

Page 1 of 3

\*CHR Status Code **3S** District appears eligible for National Register through survey evaluation.

\*Resource Name or # **Ramona Street**

D1. Historic Name: **Ramona Street**

D2. Common Name: Ramona Street

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

The Ramona Street National Register-eligible historic district is within the north Mission neighborhood, an area of San Francisco, a densely developed urban area. The area covered is the northern portion of the Inner Mission neighborhood of San Francisco. The Mission neighborhood is located in the eastern-central portion of the City, and is located on generally flat lands that slope gently from west to east. Street trees have been integrated into the sidewalks. There are curbs of either stone or concrete at the sidewalk. The streets are paved in asphalt. Much of the area has overhead utilities. ([See Continuation Sheet](#))

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

The boundaries of the National Register eligible Ramona Street District include the Ramona Street right-of-way, and all buildings and lots with frontage along Ramona Street, including the buildings at the eastern and western corners of Ramona and 14<sup>th</sup> and 15<sup>th</sup> Streets. ([See map on Continuation Sheet](#))

\*D5. **Boundary Justification:**

Ramona Street is an isolated development block. It was created from a partnership between two families who owned large tracts of land on this single block. On September 19, 1910, Ramona Avenue was deeded to the City & County of San Francisco by Adolph F Hagemann and Adrienne and Nellie Thompson, and was accepted by Board of Supervisors' Ordinance 1309 (new series). Each family deeded a portion of their land that became Ramona Street itself. All of the buildings along Ramona Street were developed soon after, mostly in groups as speculative development. Other buildings on the surrounding block do not share this intimate history, and are of a similar, but different context. On adjacent lands to the west the Thompson sisters privately developed Hidalgo Terrace in the following decade.

\*D6 **Significance: Theme** Residential subdivision with integrated garages **Area** San Francisco's 1906 Fire Zone  
**Period of Significance** 1911-1923 **Applicable Criteria** NR C

(Discuss district's importance in terms of historical context as defined by theme, period, and geographic scope. Also address the integrity of the district as a whole)

**National Register Criteria:** Criterion C – A group of properties that embody the distinctive characteristics of a type, period, or method of construction with significance in the area of “community planning and development.”

**Historical Context:** The Potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of “community planning and development”. The district is an early 20<sup>th</sup> century (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. ([See Continuation Sheet](#))

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

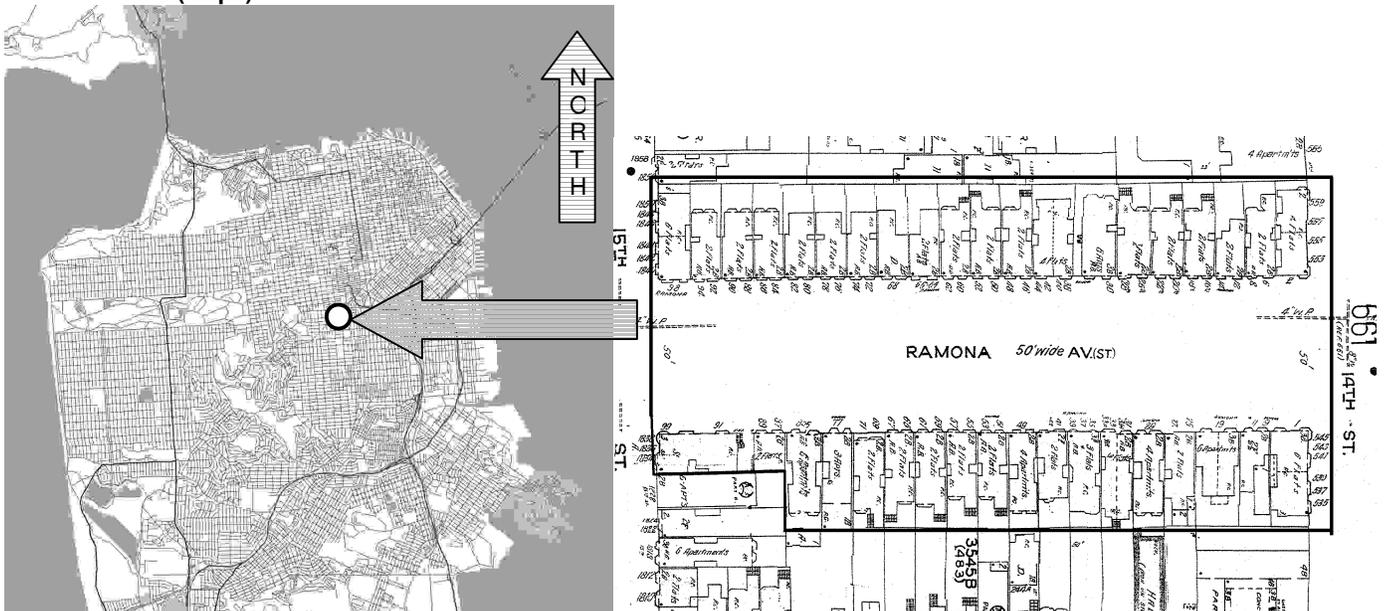
Inner Mission North Context Statement, San Francisco Planning Department, 2003.

