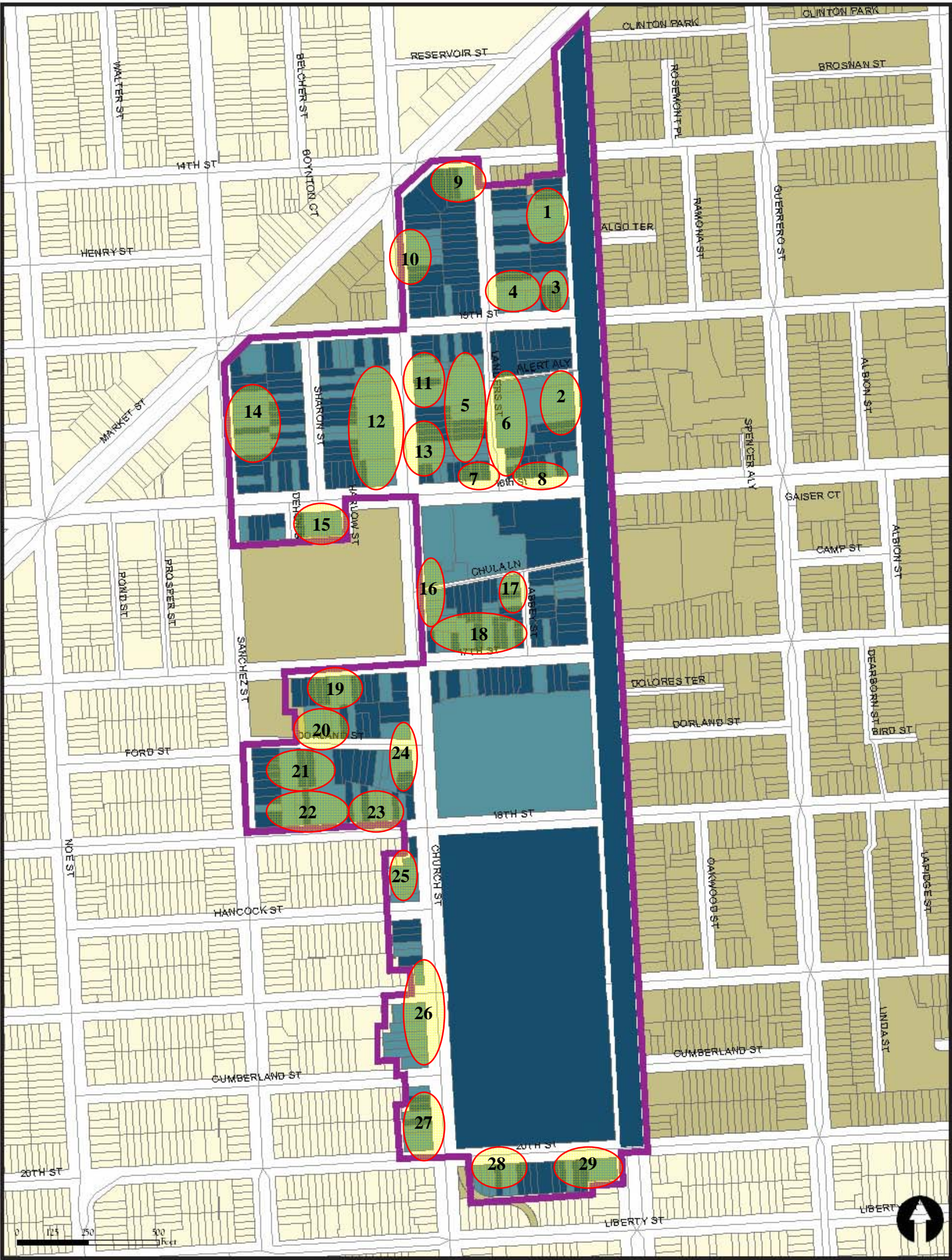
See also Primary Records (DPR 523A forms) for these properties in Volume 2 of the *Mission Dolores Neighborhood Survey*.

ATTACHMENT F

Attachment F – Department Analysis of Contributing and Noncontributing Areas

Appendix C. Map of the Mission Dolores Neighborhood 1906
Fire Survivors and Reconstruction Historic District

Carey & Co., Inc



- Mission Dolores Fireline Historic District
- Contributing Parcel within the District
- Non-contributing Parcel within the District

Planning Department Staff Analysis:



Digital
Photograph
Number*

Examples of noncontributing areas due to alterations, intrusions, and non-period properties, which compromise overall integrity of MDNA’s proposed historic district.

*See attached digital photographs.



