

D1. Historic Name: None

D2. Common Name: None

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The historic district is located within the Inner Mission North and Mission Dolores neighborhoods. Contributors to the historic district are buildings that were constructed between 1906 and 1917, during the period of physical rebuilding that followed the earthquake and fires of April, 1906, which completely destroyed earlier development in the area. Contributors are mostly two-story and three-story, multiple-unit, wood-frame structures that exhibit Classical/Roman Revival, Mission Revival, Craftsman, Colonial Revival, and Queen Anne architectural styles. The prevailing building typology includes: long, narrow building plans that are suited to San Francisco's high-density lots; ground floors with walk-up residential entrances and minimal automobile garages; and upper stories with projecting bay windows that are spaced at rhythmic intervals. Façade details typically include: building bases clad in brick or cast stone; wall surfaces clad in wood; detailed wood surrounds at entrances and windows; cast plaster ornament applied to wall surfaces; and terminating entablatures. Contributors are typically built out to the front and side property lines of their lots, wall-to-wall with adjacent structures, such that they form regular and uninterrupted streetscapes. *(Continued on Page 3.)*

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

In aerial plan view, the historic district is roughly horseshoe-shaped. The "toe" of the horseshoe encompasses most of the block that is bounded by Dolores, Guerrero, 19th and 20th Streets, as well the northwest portion of the block that is bounded by Guerrero, Valencia, 19th and 20th Streets. The "branches" of the horseshoe include Dolores Street, and parts of Linda and Lapidge Streets, between Dorland, 18th and 19th Streets. *(See map on Page 24.)*

***D5. Boundary Justification:**

The boundary of the historic district contains the largest coherent grouping of reconstruction-era thematic contributors located anywhere within the Inner Mission North. Within excluded areas to the north and to the east, fewer than half of the properties are considered both thematic and intact. To the south is located a different historical context of pre-fire survivors. To the west is found Mission Dolores Park, which served as a firebreak and a refugee camp in 1906.

***D6. Significance:** **Theme:** Post-Fire Rebuilding; Edwardian-Era Architecture **Area:** Inner Mission North, San Francisco
Period of Significance: 1906-1917 **Applicable Criteria:** California Register of Historical Resources Criteria 1 & 3
(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Criterion 1: The historic district is eligible for listing in the California Register of Historical Resources under Criterion 1 at the local level, because it is associated with events that have made a significant contribution to the broad patterns of local or regional history. The historic district is associated with the period of major rebuilding and recovery that occurred in the Inner Mission North and in San Francisco after the earthquake and fires of April 1906. In the years and decades that followed the disaster, which involved citywide upheavals and socioeconomic reorganization, San Francisco was entirely reconstructed and up-built in a manner that was unprecedented in scope and pace. The historic district is an intact unit of urban neighborhood landscape that includes broad residential boulevards, mid-block alley enclaves, and several notable institutions that are representative of the important theme of post-fire rebuilding in San Francisco.

Criterion 3: The historic district is eligible for listing in the California Register of Historical Resources under Criterion 3 at the local level, because it embodies the distinctive characteristics of type, period, region, and methods of construction, and it possesses high artistic values. The historic district exhibits architectural value that is expressive of San Francisco's "Edwardian" era. During this period, which included the post-fire rebuilding and up-building of San Francisco, the Inner Mission North was reconstructed in mostly uniform, Beaux Arts-influenced architectural styles. The historic district includes excellent examples of: Classical Revival (or Roman Revival), which predominates; Mission Revival; Craftsman; Colonial Revival; Queen Anne (late); as well as local variants that combined stylistic elements. *(Continued on Page 25.)*

***D7. References** (Give full citations including the names and addresses of any informants, where possible.): *(See Page 34.)*

***D8. Evaluator:** Matt Weintraub, Preservation Planner

Date: April 2011

Affiliation and Address: San Francisco Planning Dept., 1650 Mission St., Ste. 400, San Francisco, CA 94103-2479

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***D3. Detailed Description (Continued):**



Dolores Street in 1934. View northeast towards Cumberland Street. *San Francisco History Center, San Francisco Public Library (Historical Photograph Collection Photo Id# AAB-3481).*



Dolores Street in 2011 View northeast towards Cumberland Street, from near the same location as in the photograph to the left. *San Francisco Planning Department.*

Character-Defining Visual Characteristics

The visual characteristics of the historic district include but may not be limited to the following:

- The early 20th century, Edwardian-era architectural styles that are uniformly applied throughout the historic district, as well as local variations that combine stylistic influences.
- The generally consistent form, scale and massing of structures: mostly two to three stories in height, with a few single-story structures; rhythmic bay windows; and matching floor levels that allow larger and smaller buildings to relate to each other.
- The urban development pattern that maximizes utilization of street frontages, minimizes setbacks at front yards and side yards, provides ground floors that are designed for pedestrian access (rather than for vehicles), and results in mostly unbroken streetscapes.
- The distinctive layout of interconnected boulevards, streets, and alleys that forms various kinds of residential enclaves around and through the subdivided, square city blocks, which is characteristic of neighborhood development in the Inner Mission North.

The visual characteristics of individual contributing properties include but may not be limited to the following:

- Architectural styles and/or types that include: Classical/Roman Revival (columns/pilasters; pediments/porticos; boxed eaves with cornices, dentils, modillions, frieze bands); Mission Revival (wood and/or smooth stucco facing; Spanish tile accents; overhanging sloped roofs; curved parapets); Craftsman (brick/clinker-brick base; box bay windows; divided-light upper sash; overhanging eaves with knee-braces and/or exposed beams/rafters); Colonial Revival (entry accentuated with column-supported porch; shallow eaves; hipped roof; dormers); and later versions of Queen Anne/Shingle (wood shingle cladding; classical columns; Palladian windows; ornamented gables); as well as examples of vernacular construction that represent the historical period (such as small dwellings that were constructed during the early post-fire period).
- Height, form and massing, which is generally consistent, but that may vary among individual structures, including: heights from one to four stories, façades with or without bay windows; and rooflines that may be unbroken or that may be feature individual masses such as towers.

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- Cladding materials, which are predominantly wood (including cove/shiplap siding, flush siding, and/or shingles), and which may also include stucco as a primary or secondary facing material, with brick and/or cast stone bases.
- Entrance/fenestration patterns that are orderly and symmetrical, and which utilize wood doors, wood windows (typically double-hung; may also be casements), and bay windows (typically angled; may also be square and/or rounded).
- Storefront designs and materials that may include: plate-glass windows with wood or metal frames; wood or tiled bulkheads, commonly with decorative grills on vents; angled, recessed vestibules with marble tile floor paving; wood doors with full-length sash and transoms; and clerestories divided by vertical wood mullions.
- Ornamentation and detailing that typically include: wood cornices and trim; wood surrounds at entrances and windows; porticos, hoods, and/or entablatures; cast plaster ornament applied to flat façade surfaces; and other features such as patterned wood shingles, Spanish tile accents, and rafters/vigas.
- Rooflines, which usually terminate in horizontal entablatures, but which may also include shaped parapets, hipped roofs, gabled roofs, and/or dormers.



Guerrero Street in 1923. View south towards 20th Street. This was the appearance of the residential street following the post-fire rebuilding of the neighborhood. *San Francisco History Center, San Francisco Public Library (Historical Photograph Collection Photo Id# AAB-3940).*



Guerrero Street in 2011. View south towards 20th Street, from near the same location as in the photograph to the left. *San Francisco Planning Department.*

Features and Elements

The historic district is the largest area of intact reconstruction-era urban landscape in all of the Inner Mission North that was destroyed by the 1906 fires, and it contains the greatest number of intact individual buildings. The historic district is comprised of two interconnected parts that are distinct in certain ways. One part is the area that is located east of Guerrero Street; the other part is the area that is located west of, and inclusive of, Guerrero Street. Both parts of the historic district were intensely subdivided with narrow residential lots, typically 25 feet wide, and mostly built out with small dwellings and row-houses, all of which were destroyed during the earthquake and fires of 1906. Both parts of the historic district also exhibit early 20th century architectural character that is associated with the post-fire reconstruction.

The two parts of the historic district are distinct from each other in topography, in street layout, and to some degree in their post-fire development patterns. The area that is located east of Guerrero Street is situated on level, low-lying terrain that typifies the Mission District; it contains blocks that are divided by an ad hoc layout of narrow alleys, as commonly occurred in this part of the Mission District; and it includes some lower density post-fire housing and mixed property types, as well as higher density post-fire housing that was prevalent during the period of up-building. The area that is located west of, and inclusive of, Guerrero Street is set on terrain that slopes upwards towards the hills to

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the west of the Mission District, rather than on flatlands; it contains a regular layout of streets and boulevards, rather than narrow alleys; and it is comprised primarily of uniform, higher density housing types that resulted from consistent up-building of the area during the post-fire period. Other notable areas and elements of the historic district include the 1906 Fire Lines of Dolores and 20th Streets, which partially define the boundary of the historic district, and various civic and cultural institutions that are found throughout the historic district.



Typical residential landscape along the wide boulevard of Guerrero Street in the western portion of the historic district. View northwest. *San Francisco Planning Department.*



Typical residential landscape along the narrow alley of Lapidge Street in the eastern portion of the historic district. View north. *San Francisco Planning Department.*

The following sections further describe the features and elements that comprise the historic district, including areas, sites, groupings of structures, individual buildings, and their characteristics.

The Alley Enclaves

Within the historic district, the two city blocks that are located east of Guerrero Street, in the flatlands of the Mission District, are more densely subdivided than typical residential blocks. In this area, narrow alleys were installed in piecemeal fashion to the interiors of the blocks and allowed for subdivision into greater numbers of residential lots, by providing more overall street frontage than blocks that were not divided by alleys. While the narrow lot widths of 25 feet were standard for the Inner Mission North, the intensive alley subdivision resulted in much shallower lots, including many that were only 60 or 80 feet deep, rather than the standard of 100 feet or more.

During the post-fire rebuilding period, property owners pursued immediate reconstruction and retained the area's pre-existing alleys and small lots. Many property owners engaged in up-building, or building at greater scale and higher densities than previously existed, which was the general rule in the Inner Mission North during the post-fire period. However, some property owners in the alley enclaves rebuilt at lower densities, which may have indicated their preferences to not overbuild on the small lots, or may have indicated working-class owners who lacked capital to rebuild at large scale, or both. In any case, the alley-blocks were rebuilt at mixed scales that included one-story, two-story, and three-story buildings, as well as property types that varied in density from single-family dwellings to eight-unit flats.