NRB: Historic Residential Suburbs: Guidelines for the Evaluation and Documentation, NPS 2002.

\*D8. **Evaluator:** N. Moses Corrette **Date:** 10 September, 2003  
**Affiliation and Address:** City and County of San Francisco Planning Department  
1660 Mission Street, San Francisco, CA 94103

The proposed Ramona Street National Register-eligible historic district encompasses every building on both sides of a single-block street, and the four corner buildings at the intersections of Ramona Street and 14<sup>th</sup> and 15<sup>th</sup> Streets (36 properties). Contributory buildings include: 6-8 Ramona Street, 9-11 Ramona Street, 12-14 Ramona Street, 16-18 Ramona Street, 19 Ramona, 20-22 Ramona Street, 25-27 Ramona Street, 26-28 Ramona Street, 29 Ramona Street, 30 Ramona Street, 31-33 Ramona Street, 35-37-39 Ramona Street, 38-44 Ramona Street, 41-43 Ramona Street, 46-48 Ramona Street, 49 Ramona Street, 50-52 Ramona Street, 51-53 Ramona Street, 55-57 Ramona Street, 59-61 Ramona Street, 60-62 Ramona Street, 64-66 Ramona Street, 65-67 Ramona Street, 68 Ramona Street, 69-71 Ramona Street, 72-74 Ramona Street, 76-78 Ramona Street, 77 Ramona Street, 80-82 Ramona Street, 84-86 Ramona Street, 85 Ramona Street, 87-89 Ramona Street, 88-90 Ramona Street, 92-94 Ramona Street, 537 14<sup>th</sup> Street, 553-559 14<sup>th</sup> Street, 1834-1838 15<sup>th</sup> St, 1840-1850 15<sup>th</sup> St. The district contains no non-contributory properties.

**\*D4 Continued (Maps)**



**\*D6 Continued**

The buildings on Ramona Street are some of the earliest buildings in San Francisco, and the nation to be conceived with an integrated garage. San Francisco's earliest known garages, then called auto basements, date from c. 1908. The garage was an optional finish for the construction of new houses in the Inner Richmond. Ramona Street buildings were almost all built with the garage on the ground floor starting in 1911, the only exceptions being the buildings with four or more residential units. All of the buildings containing two flats were built with the "Auto Basement". This marks, on a national scale, a very early incorporation of the automobile into the basic design of residential buildings, some 10-15 years before the trend fully developed.

Introduction of the Garage (NRB: Historic Residential Suburbs) "Shelter for the automobile became an increasingly important consideration after 1900. Driveways were readily accommodated in the progressive design of new neighborhoods having road improvements such as paved surfaces, gutters and curbs, and sidewalks. The earliest garages were placed behind the house at the end of a long driveway that often consisted of little more than a double tract of pavement. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey."

Page 3 of 3 Resource Name or # **Ramona Street**

\*Recorded by Planning Department – City and County of San Francisco \*Date **10 September, 2003**  Continuation  Update

This district does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. The District is located within the area consumed by the fires of 1906. The buildings within the area that was consumed by the fire can be associated with the disaster itself; as, in the absence of the fires, the neighborhood, and indeed San Francisco itself, would be different. Evaluation under National Register Criterion A views the void in the urban fabric created by the extent of the fires as the context that enabled the replacement structures which are the subject of the evaluation. In evaluating the events of April 1906 under Criterion A, the void in the urban fabric left by the fires would be best viewed as a “site”. The site of the fires may be found to be significant; however, it would include the full extent of the fires, and not just the portion of the reconstruction evaluated in this document.