1. Dolores Street (west), between 14th and 15th Streets.



2. Dolores Street (west), between 15th and 16th Streets.



3. 15th and Dolores Streets (northwest corner).



4. 15th Street (north), between Landers and Dolores Streets.



5. Landers Street (west), between 15th and 16th Streets.



6. Landers Street (east), between Alert Alley and 16th Street.



7. 16th Street (north), between Church and Landers Streets.



8. 16th Street (north), between Landers and Dolores Streets.



9. 14th Street (south), between Landers and Market Streets.



10. Church Street (east), between Market and 15th Streets.



11. Church Street (east), between 16th and 17th Streets.



12. Church Street (east), between 16th and 17th Streets.



13. Church Street (west), between 16th and 17th Streets.



14. Sanchez Street (east), between 16th and 17th Streets.



15. 16th Street (south), between Harlow and Dehon Streets.



16. Church Street (east), between 16th and 17th Streets.



17. Abbey Street (west), between Chula Lane and 17th Street.



18. 17th Street (north), between Church and Abbey Streets.



19. 17th Street (south), between Church and Sanchez Streets.



20. Dorland Street (north), between Sanchez and Church Streets.



21. Dorland Street (south), between Sanchez and Church Streets.



22. 17th Street (north), between Sanchez and Church Streets.



23. 17th Street (north), between Sanchez and Church Streets.



24. Church Street (west), between 17th and 18th Streets.



25. Church Street (west), between 18th and Hancock Streets.



26. Church Street (west), between 19th and Cumberland Streets.



27. Church Street (west), between Cumberland and 20th Streets.



28. 20th Street (north), between Dolores and Church Streets.



29. 20th Street (north), between Dolores and Church Streets.

ATTACHMENT G

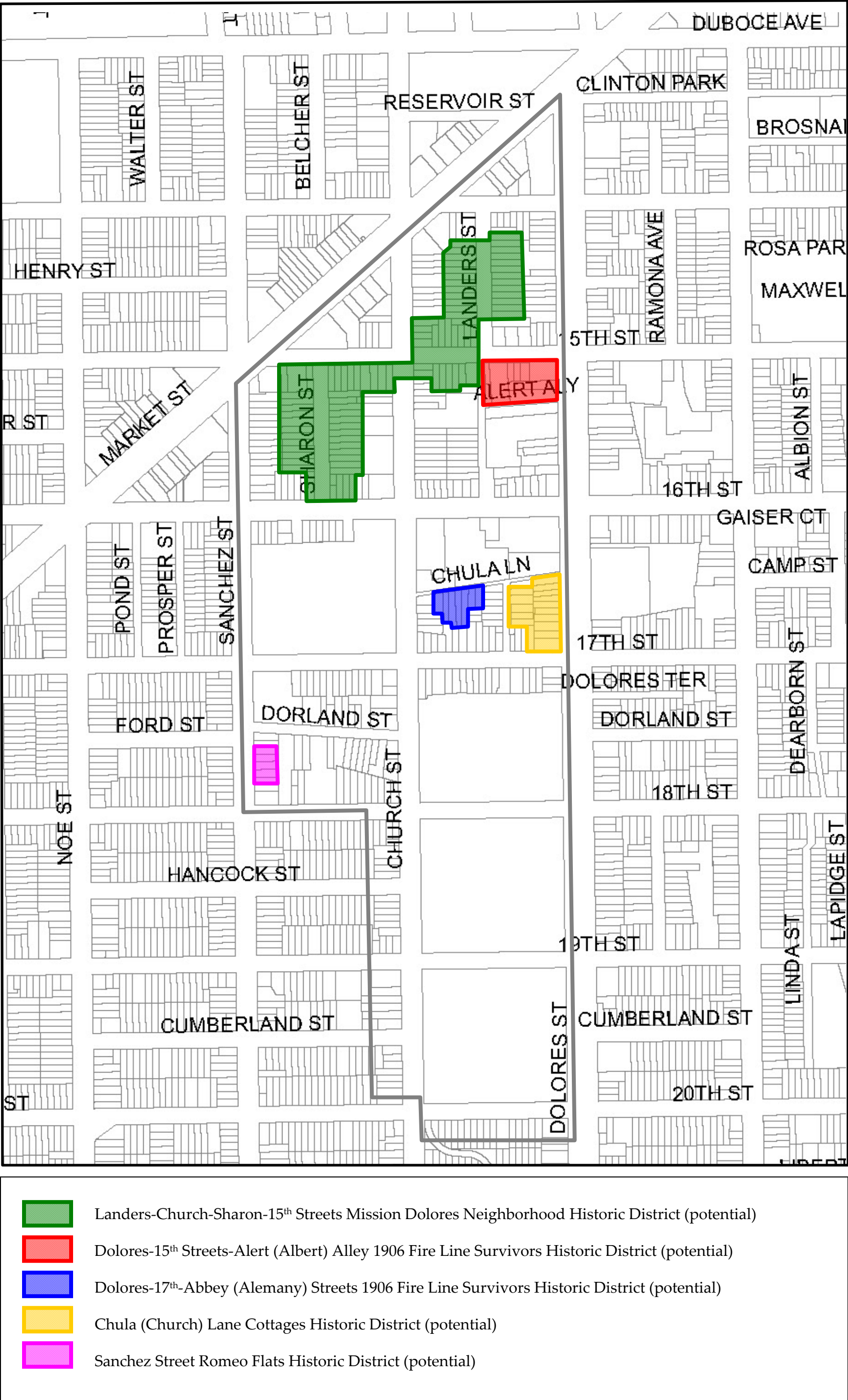
Attachment G – Department-Recommended Potential Historic Districts