The mixed post-fire development pattern is apparent on Lapidge Street, a 40-foot wide alley that runs for only one block between 18th and 19th Streets. Fully developed with single-family dwellings by the late 1880s, Lapidge Street was one of the oldest established alley enclaves when it was destroyed by the fires of 1906. During the post-fire reconstruction, most of the lots on Lapidge Street were rebuilt with structures that were less than three full stories tall, including a half dozen buildings that were similar in scale and plans to single-family houses but that each contained two units. Of the larger, three-story and four-story buildings that were erected, most were "Romeo" flats, which usually consisted of two vertical columns of stacked units, totaling four to eight units per building, that were arranged around common entry stairwells and balconies. The two-story, three-story, and four-story buildings along Lapidge Street were

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unified by Edwardian-era architectural features such as rhythmic pedestrian entrances, bay windows, cornice lines, and matching floor levels. At the smaller scale, the alley also included: a very simple two-family, central-corridor “tenement” located at 59-61 Lapidge Street (built 1906); a rare brick residential structure located at 24 Lapidge Street (built 1906) that originally included a store at the ground floor; and a Queen Anne-style cottage located at 55 Lapidge Street (built circa 1910).



Residential buildings located on the east side of Lapidge Street, including the Queen Anne-style cottage located at 55 Lapidge Street. View northeast. *San Francisco Planning Department.*



“Tenement” building located at 59-61 Lapidge Street. View east. *San Francisco Planning Department.*



Brick mixed use building located at 24 Lapidge Street. View west. *San Francisco Planning Department.*

One block to the south of Lapidge Street is found the dead-end alley that was originally known as Angelica Street, and which is now part of the extended Linda Street. Angelica Street, only 36 feet wide, ran south from 19th Street most of the way through the block. Though it remained undeveloped through most of the 19th century, Angelica Street was built out quickly around the turn of the century, such that the alley enclave was mostly filled with dwellings by the time of the 1906 fires. During the post-fire period, only the west side of Angelica was rebuilt for residential uses; properties on the east side became part of a city school and then a city park, which was one of the few changes to the urban layout to be implemented during the period. The post-fire reconstruction of Angelica Street involved buildings associated with the extremes of lower and higher densities. At the higher end of the spectrum, the majority of the properties were up-built to three-plus stories of multiple-family housing, including eight “Romeo” flats structures that effectively dominate the Angelica streetscape. At the lower end of the spectrum, four lots contain small houses and cottages that provide historical and architectural counterpoints to the larger buildings. One of these is a vernacular, wood-shingled dwelling located at 146 Linda Street (built 1906) that appears to have been constructed out of pure necessity within a few weeks of the disaster; these types of buildings are rarely found intact, as most were replaced or modified within a few years of initial construction. In contrast to the vernacular refugee cottage, the house that was erected the following year at 170 Linda Street is an example of finely crafted, permanent post-fire reconstruction, rendered in the Classical Revival architectural style.



Residential buildings located on the west side of Linda (formerly Angelica) Street, south of 19th Street. View southwest. *San Francisco Planning Department.*
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Refugee-style cottage located at 146 Linda (formerly Angelica) Street. View west. *San Francisco Planning Department.*



Single-family dwelling located at 170 Linda (formerly Angelica) Street. View west. *San Francisco Planning Department.*

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To the north of former Angelica Street, and located parallel to and within the same block as Lapidge Street, is found a third post-fire alley enclave, and the narrowest at 32 feet wide. This alley did not exist until around the turn of the 20th century, when it was installed as a dead-end lane from 18th Street to about halfway into the interior of the block, and named Linda Street (which was later extended to include Angelica Street). As a result of pre-existing lot boundaries, the route of Linda Street included a zigzag near the middle. Little or no development had occurred along Linda Street when the 1906 fires destroyed the neighborhood. During the post-fire reconstruction, the alley enclave of Linda Street was built out consistently to medium levels of scale and density, with structures that are two to two-and-a-half stories in height and that contain two to four units each. The exceptions are a single-family dwelling of similar scale and massing located at 48 Linda Street (built circa 1910), designed with Mission Revival and Craftsman stylistic influences, and a three-story, six-unit "Romeo" flats structure located at 23-33 Linda Street (built 1912) of exceptional Beaux Arts design. Historically, Linda Street also contained an early 20th century commercial component, including: a casket warehouse, associated with a Valencia Street enterprise, located at the alley's jog (included within the historic district); and the Dairy Delivery Company, which operated a large plant located at the south end of Linda Street (not included within the historic district) from 1906 until the 1930s. Both of these former commercial properties were converted to residential uses after the period of post-fire rebuilding; the conversion of the Dairy Delivery Company extended Linda Street south through the block all the way to 19th Street, which resulted in the incorporation and renaming of Angelica Street.



Residential buildings located on the east side of Linda Street, between 18th Street and 19th Street. View northeast. *San Francisco Planning Department.*



Residential buildings located on the west side of Linda Street, between 18th Street and 19th Street. View southwest. *San Francisco Planning Department.*

The eastern portion of the historic district also contains segments of 18th Street and 19th Street, which run east-west through the area and link together the various alley enclaves. Throughout the Mission District, the east-west numbered streets are thoroughfares of standard width that serve to connect the north-south streets, which are variously designed as transportation corridors, picturesque boulevards, and narrow alleys. Within the historic district, 18th Street connects Lapidge and Linda Streets, while 19th Street links Lapidge to former Angelica (now Linda) Street as well as to the western portion of the historic district. Both 18th Street and 19th Street contain entirely consistent post-fire residential building stock for multiple families: predominantly three stories in height, with some variation to two and four stories; street façades featuring bilateral arrangements of bay windows and fenestration; and Edwardian-era ornamentation spanning a range of Beaux Arts-influenced styles. These buildings were constructed with abutting side walls and minimal or no front yards, resulting in rows of tightly packed, evenly spaced buildings displaying rhythmic patterns of walk-up entrances, bay windows, and cornice lines. Within the historic district, the well-travelled numbered streets also contain civic and cultural institutions that are parts of the post-fire neighborhood fabric. (See also: *Civic and Cultural Institutions* section on Pages 11-13.)

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Residential buildings located on the north side of 18th Street at Guerrero Street. View northeast. *San Francisco Planning Department.*



Residential buildings located on the south side of 19th Street, between Valencia Street and Guerrero Street. View southeast. *San Francisco Planning Department.*

The Foot of Dolores Heights

The western portion of the historic district is located between the wide boulevards of Guerrero and Dolores Streets, on terrain that rises from north to south and from east to west, at the foot of Dolores Heights, a neighborhood that occupies the hills around Mission Dolores Park. This area consists primarily of the square city block that contains Cumberland (formerly Columbia) Street, which runs east-west between Guerrero, Dolores Streets, 19th and 20th Streets. Though it occupies a mid-block alley location, Cumberland Street has a standard residential street width of 64 feet, owing to its early history as a part of Horner's Addition, the area's first Victorian-era housing tract. The area is also characterized by Guerrero Street, a wider street that is 82-½ feet across, as are other north-south major thoroughfares that run through the Mission District such as Valencia, Mission, former Howard (South Van Ness Avenue), and Folsom Streets. The vehicular lanes of Guerrero Street were widened for automobiles in the 1940s.



Residential buildings located on the east side of Guerrero Street and on the south side of 19th Street. View southeast. *San Francisco Planning Department.*



Residential buildings located on the west side of Guerrero Street between 19th Street and 20th Street. View southwest. *San Francisco Planning Department.*

The architecture that occurs within the western portion of the historic district is decidedly Beaux Arts-influenced, inclusive of individual buildings designs as well as of overall urban design in the area. The uniformity of building scale and types and the consistency of Edwardian-era architectural styles are augmented in this part of the historic district by the carefully planned street layout and by natural topography. Though Horner's Addition was platted long before the Beaux Arts movement began, its use of full-width mid-block streets located at regular intervals (rather than narrow alleys laid out in ad hoc fashion) was consistent with the orderly principles of Beaux Arts. In addition, the steady slope of the area upwards towards Dolores Heights provides long, linear vistas that are accentuated by the broad boulevards of Dolores and Guerrero Streets, which themselves are consistent with Beaux Arts design. During the

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post-fire reconstruction, these elements combined with prevailing patterns of style to produce a built landscape of the early 20th century based on order, classicism, and uniformity.

The post-fire reconstruction of the Cumberland Street block and its surroundings occurred at consistent densities, at generally uniform scales, and by employing similar designs and styles, with fewer of the variations in property types that occurred in the alley enclaves to the east. The area was mostly rebuilt with two-unit and three-unit residential flats that were accordingly two-and-a-half to three-and-a-half stories in height, with bilateral façade arrangements that were typical of the Edwardian era. Structures present orderly façades that are typically ornamented with classical entablatures, pilasters, festoons and swags in the Renaissance Revival mode. Other stylistic designs in keeping with the Beaux Arts movement included Mission Revival, Craftsman, Colonial Revival, and later Queen Anne/Shingle, all of which are found within the area. Buildings were constructed with abutting side walls and minimal or no front yards, which resulted in continuous rows of evenly spaced structures, walk-up entrances, bay windows, and cornice lines. On and around the Cumberland Street block, the typically narrow lot widths of 25 feet were augmented by lot depths in excess of 100 feet and commonly 114 feet, which was a remnant of the Horner's Addition tract. These deep lots allowed for up-building at the fronts of lots and retention of backyards for open space and/or for owners' detached single-family dwellings. Various corner sites were developed more intensively with large mixed-use buildings that covered entire lots, often with neighborhood markets at the ground floors.



Residential buildings located on the south side of 19th Street, between Guerrero Street and Dolores Street. View southeast. *San Francisco Planning Department.*



Apartment buildings located at 750 and 744 Guerrero Street, at the entrance to Cumberland Street. View west. *San Francisco Planning Department.*

On Guerrero Street, the large parcels of former mansions provided opportunities for post-fire reconstruction at an even greater scale than occurred on former row-house lots. Consequently, the west side of Guerrero Street was built out with larger three-story and four-story structures, some of which occupied double-wide lots, and some of which filled their entire lots with little or no yard area. Two 12-unit buildings that are located at the gateway to Cumberland Street represent not only up-building and maximum lot utilization on Guerrero Street but also a historic shift towards 20th-century apartment designs. The apartment house located at 750 Guerrero Street (built 1908), designed in the Classical Revival style, and the apartment house located at 744 Guerrero Street (built 1914), designed in the Craftsman style, are both early examples of the property type. They were constructed during a time when most multiple-family residences built in the Mission District still included an individual street entrance for each unit, consistent with Victorian-era standards. However, after the turn of the century, the development of apartment houses such as these challenged this convention by employing single, common street entrances.