Potential Historic Districts and Potential Historic Landscapes	Theme	Period of Significance	National Register of Historic Places Criteria	Property Type(s)	# of Contributors (% of Total)
					# of Non-Contributors (% of Total)
Landers-Church-Sharon-15 th Streets Mission Dolores Neighborhood Historic District	Early Neighborhood Development in San Francisco	ca. 1880-1909	C (Architecture)	Primarily Residential; includes Mixed-Use & Institution	67 Contributors (77%)
					20 Contributors (23%)
Dolores-15 th Streets-Alert (Albert) Alley 1906 Fire Line Survivors Historic District	1906 Fire Survivors on the Dolores Street Fire Line	April 1906*	A (Events)	Residential	9 Contributors (100%)
					0 Non-Contributors (0%)
Dolores-17 th -Abbey (Alemany) Streets 1906 Fire Line Survivors Historic District	1906 Fire Survivors on the Dolores Street Fire Line	April 1906*	A (Events)	Primarily Residential; includes Mixed-Use	12 Contributors (75%)
					4 Non-contributors (25%)
Chula (Church) Lane Cottages Historic District	Rural Development in the Mission Dolores Area	ca. 1865-1880, 1907-1912	C (Architecture)	Residential (Cottages)	5 Contributors (71%)
					2 Non-contributors (29%)
Sanchez Street Romeo Flats Historic District	Multi-Family Residential Development in San Francisco	1908	C (Architecture)	Residential (Romeo Flats)	5 Contributors (100%)
					0 Non-Contributors (0%)

*Period of Significance for 1906 Fire Line Survivors Historic Districts is the date of the significant event, April 20th, 1906, at which time buildings that were previously constructed became specifically associated with the occurrence of the Fire Line on Dolores Street.

See also attached map of Department-recommended potential historic districts and historic landscapes.

Attachment G – Department-Recommended Potential Historic Districts



ATTACHMENT H



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: MARCH 17, 2010

Date: March 11, 2010
Case Number: 2010. 0140U
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ADOPTION WITH MODIFICATIONS OF "MISSION DOLORES NEIGHBORHOOD SURVEY."

PREAMBLE

WHEREAS, the Methodology for recording and evaluating historic resources contained in the Office of Historic Preservation publication Instructions for Recording Historical Resources of March 1995 and future editions of that publication is based on the Secretary of the Interior's Standards and National Register of Historic Places Criteria cited therein.

WHEREAS, that the *Mission Dolores Neighborhood Survey* was prepared by qualified historians in accordance with the Secretary of the Interior's Standards and State Office of Historic Preservation Recordation Manual as outlined in Resolution No. 527 of June 7, 2000, adopted by the previous San Francisco Landmarks Preservation Advisory Board.

WHEREAS, that the *Mission Dolores Neighborhood Survey* was reviewed by Planning Department qualified historians for accuracy and adequacy according to the established guidelines and standards of the National Park Service, the California State Office of Historic Preservation, and the City and County of San Francisco (a Certified Local Government).

WHEREAS, that the *Mission Dolores Neighborhood Survey* was reviewed by the San Francisco Historic Preservation Commission for accuracy and adequacy at a public meeting agendized for this purpose.

WHEREAS, that the San Francisco Historic Preservation Commission adopts the Historic Context Statement of the *Mission Dolores Neighborhood Survey*.