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Residential streetscape located on the south side of Cumberland Street. View west. *San Francisco Planning Department.*



Residential buildings located on the east side of Guerrero Street, between 19th Street and 20th Street. View east. *San Francisco Planning Department.*



Residential buildings located on the south side of Cumberland Street. View southeast. *San Francisco Planning Department.*

Single-family dwellings also comprise a small but significant fraction of the post-fire building stock in the western portion of the historic district. None of them displays characteristics of relief-era, refugee-related construction, such as extremely small size and/or vernacular design. Rather, all of the single-family houses exhibit characteristics that indicate permanent, well-crafted construction. They are one to two-and-a-half stories in height; they occupy their full lot-widths, with no side yards; and they employ architectural designs and styles comparable to those of the nearby multiple-family buildings. They are often distinguished by small front yard areas and placement a few feet back on their lots. Notable examples include: the dwelling at 69 Cumberland Street, a example of the later Queen Anne style (built 1906); the house located at 3746 20th Street (built 1907), a rare example of the Shingle architectural style; and the cottage at 3643 19th Street (built 1907), designed with Classical Revival influences. Also, the unusual cottage with Colonial Revival influences located at 635 Dolores Street (built 1908) may have originated as an accessory structure to the equally unusual Dutch Colonial/Colonial Revival building at 96-98 Cumberland Street (built 1908), with which it shares a lot.



Queen Anne-style house located at 69 Cumberland Street. View south. *San Francisco Planning Department.*



Shingle-style house located at 3746 20th Street. View north. *San Francisco Planning Department.*



Dutch Colonial/Colonial Revival-style residential flats located at 96-98 Cumberland Street and the backyard cottage located at 635 Dolores Street. View east. *San Francisco Planning Department.*

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The Limits of the 1906 Fire

Two connected linear corridors that are located within the western portion of the historic district merit specific identification and explanation in relation to the events of the 1906 fires and post-fire rebuilding. Dolores Street and 20th Street form the western and southern boundaries, respectively, of the historic district where the citywide firestorm was finally turned back after ravaging San Francisco for three days. Within the historic district, the buildings that are located along the firebreaks, on the east side of Dolores Street and on the north side of 20th Street, demarcate the furthest extent of the post-fire reconstruction, and provide historical counterpoints to the nearby pre-fire landscapes that also exist. (West of the subject historic district boundary at Dolores Street lies a previously adopted historic district that contains buildings and properties including Dolores Street and Mission Dolores Park. South of the subject historic district boundary at 20th Street lies another previously adopted historic district.)



Residential buildings located on the east side of Dolores Street, between 18th Street and 19th Street. View northeast. *San Francisco Planning Department.*



Mission Revival-style residential buildings on the east side of Dolores Street, between 18th Street and 19th Street. View east. *San Francisco Planning Department.*

In particular, the buildings that are located on the east side of Dolores Street comprise a visually compelling post-fire landscape. From near 18th Street to 19th Street, a long row of multiple-family residential buildings that share many common characteristics extends along the landscaped, picturesque boulevard. They are located across the street from Mission Dolores Park, which served as a refugee camp from 1906 to 1908, during which time many of these post-fire replacement buildings were constructed. The buildings are predominantly three-story and three-and-a-half story in height, located on narrow lots that are mostly around 30 feet wide. Approximately one-third of the buildings are higher-density “Romeo” flats. Stylistically, Classical Revival dominates along the Dolores Street row, though other styles such as Craftsman and Queen Anne are found. Also of note, two tall Mission Revival-style buildings stand out together near the middle of the run, with curved, decorated parapets that rise above the nearby cornice lines. Between 19th and 20th Streets, where Dolores Street rises in elevation from north to south, the post-fire development pattern includes residential reconstruction as well as two large churches that are located prominently on corner sites at 19th Street and at Cumberland Street. (See also: *Civic and Cultural Institutions* section on Pages 11-13.)

On adjoining 20th Street, another chain of post-fire residential buildings conveys the southern limits of the 1906 firestorms in San Francisco. These are located on the north side of 20th Street, directly across from a long row of pre-fire, Victorian-era dwellings located on the south side of 20th Street, which also convey the historical occurrence of this southernmost Fire Line. The lot layout on both sides of 20th Street, with uniformly narrow widths of 25 feet, was originally designed for single-family row-houses of the late 19th century, which still stand on the south side. During the post-fire rebuilding, the destroyed lots on the north side were up-built as Edwardian-era, two-story and three-story residential flats, as occurred on Dolores Street and in the rest of the western portion of the historic district.

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Residential buildings located on the north side of 20th Street, east of Dolores Street. View northeast. *San Francisco Planning Department.*



Residential buildings located on the north side of 20th Street, between Dolores Street and Guerrero Street. View northwest. *San Francisco Planning Department.*



Residential building located on the north side of 20th Street, west of Guerrero Street. View north. *San Francisco Planning Department.*

Civic and Cultural Institutions

Institutions comprise a small but significant minority of the neighborhood building stock. The establishment of fraternal halls was an important facet of post-fire reconstruction and community resettlement. For example, within the eastern portion of the historic district, on 18th Street adjacent to the alley enclaves of Lapidge and Linda Streets, the burgeoning German Turnverein Society constructed the Mission Turnverein, or Turn Hall (San Francisco Landmark No. 178). The impressive four-story building at 3541-3543 18th Street (built 1910) was designed in the Mission Revival style with Teutonic influences by local architect August Reinhold Denke, and it was his first work as a registered architect. The hall with meeting rooms and a gymnasium was erected to house the Mission Turnverein organization that had existed at this site in the Mission District since the 1890s, and which had several halls located in San Francisco and throughout the Bay Area. The Turnverein society operated a cross-cultural hall that also provided space for Irish and Italian organizations. In 1935, the Sons and Daughters of Norway purchased and renovated the building as Dovre Hall, which opened in 1936. The hall also historically contained a pub that was independently run, originally called John and Max's and later renamed the Dovre Club, that served as a social gathering place for politicians such as Mayor James "Sunny Jim" Rolph from the 20th century to modern times. In 1979, the San Francisco Women's Centers gained ownership of the building and continued its historic use as a community meeting hall, while eventually closing down the pub. The building was renamed the Women's Building (El Edificio de Mujeres) and a mural entitled "MaestraPeace" was painted by local female artists across the primary and secondary façades in 1994.

Two other institutions stand nearby at 19th Street, also located adjacent to the alley enclaves of Lapidge and Linda (formerly Angelica) Streets. The eastern frontage of former Angelica Street is occupied by the Mission Pool, the City's only outdoor recreational swimming pool. The Mission Baths, as it was originally named, opened on the Fourth of July, 1916, to widespread acclaim of neighborhood children. The civic institution, designed in typical formal classicism, occupies a site that contained the City Ice Works and then the Youth's Directory in the pre-fire period, as well as the Marshall Primary School immediately after the earthquake and Fire. To the east is found the B'nai David Synagogue at 3535 19th Street (San Francisco Landmark No. 118), which was established here in 1908 by a community of Eastern European Orthodox Jews. In 1925, the original structure was enlarged and renovated by architect F.W. Dakin to resemble a historic Orthodox synagogue. Although the structure was modified after the period of significance for the historic district, the importance of its establishment as a community religious institution during the period of significance remains.

In the western portion of the historic district, the post-fire development pattern along Dolores Street reflected that boulevard's long and ongoing history as home to cultural and religious edifices, as well signified the reestablishment of cultural and ethnic communities following massive upheavals and widespread hardships. Within the historic district, two

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religious edifices that projected appearances of permanence, stability, and continuity were constructed on Dolores Street during the reconstruction era. Located at the southeast corner of Dolores and 19th Streets, the Romanesque, castellated brick structure historically known as the Mission Park Congregationalist Church (built 1908) fills a lot that is 114 feet wide and 85 feet deep. Apparently originally named for its location adjacent to Mission Park (now called Mission Dolores Park), the building was sold to the Ascension Lutheran Church in 1930, and became the Norwegian Lutheran Church by about 1950 and later the Golden Gate Lutheran Church.



Turn Halle/Dovre Hall/The Women's Building located at the southwest corner of 18th Street and Lapidge Street. View southwest. *San Francisco Planning Department.*



Mission Baths (currently Mission Pool) located at the southeast corner of Linda Street and 19th Street. View southwest. *San Francisco Planning Department.*



B'nai David Synagogue located at 3535 19th Street. View southeast. *San Francisco Planning Department.*

One block to the south, the Second Church of Christ Scientist (built 1916) is located at the southeast corner of Dolores and Cumberland Streets, on a giant lot that is 114 feet wide by 130 feet deep. This church was built at the beginning of an era of local and nationwide growth for the Progressive-minded Christian Science movement, which continued through the first half of the 20th century. The Beaux Arts-influenced concrete structure occupies a site that was assembled by the church through the purchase and consolidation of five former residential lots from 1914 to 1915; a sixth lot was added to the church property as a side yard in 1920. The church building was designed by local master architect William H. Crim, Jr., who also designed the Mission Savings Bank located nearby at the northwest corner of 16th and Valencia Streets. Crim employed a unified, Neoclassical style for the Second Church that was characteristic of Christian Science churches nationwide, including the low domed roof that was a signature element of Christian Science architecture, though this was the only one of twelve Christian Science churches built in San Francisco to include the feature.



Mission Park Congregationalist Church located at the southeast corner of Dolores Street and 19th Street. View southeast. *San Francisco Planning Department.*



Second Church of Christ Scientist located at the southeast corner of Dolores Street and Cumberland Street. View southeast. *San Francisco Planning Department.*

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Contributors

Contributors to the historic district qualify for assignment of California Historical Resource Status Code (CHRSC) of "3CD" ("Appears eligible for CR [California Register of Historical Resources] as a contributor to a CR eligible historic district through survey evaluation"), according to the California State Office of Historic Preservation Technical Assistance Bulletin #8. In addition, several contributors appear to be individually significant historic and/or architectural properties, and therefore qualify for assignment of CHRSC of "3CB" ("Appears eligible for CR both individually and as a contributor to a CR eligible historic district through survey evaluation").

The following list includes information for the **139 contributing properties** located within the historic district:

Street Name	Address	Assessor Parcel Number	Property Type	Architectural Style	Construction Date	Individual CHRSC
18 th Street	3541	3588082	Community center/social hall (Mission Turn Halle; Dovre Hall; Women's Building)	Mission Revival	1910	3CB
18 th Street	3562-3566	3577017	Multiple family property	Edwardian (Craftsman/Mediterranean)	1917	3CD
18 th Street	3568-3570	3577018	Multiple family property	Edwardian (Craftsman/Mediterranean)	1913	3CD
18 th Street	3573	3588069	Multiple family property	Edwardian (Mission Revival)	1909	3CD
18 th Street	3577-3579	3588068	Multiple family property	Edwardian (Classical Revival)	1909	3CB
18 th Street	3578-3580	3577020 A	Multiple family property	Edwardian (Classical Revival)	1910	3CD
18 th Street	3582-3586	3577020 B	Multiple family property	Edwardian (Classical Revival)	1910	3CD
18 th Street	3585	3588067	Multiple family property	Edwardian (Classical Revival)	1911	3CB
18 th Street	3588-3592	3577021	Multiple family property	Edwardian (Classical Revival)	1914	3CB
18 th Street	3659-3663	3587050	Multiple family property	Edwardian (Classical Revival)	1907	3CB
18 th Street	3665-3669	3587049	Multiple family property	Edwardian (Mission Revival)	1910	3CD
18 th Street	3677	3587102	Multiple family property	Edwardian	1908; 1913	3CD
19 th Street	3527	3597079	Mixed-use, residential/commercial	Edwardian	1908	3CD
19 th Street	3641	3598099	Multiple family property	Edwardian (Craftsman/Mission Revival)	1916	3CB
19 th Street	3683-3685	3598117	Multiple family property	Edwardian (Queen Anne)	1908	3CB
19 th Street	3517-3521	3597070	Multiple family property	Edwardian (Classical Revival)	1907	3CB
19 th Street	3518-3522	3588016	Multiple family property	Edwardian (Classical Revival)	1910	3CD

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Street Name	Address	Assessor Parcel Number	Property Type	Architectural Style	Construction Date	Individual CHRSC
19 th Street	3523-3525	3597066	Multiple family property	Edwardian (Mission Revival)	1911	3CB
19 th Street	3532	3588083	Multiple family property	Edwardian	1906	3CD
19 th Street	3535	3597063	Religious building (B'nai David Chevra Milvah Israel synagogue)	Moorish Revival	1908; 1925	3CB
19 th Street	3543-3547	3597081	Multiple family property	Edwardian (Classical Revival)	1907	3CD
19 th Street	3549-3563	3597061	Religious building / urban open space (Mission Baths/Mission Pool)	Classical Revival	1916	3CD
19 th Street	3567	3597059	Multiple family property	Edwardian (Classical Revival)	1910	3CD
19 th Street	3573	3597058	Multiple family property	Edwardian (Classical Revival)	1909	3CB
19 th Street	3579	3597057	Multiple family property	Edwardian (Mediterranean Revival)	1912	3CB
19 th Street	3627-3629	3598090	Multiple family property	Edwardian (Classical Revival)	1907	3CB
19 th Street	3631-3633	3598070	Multiple family property	Edwardian (Classical Revival)	1907	3CB
19 th Street	3635	3598069 A	Multiple family property	Edwardian	1915	3CD
19 th Street	3643	3598068	Single family property	Edwardian (Classical Revival)	1908	3CB
19 th Street	3647-3651	3598067	Multiple family property	Edwardian (Classical Revival)	1913	3CB
19 th Street	3663	3598065	Multiple family property	Edwardian	1908	3CD
19 th Street	3667	3598083	Multiple family property	Edwardian (Classical Revival)	1908	3CB
19 th Street	3673-3675	3598063	Multiple family property	Edwardian (Classical Revival)	1908	3CB
19 th Street	3677-3679	3598062	Multiple family property	Edwardian (Classical Revival)	1908	3CB
20 th Street	3686-3698	3597028	Mixed-use, residential/commercial	Edwardian	1906	3CD
20 th Street	3718	3598010	Multiple family property	Edwardian (Classical Revival)	1906	3CB
20 th Street	3732	3598012	Multiple family property	Edwardian (Queen Anne)	1907	3CB
20 th Street	3736-3738	3598013	Multiple family property	Edwardian	1907	3CD
20 th Street	3740-3744	3598014	Multiple family property	Edwardian (Classical Revival)	1908	3CB
20 th Street	3746	3598015	Single family property	Queen Anne/Shingle	1907	3CB

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Street Name	Address	Assessor Parcel Number	Property Type	Architectural Style	Construction Date	Individual CHRSC
20 th Street	3750	3598097	Multiple family property	Edwardian (Classical Revival)	1907	3CB
20 th Street	3758-3762	3598018	Multiple family property	Edwardian (Mediterranean Revival)	1909	3CB
20 th Street	3766	3598020	Multiple family property	Edwardian (Classical Revival)	1907	3CB
20 th Street	3772-3776	3598021	Multiple family property	Edwardian (Classical Revival)	1911	3CB
20 th Street	3784	3598023	Multiple family property	Edwardian (Craftsman)	1908	3CB
Cumberland Street	29	3598106	Multiple family property	Edwardian (Classical Revival)	1907	3CB
Cumberland Street	63	3598114	Multiple family property	Edwardian (Classical Revival)	1908	3CB
Cumberland Street	20-24	3598047	Multiple family property	Edwardian (Classical Revival)	1911	3CB
Cumberland Street	25	3598104	Multiple family property	Edwardian (Classical Revival)	1909	3CB
Cumberland Street	26-28	3598048	Multiple family property	Edwardian (Classical Revival)	1907	3CB
Cumberland Street	30-32	3598049	Multiple family property	Edwardian (Classical Revival)	1907	3CB
Cumberland Street	34-40	3598049 A	Multiple family property	Edwardian	1914	3CB
Cumberland Street	44	3598049 B	Multiple family property	Edwardian (Craftsman)	1915	3CB
Cumberland Street	50	3598095	Multiple family property	Edwardian (Classical Revival)	1917	3CB
Cumberland Street	53-57	3598038	Multiple family property	Edwardian (Classical Revival)	1909	3CB
Cumberland Street	58	3598076	Multiple family property	Edwardian (Classical Revival)	1909	3CB
Cumberland Street	59	3598037	Multiple family property	Edwardian (Queen Anne)	1908	3CB
Cumberland Street	69	3598035	Single family property	Queen Anne	1906	3CB
Cumberland Street	71	3598034	Multiple family property	Edwardian (Classical Revival)	1907	3CB
Cumberland Street	80-84	3598055	Multiple family property	Edwardian (Classical Revival)	1908	3CD
Cumberland Street	9	3598045	Multiple family property	Edwardian (Craftsman)	1908	3CB
Cumberland Street	96-98	3598058	Multiple family property	Colonial Revival	1908	3CB
Cunningham Street	36	3597067	Single family property	Queen Anne	1910	3CD
Dolores Street	465	3578031	Multiple family property	Edwardian (Classical Revival)	1914	3CD
Dolores	469-475	3578030	Multiple family	Edwardian (Classical	1910	3CB

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Street Name	Address	Assessor Parcel Number	Property Type	Architectural Style	Construction Date	Individual CHRSC
Street			property	Revival)		
Dolores Street	487-491	3578028	Multiple family property	Edwardian (Craftsman/Mediterranean)	1908	3CD
Dolores Street	507-511	3587045	Multiple family property	Edwardian (Craftsman)	1908	3CB
Dolores Street	519-523	3587043	Multiple family property	Edwardian (Classical Revival)	1909	3CB
Dolores Street	527	3587042	Multiple family property	Edwardian (Classical Revival)	1913	3CB
Dolores Street	545	3587084	Multiple family property	Edwardian (Queen Anne)	1908	3CD
Dolores Street	553-557	3587107	Multiple family property	Edwardian	1912	3CD
Dolores Street	561	3587036	Multiple family property	Edwardian (Classical Revival)	1909	3CD
Dolores Street	565-569	3587035	Multiple family property	Edwardian (Mission Revival)	1909	3CB
Dolores Street	571	3587034	Multiple family property	Edwardian (Mission Revival)	1909	3CB
Dolores Street	581-583	3587032	Multiple family property	Edwardian (Classical Revival)	1906	3CD
Dolores Street	585-587	3587031	Multiple family property	Edwardian (Classical Revival)	1907	3CB
Dolores Street	589-591	3587030	Multiple family property	Edwardian (Classical Revival)	1907	3CB
Dolores Street	601-605	3598060	Religious building (Mission Park Congregationalist Church, 1908-1930; Ascension Lutheran Church 1930-c. 1950; Norwegian Lutheran Church c.1950)	Gothic Revival	1908	3CB
Dolores Street	625-629	3598059	Multiple family property	Edwardian (Mission Revival)	1906	3CD
Dolores Street	635	3598058	Single family property	Colonial Revival	1908	3CD
Dolores Street	651	3598028	Religious building (Second Church of Christ Scientist)	Beaux Arts	1916-1917	3CB
Dolores Street	695	3598024	Multiple family property	Edwardian (Classical Revival)	1909	3CB
Guerrero Street	589	3577023	Single family property	Bungalow	1906	3CD
Guerrero Street	591-599	3577022	Mixed-use, residential/commercial	Edwardian (Classical Revival)	1913	3CD
Guerrero Street	701	3597044	Mixed-use, residential/commercial	Edwardian (Classical Revival)	1907	3CB
Guerrero Street	711-715	3597042	Multiple family	Edwardian (Classical Revival)	1907	3CB