WHEREAS, that future Landmark and Historic District Designation Reports and Structures of Merit Nominations may demonstrate historic significance by reference to the Historic Context Statement of the *Mission Dolores Neighborhood Survey*.

WHEREAS, that in the future, in evaluating properties, historic significance may be demonstrated by reference to the Historic Context Statement of the *Mission Dolores Neighborhood Survey*.

WHEREAS, that the San Francisco Historic Preservation Commission adopts with modifications the Primary Records (DPR 523A forms) of the *Mission Dolores Neighborhood Survey*, which shall be updated by the project sponsor, the Mission Dolores Neighborhood Association, to incorporate revised construction dates as determined by the Planning Department.

WHEREAS, that the San Francisco Historic Preservation Commission adopts the Building, Structure, and Object Records (DPR 523B forms) of the *Mission Dolores Neighborhood Survey* for the following four properties: 666-668 Church Street; 690 Church Street; 700 Church Street; and 740 Church Street.

WHEREAS, that the San Francisco Historic Preservation Commission disapproves the Building, Structure, and Object Records (DPR 523B forms) of the *Mission Dolores Neighborhood Survey* for the following five properties: 718 Church Street; 3867 20th Street; 207 Dorland Street; 215 Dorland Street; and 223 Dorland Street.

WHEREAS, that the San Francisco Historic Preservation Commission disapproves the District Record (DPR 523D form) of the *Mission Dolores Neighborhood Survey* for the "Mission Dolores Neighborhood 1906 Fire Survivors and Reconstruction Historic District".

WHEREAS, that the San Francisco Historic Preservation Commission adopts findings in support of the following five potential historic districts identified by the Planning Department, which are based on the themes, periods, and property types described in the Historic Context Statement in the *Mission Dolores Neighborhood Survey*, pending further evaluations and formal determinations: "Landers-Church-Sharon-15th Streets Mission Dolores Neighborhood Historic District"; "Dolores-15th Streets-Alert (Albert) Alley 1906 Fire Line Survivors Historic District"; "Dolores-17th-Abbey (Alemany) Streets 1906 Fire Line Survivors Historic District"; "Chula (Church) Lane Cottages Historic District"; and "Sanchez Streets Romeo Flats Historic District".

WHEREAS, that the San Francisco Historic Preservation Commission determines that completion of new District Records (DPR 523D forms) for the potential historic districts identified by the Planning Department in the *Mission Dolores Neighborhood Survey* area, including the "Landers-Church-Sharon-15th Streets Mission Dolores Neighborhood" and the "Dolores-15th Streets-Alert (Albert) Alley 1906 Fire Line Survivors" historic districts, which are located within the Market & Octavia Area Plan, is necessary in order to develop recommendations for official nominations for potential historic districts within the *Mission Dolores Neighborhood Survey* area.

WHEREAS, that the San Francisco Historic Preservation Commission concludes that additional research and documentation is required in order to evaluate the proposed Dolores Street "Cultural Landscape" and its identified components, but that sufficient information is contained in the *Mission Dolores Neighborhood Survey* to conclude that the Dolores Street central median strip, a City Beautiful feature and Panama-Pacific Exposition artifact, and Mission Dolores Park, an urban open space with deep historical and cultural associations, are potential historic resources pursuant to CEQA.

WHEREAS, that in order to finalize the *Mission Dolores Neighborhood Survey* as adopted with modifications by the San Francisco Historic Preservation Commission, the project sponsor, the Mission Dolores Neighborhood Association, shall further refine the *Mission Dolores Neighborhood Survey* and make technical edits and changes as required, including: revisions to Primary Records (DPR 523A forms) to

include updated construction dates as determined by the Planning Department; revisions to five Building, Structure, and Object Records (DPR 523B forms) in order to address evaluations that were disapproved by the San Francisco Historic Preservation Commission; and completion of five new District Records (DPR 523D forms) to document potential historic districts as identified by the Planning Department and adopted by the San Francisco Historic Preservation Commission; as well as to address any comments of the Commission and the public resulting from the public hearing and any further comments of the staff of the California State Office of Historic Preservation.

WHEREAS, that a copy of the duly adopted (final and revised) *Mission Dolores Neighborhood Survey* will be maintained in the Planning Department Preservation Library and on the Planning Department's website.

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby adopts with modifications the *Mission Dolores Neighborhood Survey*, and

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Commission Secretary to transmit a copy of the (final and revised) *Mission Dolores Neighborhood Survey* and this Motion No. 00xx, to the California State Office of Historic Preservation and to the Northwest Information Center at Sonoma State University for reference.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on March 17, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 17, 2010