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Street Name	Address	Assessor Parcel Number	Property Type	Architectural Style	Construction Date	Individual CHRSC
Street			property	Revival)		
Guerrero Street	717	3597041	Multiple family property	Edwardian (Craftsman/Mediterranean Revival)	1910	3CB
Guerrero Street	718-722	3598001 A	Multiple family property	Edwardian (Mediterranean Revival)	1914	3CD
Guerrero Street	721	3597084	Multiple family property	Edwardian (Craftsman/Mission Revival)	1917	3CB
Guerrero Street	726	3598081	Multiple family property	Edwardian (Classical Revival)	1914	3CD
Guerrero Street	727-729	3597039	Multiple family property	Edwardian (Classical Revival)	1908	3CB
Guerrero Street	730-734	3598003	Multiple family property	Edwardian (Craftsman)	1915	3CD
Guerrero Street	731-735	3597038	Multiple family property	Edwardian	1906	3CD
Guerrero Street	736	3598003 A	Multiple family property	Edwardian (Craftsman)	1913	3CD
Guerrero Street	741-745	3597036	Multiple family property	Edwardian (Classical Revival)	1911	3CB
Guerrero Street	744	3598003 B	Multiple family property	Edwardian (Craftsman)	1914	3CB
Guerrero Street	749	3597035	Single family property	Queen Anne	1909	3CD
Guerrero Street	750	3598004	Multiple family property	Edwardian (Classical Revival)	1908	3CB
Guerrero Street	757-759	3597033	Multiple family property	Edwardian (Classical Revival)	1907	3CB
Guerrero Street	760-764	3598005	Multiple family property	Edwardian (Classical Revival)	1915	3CD
Guerrero Street	761-765	3597032	Multiple family property	Edwardian (Classical Revival)	1909	3CD
Guerrero Street	766-770	3598087	Multiple family property	Edwardian (Classical Revival)	1915	3CB
Guerrero Street	772	3598007	Multiple family property	Edwardian (Classical Revival)	1915	3CB
Guerrero Street	779-783	3597030	Multiple family property	Edwardian (Classical Revival)	1906	3CB
Guerrero Street	785-789	3597029	Multiple family property	Edwardian (Classical Revival)	1909	3CB
Lapidge Street	55	3588098	Multiple family property	Edwardian (Queen Anne)	1910	3CD
Lapidge Street	24	3588034	Mixed-use, residential/commercial	Classical Revival	1906	3CD
Lapidge Street	29	3588029	Multiple family property	Edwardian (Classical Revival)	1914	3CB
Lapidge Street	33-37	3588028	Multiple family property	Edwardian (Classical Revival)	1907	3CB

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Street Name	Address	Assessor Parcel Number	Property Type	Architectural Style	Construction Date	Individual CHRSC
Lapidge Street	34	3588036	Multiple family property	Edwardian (Mission Revival)	1910	3CB
Lapidge Street	39-41	3588027	Multiple family property	Edwardian (Classical Revival)	1907	3CD
Lapidge Street	43	3588026	Multiple family property	Edwardian (Classical Revival)	1906	3CB
Lapidge Street	46-50	3588039	Multiple family property	Edwardian (Classical Revival)	1906	3CB
Lapidge Street	47	3588025	Single family property	Edwardian (Queen Anne)	1907	3CD
Lapidge Street	59-61	3588023	Multiple family property	Italianate	1906	3CD
Lapidge Street	62	3588042	Multiple family property	Edwardian (Classical Revival)	1906	3CB
Lapidge Street	63-67	3588022	Multiple family property	Edwardian (Classical Revival)	1910	3CB
Lapidge Street	77	3588090	Multiple family property	Edwardian	1907	3CD
Lapidge Street	79-81	3588019	Multiple family property	Edwardian (Queen Anne)	1908	3CD
Linda Street	20-22	3588086	Multiple family property	Edwardian	1917	3CD
Linda Street	114	3597060	Multiple family property	Edwardian (Classical Revival)	1911	3CB
Linda Street	120-122	3597056	Multiple family property	Edwardian (Classical Revival)	1906	3CB
Linda Street	124-128	3597055	Multiple family property	Edwardian (Classical Revival)	1908	3CB
Linda Street	130-134	3597054	Multiple family property	Edwardian (Classical Revival)	1908	3CB
Linda Street	146	3597051	Single family property	Vernacular	1906	3CD
Linda Street	15	3588081	Multiple family property	Edwardian (Classical Revival)	1910	3CB
Linda Street	154-156	3597050	Multiple family property	Edwardian (Classical Revival)	1907	3CB
Linda Street	158-162	3597049	Multiple family property	Edwardian	1908	3CD
Linda Street	164-168	3597048	Multiple family property	Edwardian	1906	3CD
Linda Street	170	3597047	Single family property	Edwardian (Classical Revival)	1907	3CB
Linda Street	172-182	3597046	Multiple family property	Edwardian	1907	3CD
Linda Street	184	3597045	Single family property	Vernacular	1907	3CD
Linda Street	23-33	3588080	Multiple family property	Edwardian (Classical Revival)	1912	3CB
Linda Street	24-30	3588073	Multiple family property	Edwardian (Mission Revival)	1910	3CB
Linda Street	39	3588078	Single family property	Edwardian (Classical Revival)	1910	3CB

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Street Name	Address	Assessor Parcel Number	Property Type	Architectural Style	Construction Date	Individual CHRSC
Linda Street	43	3588077	Multiple family property	Edwardian (Queen Anne)	1910	3CB
Linda Street	48	3588072	Single family property	Edwardian (Craftsman/Mission Revival)	1910	3CD
Linda Street	50-56	3588071	Multiple family property	Edwardian (Mission Revival)	1907	3CB
Oakwood Street	12	3587076	Multiple family property	Edwardian (Classical Revival)	1908	3CB

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Non-contributors

The historic district contains non-contributors that were constructed during the historic district's period of significance, but that have undergone physical alterations (often cumulative) that negatively affect the ability of the properties to convey historical and/or architectural significance. These properties are assigned CHRSC of "6L" ("Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning"), according to the California State Office of Historic Preservation Technical Assistance Bulletin #8. The historic district also contains non-contributors that were constructed after the historic district's period of significance, and that are not known to be associated with any historical events, persons, or architecture that may be considered significant, and are therefore assigned CHRSC of "6Z" ("Found ineligible for NR [National Register of Historic Places], CR or Local designation through survey evaluation"). Generally, non-contributors are found to be compatible with the scale, massing, and uses that characterize the historic district, which retains overall integrity.

The following list includes information for **47 non-contributing, non-historic properties** located within the historic district:

Street Name	Address	Assessor Parcel Number	Property Type	Architectural Style	Construction Date	Individual CHRSC
18 th Street	3565-3569	3588070	Multiple family property	Edwardian (altered)	1910	6L
18 th Street	3572-3576	3577020	Multiple family property	Edwardian (altered)	1910	6L
18 th Street	3681	3587047	2-story commercial building	None (altered)	1907	6Z
18 th Street	3682-3698	3578027	Mixed-use, residential/commercial	Edwardian (altered)	1910	6L
19 th Street	3524	3588017			2002	n/a
19 th Street	3661	3598075			1964	n/a
20 th Street	3722	3598010 A	Multiple family property	Mediterranean Revival	1930	6L
20 th Street	3726-3730	3598011	Multiple family property	Edwardian (altered)	1910	6L
20 th Street	3756	3598017	Multiple family property	Modern	1952	6Z
20 th Street	3764	3598019			1986	n/a
20 th Street	3778-3780	3598022	Multiple family property	Mediterranean Revival	1926	6L
Cumberland Street	75	3598111	Multiple family property	Edwardian (altered)	1909	6L
Cumberland Street	10	3598046	Single family property	Edwardian (altered)	1914	6L
Cumberland Street	14	3598046 A	Multiple family property	Modern	1914	6L
Cumberland Street	33	3598041	Single family property	Mediterranean Revival	1923	6L
Cumberland Street	41	3598040	Multiple family property	Mediterranean Revival	1922	6Z
Cumberland Street	43-45	3598093	Multiple family property	Altered	1924	6Z
Cumberland Street	49	3598039	Single family property	Queen Anne (altered)	1906	6Z
Cumberland	56	3598051	Single family property	Altered	1907	6L

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Street Name	Address	Assessor Parcel Number	Property Type	Architectural Style	Construction Date	Individual CHRSC
Street						
Cumberland Street	64	3598053	Multiple family property	Minimal Traditional	1927	6Z
Cumberland Street	68	3598054	Multiple family property	Minimal Traditional	1931	6L
Cumberland Street	72	3598054 A	Multiple family property	Minimal Traditional	1932	6Z
Cumberland Street	76	3598054 B	Multiple family property	Minimal Traditional	1933	6Z
Dolores Street	481	3578133	Multiple family property	Edwardian (altered)	1908	6L
Dolores Street	501	3587046	Mixed-use, residential/commercial	Edwardian (altered)	1906	6Z
Dolores Street	513-517	3587044	Multiple family property	Edwardian (altered)	1910	6L
Dolores Street	547	3587038	Multiple family property	Edwardian (altered)	1922	6L
Dolores Street	575-577	3587033	Multiple family property	Mediterranean Revival	1928	6L
Dolores Street	595-599	3587029	Multiple family property	Edwardian (altered)	1910	6L
Dolores Street	675	3598027	Multiple family property	Edwardian (altered)	1912	6L
Dolores Street	683	3598026	Multiple family property	Edwardian (altered)	1908	6L
Dolores Street	689	3598025	Multiple family property	Mediterranean Revival	1925	6Z
Guerrero Street	707	3597076			1995	n/a
Guerrero Street	737	3597037	Single family property	Edwardian (altered)	1907	6L
Guerrero Street	771	3597031 A	Multiple family property	Mediterranean Revival	1925	6Z
Guerrero Street	775	3597031	Multiple family property	Mediterranean Revival	1925	6Z
Lapidge Street	18	3588033	Single family property	Altered	1909	6L
Lapidge Street	28	3588035	Multiple family property	Edwardian (altered)	1924	6L
Lapidge Street	40	3588037	Single family property	Mediterranean Revival	1924	6L
Lapidge Street	42-44	3588038			1993	n/a
Lapidge Street	54	3588040	Single family property	Craftsman	1920	6L
Lapidge Street	58	3588041	Single family property	None (altered)	1910	6Z
Lapidge Street	69-73	3588021 A	Multiple family property	Edwardian (altered)	1907	6L
Linda Street	35	3588092			2005	n/a

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Street Name	Address	Assessor Parcel Number	Property Type	Architectural Style	Construction Date	Individual CHRSC
Linda Street	136	3597053	Single family property	None (altered)	1907	6Z
Linda Street	140-144	3597052	Multiple family property	Art Deco	1908	6L
Linda Street	16	3588063 A	Multiple family property	Mediterranean Revival	1924	6L

The historic district contains 5 non-contributors that were constructed after the historic district's period of significance, and that may be considered individually significant for architectural and/or historical value that is unrelated to the historic district. These qualify for assignment of CHRSC of "3CS" ("Appears eligible for CR as an individual property through survey evaluation"), according to the California State Office of Historic Preservation Technical Assistance Bulletin #8.

The following list includes information for the **5 non-contributing, individual historic properties** located within the historic district:

Street Name	Address	Assessor Parcel Number	Property Type	Architectural Style	Construction Date	Individual CHRSC
Cumberland Street	19	3598/044	Multiple family property	Edwardian (Mediterranean Revival)	1926	3CS
Cumberland Street	48	3598/050	Single family property	Classical Revival	1922	3CS
Dolores Street	531-535	3587/041	Multiple family property	Edwardian	1923	3CS
Dolores Street	537-541	3587/040	Multiple family property	Edwardian	1925	3CS
Guerrero Street	753	3597/034	Single family property	Edwardian	1927	3CS

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*Date: April 2011

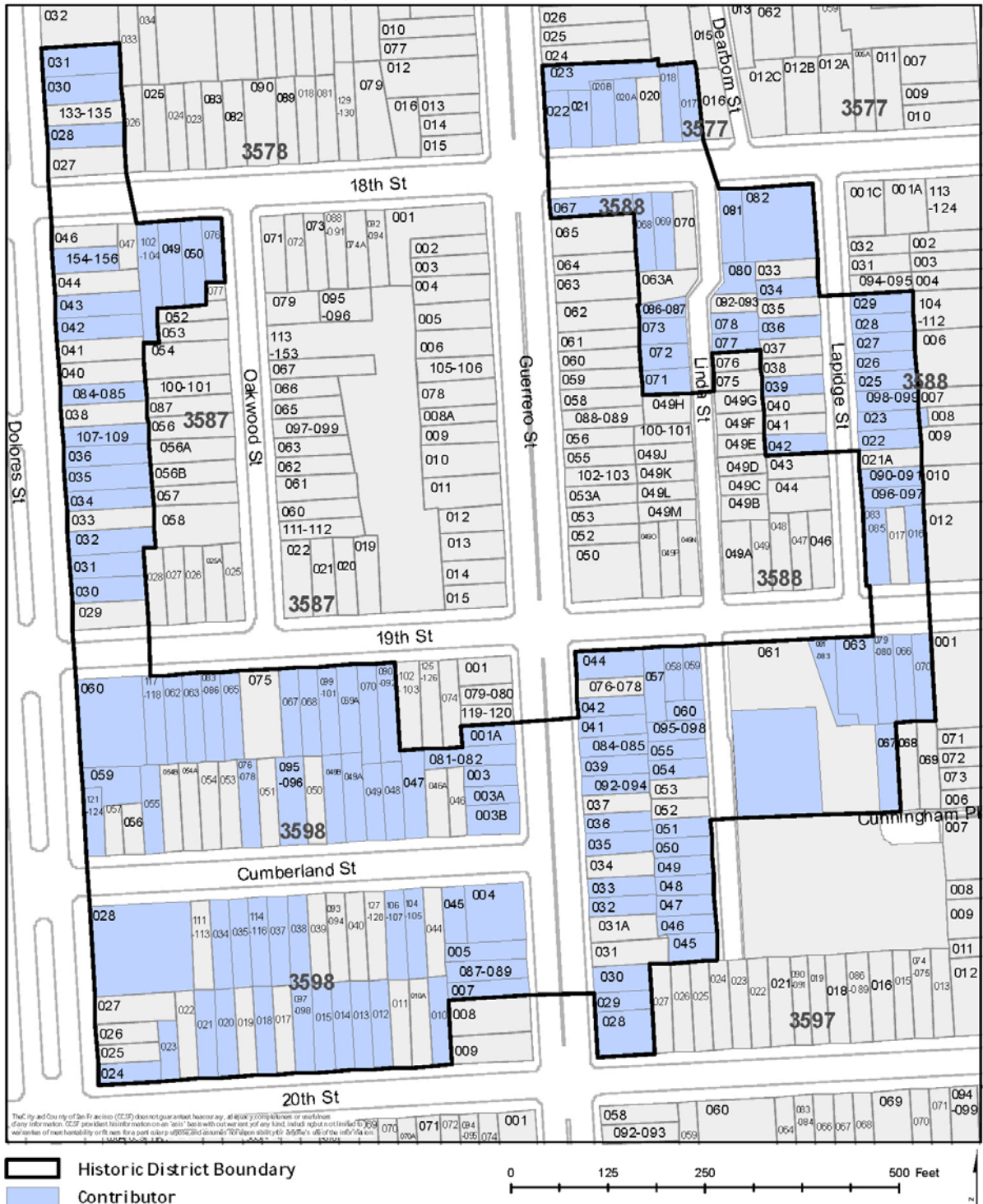
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***D4. Boundary Description (Continued):**

Boundary Map

Properties are labeled with Assessor block numbers and lot numbers for identification purposes.



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***D6. Significance** (Continued):

The historic district, a significant and distinguishable entity, qualifies for assignment of California Historical Resource Status Code (CHRSC) of "3CS" ("Appears eligible for CR [California Register of Historical Resources] as an individual property through survey evaluation") according to the California State Office of Historic Preservation Technical Assistance Bulletin #8.

Historical Context

After the Inner Mission North was destroyed by the earthquake and fires of April 1906, the reconstruction of the neighborhood involved three phases. The initial "relief" phase, which ended in 1908, was characterized by small ad hoc cottages and shacks that provided immediate, temporary shelter for the desperate refugee population, and by hastily erected shops and stands that were critical in providing for the flows of common goods and services, as well as cash, that helped to sustain the area's refugee population. The second phase of "rebuilding" involved the construction of permanent replacement structures, which in some instances began immediately after the 1906 fires, and in other instances continued well into the 1910s. During the final phase of post-fire "recovery" that extended into the 1920s, the permanent resettlement of uprooted populations in rebuilt neighborhoods such as the Inner Mission North was finally achieved.

Within the historic district, which is part of the most urbanized area of the Inner Mission North, only a very few small, plain buildings remain intact from the early "relief" era. Most of the extant buildings represent the permanent "rebuilding" period, during which substantial multiple-story structures were erected to replace either destroyed buildings and/or the earliest temporary structures.

The historical context of the 1906 earthquake and the post-fire period of rebuilding and recovery in the Inner Mission North is further established in the following sections, which is largely excerpted from the San Francisco Planning Department's National Register of Historic Places Multiple Property Documentation Form (NPS Form 10-900-b), *Historic Neighborhoods of the Mission District, San Francisco, California*, which was adopted by San Francisco Historic Preservation Commission Motion No. 93 on November 17, 2010.

1906 Earthquake and Fire

The great earthquake of April 18th, 1906, and the citywide fires that followed, were defining for the Mission District, as for all of San Francisco. While the earthquake itself destroyed mostly brick structures and buildings that stood on filled land, it also started dozens of major fires, most of them in the densely crowded South-of-Market area of tenements and industry. Firefighting was hampered by broken water mains, and the fires spread and merged uncontrolled, feeding on the primarily wood building stock. The ensuing conflagration, whose severity was compounded by numerous tactical errors on the part of city officials and army commanders, utterly consumed four-fifths of San Francisco, including approximately 28,000 buildings, over the next three days. Thousands of lives were lost. "The flames ravaged the financial district, the downtown commercial center, much of the industrial sector, and the city's most densely populated residential neighborhoods north and south of Market. The economic and social core of the west's greatest metropolis was in ruins."

During the second night of disaster, the conflagration moved into the Mission District from the north, where two separate firestorms, the South-of-Market blaze and the Hayes Valley "ham-and-eggs" fire, had combined. As the flames spread through the Inner Mission North, firefighters in charge of protecting the working-class area (including City employees, National Guard, and private citizens – not the Army, which focused its efforts north of Market Street) adopted a containment strategy. They managed to establish and hold eastern and western firebreaks along two wide boulevards, Howard and Dolores Streets, while the wall of flames continued southward and preparations were made in advance for a southern firebreak.

The achievement of the western firebreak along Dolores Street involved an infantry of volunteer citizens and refugees from the Mission Dolores neighborhood. They raided old wells and dairies for liquids, beat back flames with wet blankets, and patrolled rooftops to extinguish sparks and embers in order to prevent the fire from spreading west of Dolores Street.

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In doing so, they also protected the Mission Dolores chapel, whose sturdy redwood beams and solid construction had ridden out the temblor intact. The timely arrival of additional City firefighters and the discovery of an intact reservoir and hydrant at 20th and Church Streets also proved critical to holding the line at Dolores Street.



Valencia Street lay in ruins one day after the 1906 earthquake. View north towards 18th Street. When this photograph was taken, the firestorm was visibly approaching from the north, and apparently it had already reached the next block. All of the buildings shown in this photograph burned within hours, as seen in the photograph to the right. *San Francisco History Center, San Francisco Public Library (Historical Photograph Collection Photo Id# AAC-3549).*

Valencia Street in the aftermath of the 1906 earthquake and fires. View north from approximately the same location as in the photograph to the left. There was total destruction of structures, roads, transit lines, and utility lines. *San Francisco History Center, San Francisco Public Library (Historical Photograph Collection Photo Id# AAC-3252).*

On the eastern side of the Inner Mission North, pioneer settler and capitalist John Center was credited with saving the neighborhood. During the late 19th century, Center had built the John Center Water Works, including water tanks with 125,000-gallon capacity located on the blocks bounded by Folsom, Shotwell, 15th and 17th Streets. While the water works functioned as a commercial enterprise, supplying water to nearby residences, John Center's objective was also fire prevention. In 1906, when the South-of-Market fires approached, Center's water works was used successfully to buffer the flames around his home and neighborhood, and to create an eastern firebreak that shifted from Shotwell to Howard to Capp Streets. During the event, John Center's nephew George L. Center directed firefighters and provided knowledge of private water mains.

As the eastern and western lines held, firefighters scrambled to prepare a southern firebreak at 20th Street ahead of the conflagration. Dynamite was used to take down large buildings on the north side of the street, and men and horses pulled others down with ropes. In addition to the hydrant at 20th and Church Streets, water was found in a cistern at 19th and Shotwell Streets. This allowed firefighters to employ a pincer-like attack on the wall of flames and to hold the firebreak at 20th Street. After three days of citywide destruction, the fire's advance was finally halted in the Mission District, though not before approximately 30 blocks in the Mission were leveled (out of a total citywide of more than 500 blocks). Just as the citywide firestorm had wiped out the core of San Francisco, leaving a broken ring of surviving outlying neighborhoods, the Mission District fires had carved out the oldest and most crowded area of the Mission, the Inner Mission North, while leaving untouched neighborhoods to the south, east, and west.

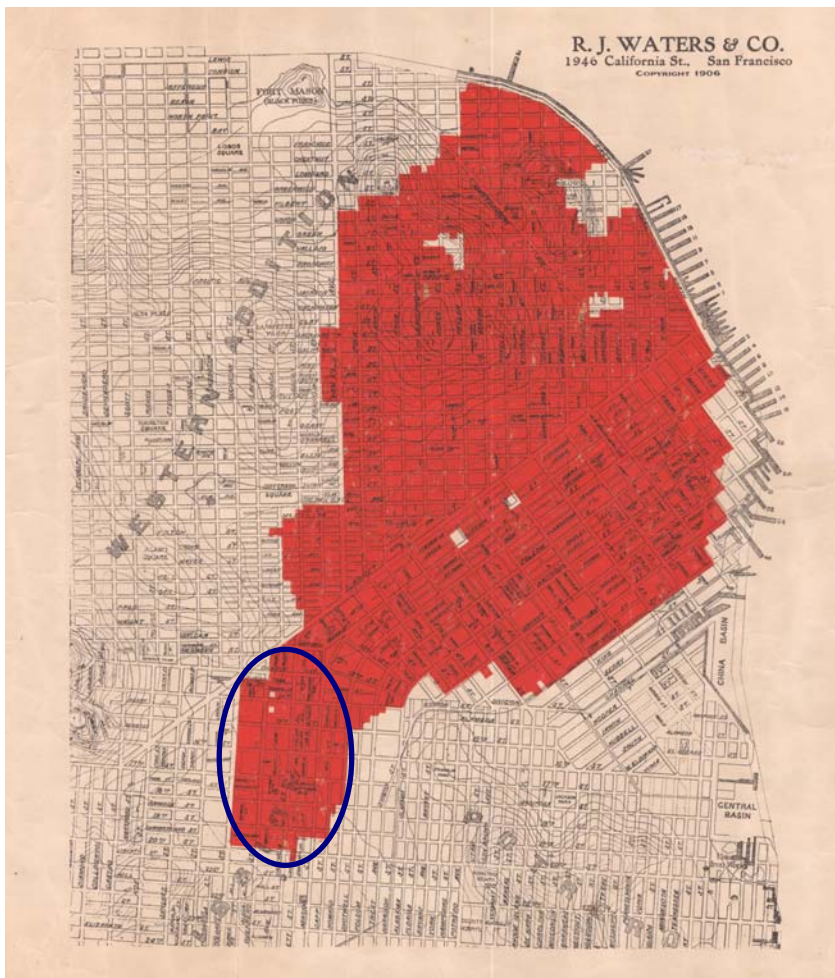
Rebuilding and Up-building

The rebuilding of San Francisco in the aftermath of the 1906 earthquake and fires was unprecedented in scope and effort. Rebuilding required clearing of approximately four square miles of absolutely devastated urban landscape (involving temporary installation of debris-carrying rail-cars through city neighborhoods), repair of broken utilities, transit lines, and roads, and total replacement of burned structures and neighborhoods. All of this was accomplished and more, without central plan or control, by private citizens, businesses, and city government. In *The Earth Shook, the Sky Burned*, Bronson celebrated the physical reconstruction of the city as a victory for character, efficiency, and technology:

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“And the job was not only done, but it was done faster and better than anyone thought possible. In three years, almost all of the burned area was rebuilt... In 1909, more than half of America’s steel and concrete buildings stood in San Francisco. In three years, the assessed valuation of the City was half again as much as it had been before the fire. Twenty thousand buildings – bigger, stronger, more modern than the 28,000 which went up in smoke – had been finished in that space and time.” (Pages 178-179)

In the burned area of the Inner Mission North, at least 600 buildings were constructed from the summer of 1906 through 1908, which was the peak of rebuilding activity citywide. From 1909 until the beginning of World War I, as building activity gradually tapered off, another 400 or so buildings were erected in the neighborhood. Complete reconstruction of the Inner Mission North took longer than for that of downtown and its nearby residential neighborhoods, due in part to politics and business, which dictated that restoration of the downtown core was highest priority. Also, working-class and/or immigrant citizens experienced difficulties and delays in obtaining insurance claims. In many cases, insurance pay-outs ultimately could not cover costs of rebuilding and owners were forced to sell their properties to speculators and commercial builders. A decade after the fire swept through the neighborhood, there remained more undeveloped and underutilized land in the Inner Mission North than there had been before the fire.



The physical rebuilding of San Francisco and the Inner Mission North involved “upbuilding,” a process of constructing larger structures with more units to replace those that had been destroyed. The upbuilding of the Mission was related to a lucrative rental market for permanent housing following the disaster, which prompted rebuilding at higher density. Post-fire residential buildings were taller, bulkier, and covered more of their lots so that front and side yards were reduced or eliminated. In the Inner Mission North, where single-family dwellings and two-family flats had dominated the formerly suburban neighborhood before the fires, the post-fire upbuilding resulted in a mostly three to six-unit housing stock, built cheek-to-jowl and forming solid blocks of urban streetscape. Overall, the upbuilding and the greater population density of the Inner Mission North changed the neighborhood character from suburban to urban, as indicated by Godfrey in *Neighborhoods in Transition*: “The housing shortage in the city encouraged the development of increased densities in the Mission...[V]acant lots were developed, often with higher-density flats and apartment buildings, to house refugees from ravaged areas...This lowered the social standing of the district, making it a more strictly working-class area.” (Page 146)

Map of San Francisco by R.J. Waters & Co. (1906), showing the vast area (shaded) that was destroyed by the firestorm of 1906, and that was reconstructed in phases during the years and decades that followed. The outlined area indicates the northern portion of the Mission District that was destroyed by fires and that was rebuilt.

just large enough to provide basic shelter. These small vernacular dwellings were usually intended as temporary housing

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solutions; many were replaced with larger residential buildings within a few years, while others were retained at the backs of lots and multiple-family housing was constructed in front. More rarely, some property owners in the Inner Mission North bucked the trend of upbuilding and rebuilt permanent, full-size single-family houses, some of them architect-designed, rather than convert their land to rental housing.

While post-fire buildings were essentially larger, more crowded versions of the wood boxes that had been built for decades, their façades revealed clear shifts in architectural tastes that occurred around the turn of the century. Post-fire row-house construction uniformly incorporated Beaux-Arts-influenced architecture that emphasized formal classicism over the riotous decoration and textures of the late Victorian era. Post-Victorian-era architecture was described by Alexander and Heig in *San Francisco: Building the Dream City*.

“Generally referred to today as ‘Edwardian,’ these buildings loosely followed the Roman Revival Style popular in the city just before 1906. Completely of frame construction, their first floors are generally given a veneer of yellow or Roman brick. The finer examples have a columned entrance, sometimes with marble steps and paneling, and perhaps leaded, beveled glass in the front door and side panels. Above the first floor are rows of curved bay windows whose large glass panes are also curvilinear, especially at corners. The heavy roof lines are turned out with modillions and cornices, and any stray door or window handsomely ornamented with pilasters and consoles, in the approved Roman Revival style.” (Page 362)

In addition to these more fully developed examples of Edwardian-era architecture, plainer and less expensive versions were built in the Mission. Workingman’s Edwardians featured slanted bay windows rather than curved; cast stone bases rather than brick; simple cornice details such as “block” modillions; and fewer façade details. Waldhorn and Woodbridge’s *Victoria’s Legacy* provided this alternate description of similar building stock:

“Edwardian buildings are two to three stories high with flat roofs and shallow cornices made up of small, flat brackets with rows of molding underneath, usually dentils and egg and dart. The bay windows are the three-sided slanted variety, although buildings on corner lots often have a rounded corner bay. Some Edwardians have exterior stairs forming a series of balconies in the center of the front of the building; apartments in this type of Edwardian were called “Romeo” or “Romeo and Juliet” apartments because of the balconies...” (Page 205)



Mission (Dolores) Park after the fires in 1906. The park is filled with makeshift tents and cottages that were erected by refugees, some of which were eventually moved and turned into permanent housing. View southwest. *San Francisco History Center, San Francisco Public Library (Historical Photograph Collection Photo Id# AAC-3114).*



Guerrero Street in 1928. View north towards 14th Street. All of the buildings that appear in the photograph were constructed to replace properties destroyed in the 1906 fires. *San Francisco History Center, San Francisco Public Library (Historical Photograph Collection Photo Id# AAB-3941).*

Within the fire zone, the massive reconstruction effort over a short period of time generated swaths of remarkably consistent, early 20th-century architecture. Stylistic variations occurred, though standard façade layouts and building

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plans dominated. In addition to Roman Revival-derived architectural styles, other popular styles included: Mission Revival, which substituted classical features for Spanish tile accents and bell-shaped parapets; Craftsman with clinker-brick bases, boxy window bays, and bracketed eaves; and later Queen Anne, which was classically-influenced and featured ornament that was toned down from late 19th-century versions. Some builders expanded the Edwardian-era lexicon by artfully combining features of different styles such as Craftsman and Mission Revival, or Classical Revival with Moorish influence.

The post-fire rebuilding period coincided with nascent innovations in storefront design during the first decades of the 20th century. Development of structural plate-glass facilitated window displays and storefronts consisting of wide panes of glass set above low bulkheads paneled in wood or clad in tile. Another innovation involved recessing storefront entrances, in part to meet codes for sidewalk access, but also to create niches in flat storefronts. In the unpublished draft of *Ordinary Storefronts of the Twentieth Century: Articulating the Lines between Shoppers and Retailers*, Groth explained the retailer's reasoning behind the design:

"The only indentations were doors – small diagonal-sided 'vestibules' – so labeled in architectural plans...These vestibules extended the shop's display space. They also let customers get out of the flow of foot traffic, and spend more time looking. Then, ideally, they overcome what retailers call 'threshold resistance' and get potential shoppers inside the store. As one commentator put it in 1903, 'The easily tempted customers...find themselves, literally, in the shop before they are aware.'" (Page 3)

Community Resettlement

The fires resulted in approximately 230,000 to 300,000 refugees without homes, out of a total population of 410,000. For months and years, people lived in makeshift camps and in official relief housing in the city's squares and parks. By 1908, the refugee population had largely transitioned to permanent residential building stock in rebuilt neighborhoods, and the relief camps closed. However, many people found it impractical, impossible, or undesirable to return to their original homes or neighborhoods, which were not the same as before the disaster, physically or culturally. In *The Great Earthquake and Firestorms of 1906*, Fradkin explained that a citywide restructuring in socioeconomics took place during the post-fire rebuilding period:

"San Francisco became more stratified – physically, socially, and economically. Inequities made this worse, as a study of the reconstruction process pointed out: "At one end of the spectrum, upper-class districts and individuals stabilized rapidly, whereas unskilled workers at the low end of the spectrum were still in motion five years after the disaster..." Higher-income housing moved westward into the unburned district. Lower-income housing, when it eventually became available, was pushed further south. After the earthquake, the physical gap between the rich and the poor and the distance traveled for blue collar workers from home to job became greater." (Pages 226-227)

The Mission District ultimately absorbed many of the South-of-Market refugees, whose original neighborhoods ceased to exist when the South-of-Market was rebuilt almost exclusively as industrial and commercial amidst consideration of stricter fire codes for the area. The influx of newcomers, which followed a well-established pattern of migration from South-of-Market to the Mission, reinforced the blue-collar image and identity of the area. In *San Francisco, 1865-1932: Politics, Power, and Urban Development*, authors Issel and Cherny explained the general resettlement pattern: "After the destruction of 1906 (which spared much of the Mission), the area became even more working-class and more Irish as families left South of Market and followed Mission Street south. For the next thirty years or so, until World War II, many Mission residents were consciously Irish, often consciously working class, and very conscious of being residents of the 'Mish.'" (Pages 65-66) The post-fire mass migration of people from South-of-Market to the Mission swelled the ranks of existing ethnic communities in the Mission and reinforced the area's Old World cultural character while also crowding it. Godfrey described the post-fire population of the Mission in *Neighborhoods in Transition*: "By 1910 the population of the Mission District exceeded 50,000, reaching about its present level. One-third of the Mission's 1910 population was foreign-born, including 3,800 Irish, 3,200 Germans, and over 1,000 Italians, Swedes, and English." (Page 146)

The post-fire relocation and consolidation of ethnic and religious communities in the Mission District supported the rapid rebuilding of churches, religious schools, youth clubs, and fraternal halls, even as individual families and citizens faced

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formidable hardships. While some community institutions were rebuilt on pre-fire sites, a general westward and southward shifting of sites occurred, as South-of-Market institutions migrated into the Mission, and institutions that originated within the burned area of the Inner Mission North moved out to the surviving fringe areas. The identities of post-fire cultural and community institutions located within the Mission District indicated a complex social realm. They included: the Knights of Pythias "castle hall" at Valencia and McCoppin Streets; the leftist-oriented Tivoli Hall on Albion Street near 16th; the First Swedish Baptist Church on 17th Street near Valencia Street; the Mission Turner Hall (German Turn Verein) on 18th Street near Valencia; B'nai David Synagogue on 19th Street near Valencia; German Savings & Loan Society Bank at Mission and 21st Streets; and the Hebrew Home for the Aged and Disabled at 21st and Howard Streets.



First Swedish Baptist Church in 1954, located at 17th Street and Dearborn Street. Built in 1918. *San Francisco History Center, San Francisco Public Library (Historical Photograph Collection Photo Id# AAB-1115).*



Dovre Hall in 1946, located at 18th Street and Lapidge Street. Built as the Mission Turn Halle in 1910. *San Francisco Planning Department Landmark Nomination Report.*



San Francisco Labor Temple in 1929, located at 16th Street and Capp Street. Built in 1914. *San Francisco History Center, San Francisco Public Library (Historical Photograph Collection Photo Id# AAC-4995).*

The consolidation of the city's working classes to the Mission District had the effect of increasing the area's role in organized labor, including establishment of union halls. Following the up-and-down struggles of organized labor in the late 19th century, conditions during the post-fire period favored unions and San Francisco became "Labor's City," according to Isel and Cherny in *San Francisco, 1865-1932*:

"Both the 'open shop' and 'law and order' took a back seat among businessmen after the earthquake and fire of April 1906. In the rush to rebuild, many San Francisco employers agreed to wage increases and improvements in working conditions as a necessary part of maintaining and expanding their work forces. By one estimate, union scales advanced 20 percent in the year following the earthquake... The years from 1907 to the outbreak of war in Europe brought stable times for the city's labor movement with few major conflicts and no strong open-shop campaign among the city's employers. By World War I, San Francisco had acquired a reputation as the most unionized city in the nation: a 'closed-shop city.'" (Page 91)

Rolph, Exposition, and War

The latter part of the post-fire period began the reign of Mayor James Rolph, a native son and lifelong resident of the Mission District. "Sunny Jim" Rolph was born to a wage-earning immigrant family and he died a millionaire, a successful banker and shipper. Rolph earned much popular good will by establishing the private Mission Relief Association in his barn and feeding thousands of refugees immediately after the 1906 fires. Rolph further distinguished himself as president of the Merchants' Exchange, trustee and organizer of the Chamber of Commerce, president of the Shipowners' Association (until the organization supported the open shop against labor activists), and president of the Mission Promotion Association. Rolph and other Mission politicians formed the powerful Mission Promotion Association in the aftermath of the 1906 disaster in order to lobby for better schools, libraries, streets and infrastructure, fire and police protection, parks and transit.

Following a string of corrupt, ineffective, and interim mayors in the early 20th century, "Sunny Jim" provided San Francisco with active, nonpartisan municipal leadership from 1912 to 1931. In the spirit of Phelan's 1900 City Charter, DPR 523L (1/95)

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which enabled city government to direct urban development, Rolph quickly accomplished several major post-fire physical improvement projects for San Francisco between 1912 and 1916, before local and global conflicts arose. Issel and Cherny described Rolph's early successes in *San Francisco, 1865-1932*:

"Within a short time, Rolph initiated construction of a magnificent city hall and Civic Center, inaugurated the nation's first municipally owned streetcar system, launched the Hetch Hetchy project, and presided over the Panama Pacific International Exposition. While Rolph was very much at the center of all these, as initiator or energetic booster, his drive and enthusiasm failed to survive the Preparedness Day parade bombing, the war, and the labor strife that came in its wake." (Page 210)



James "Sunny Jim" Rolph (standing at center, fourth from left) in 1906, in front of the Mission Relief Headquarters, which Rolph organized and operated from his barn during the post-fire period. *San Francisco History Center, San Francisco Public Library (Historical Photograph Collection Photo Id# AAC-3824).*



Mayor Rolph speaking in 1914, at the groundbreaking for the California Building of the Panama Pacific International Exposition. *San Francisco History Center, San Francisco Public Library (Historical Photograph Collection Photo Id# AAD-7317).*

San Francisco's Panama-Pacific International Exposition of 1915, which Rolph championed and campaigned on, was first proposed in 1904 as a way to boost the local economy. But in the post-fire period, the Exposition took on new meaning for a city seeking unity and wholeness as well as economic revitalization. After a long period of reconstruction that involved periods of martial law, refugee strife, and chaotic social restructuring, "the official return of San Francisco to normalcy was celebrated at the Panama-Pacific International Exposition of 1915." Fradkin explained the motivation of Rolph and other fair boosters in *The Great Earthquake and Firestorms of 1906*:

"The idea [of a world's fair] lay dormant until 1909 when, according to a history of world's fairs, it became 'part of a program of economic recovery, reflecting anxieties produced by earthquake, fire, and graft trials of the intervening years'... [A] public spectacle on a large scale could divert the attention of local citizens from the woeful events of the immediate past and promote San Francisco and California business enterprises to the world." (Page 341)

Under Mayor Rolph's enthusiastic direction, citywide preparations for the Exposition proceeded apace, which included creation of the fair site on filled land. The Exposition itself generated tourism, investment, and development by promoting and showcasing the rebuilt, modernized downtown, which was unique in the nation. Yet despite the forward-thinking nature of the Exposition, the overall mood of San Francisco's citizens and visitors alike was nostalgic in the wake of the long and ongoing reconstruction efforts and recent international events. According to Fradkin: "The pastel-tinged world's fair was the last collective expression of the naïve optimism of nineteenth-century America. The early stages of World War I were being fought in Europe. For one flickering moment sandwiched between a domestic tragedy and a world war there was brightness." (Page 343)

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Integrity

The historic district and its contributing properties retain integrity of historic physical condition such that they convey relationships to the historic period of significance. Few alterations have occurred to contributing properties within the historic district. Contributors retain most or all of the aspects of integrity, as discussed further in the following analysis.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. Contributors are located on the sites of properties that were destroyed by the earthquake and fires of 1906. Contributors were either constructed at those locations or, in some cases, moved to those locations during the post-fire reconstruction, which is also an important facet of the post-fire era. Therefore, integrity of location is retained.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. Contributors exhibit architectural designs that are closely associated with Edwardian-era development patterns and the period of post-fire reconstruction. Contributors includes characteristics such as styles, spatial arrangements, proportion, scale, ornamentation and materials that relate to each other in ways that reflect historic functions and technologies as well as aesthetics. Some contributors have experienced alterations to design that have achieved significance in their own right. For the historic district as a whole, design includes the way in which buildings, sites, and structures are related, including the spatial relationships between buildings, the visual rhythms in streetscapes, and the layouts of walkways and roads. Therefore, integrity of design is retained.

Setting

Setting is the physical environment of a historic property, and it refers to the character of the place in which the property played its historical role. Contributors exist in the same basic physical conditions under which they were built and functioned, including: topography; block and lot layout; street design; neighborhood composition of commercial retail corridors and residential enclaves; relationships between buildings; and relationship of the historic district to nearby areas. Therefore, integrity of setting is retained.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. Contributors retain the majority of exterior, visible materials that were used to in the historic construction, ornamentation, and/or improvement of buildings during the period of significance. Some contributors have experienced alterations to materials that have achieved significance in their own right. Therefore, integrity of materials is retained.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Contributors display evidence of artisans' labor and skill in constructing and/or altering buildings, as expressed in vernacular methods of construction and plain finishes, as well as in highly sophisticated configurations and ornamental detailing. The workmanship of contributors furnishes evidence of the technology of crafts, illustrates the aesthetic principles of the historic period, and reveals individual, local, regional, and national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Therefore, integrity of workmanship is retained.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time, which results from the presence of physical features that, taken together, convey the property's historic character. Contributors retain

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historic design, materials, workmanship, and setting that cumulatively relate the feeling of the early 20th century. Therefore, integrity of feeling is retained.

Association

Association is the direct link between an important historic event or person and a historic property. Contributors retains association by virtue of being located in the place where the significant historic events and activities of post-fire reconstruction occurred, and by virtue of being sufficiently intact to convey that relationship to an observer. Therefore, integrity of association is retained.

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