The construction of the buildings on Ramona Street was carried out privately, but with several people working cooperatively. Persons with associations leading to the creation of the Ramona Street District include: Adolph F Hagemann and Adrienne and Nellie Thompson who conceived of the subdivision of the larger parcels of land; and three owner/developers who, together, built the majority of the properties in the district: John J. Binet, Morris Stulsoft, and William C., George R., and Katherine Newsom. In the evaluation of the associations with persons per National Register Criterion B, the properties themselves carry the significance and not the associations with the persons who brought them into being.

The integrity of the Ramona Street National Register eligible district is high. Of the 36 properties in the district, only a few were erected without a garage on the ground floor. As time has progressed, many have had them installed. One building (25-27 Ramona) may require further research to determine if the existing façade is an early replacement, or original to the building. Of the remaining properties there are a few alterations to individual buildings, and no building aside from the above noted property has had cumulative alterations that negatively affect the integrity of the district.



Aerial oblique photograph of Proposed Ramona Street National Register Eligible District, 2002.

Page 1 of 3 Resource name(s) or number(assigned by recorder) **6-8 Ramona Street**

P1. Other Identifier:

Form Number **349**

P2. Location:  Not for Publication  Unrestricted

\*a. County San Francisco

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

c. Address 6 8 Ramona ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 063

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

This is a three-story, two-bay, tongue and groove wood clad residential flats building. The brick-clad ground story features a service door, a centrally placed garage door, and a recessed entry at the sidewalk each under a corbelled brick arch. The second story features a square wood trimmed oriel window in each bay supported by brackets, and covered with a Spanish tile roof. The third floor features a sculpted wood trimmed oriel window in each bay has a block modillion cornice, and is covered with a Spanish tile roof.

The Craftsman-sash wood windows are Chicago-style casements with transoms on the second floor, and are double hung aluminum sash in the third floor. The façade is divided by beltcourse between the first and second stories. There is a shaped, coped parapet. The roof is flat.

\*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Mission Revival

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



P5b. Photo: (view and date)  
View From Ramona Street  
looking west  
2/25/02

\*P6. Date Constructed/Age and Sources

1912  Historic

Assessor's Parcel Info

\*P7. Owner and Address:

REBUFFEL LAURENT & CAROLYN

6 Ramona Street  
San Francisco CA 94103

\*P8. Recorded by:

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

\*P9. Date Recorded 8/29/2002

\*P10. Survey Type Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **6-8 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1912 - Erect a two story and basement frame building on a concrete foundation 25x52, clad in rustic siding, for \$3,000.

**\*B5 Architectural Style:** Mission Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** (Owner) John J. Binet Co. (78 Ramona Av)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by John J. Binet. From at least 1920 to 1946, it was owned by Clarence J. and Florence N. Geisman.

**CONTEXT:** Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

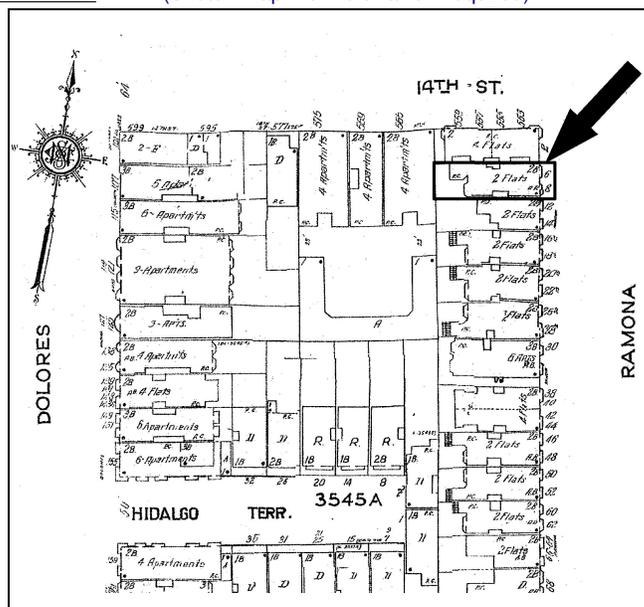
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910. However there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

**ASSESSMENT:** This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development." The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

Page 1 of 3 Resource name(s) or number(assigned by recorder) **9-11 Ramona Street**

**P1. Other Identifier:** Formerly lot 95

**Form Number 350**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 9 11 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 106, 107

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

This is a three-story, two-bay, stucco-clad, frame residential flats building. The brick-clad ground story features a service door, a centrally placed garage door and a recessed entry at the sidewalk under a flat arch. The second and third stories feature a sculpted bay in each building bay. The bays are covered with a Spanish tile roof above the third floor.

The Craftsman-style sash wood windows have a divided light upper sash over a single light lower sash. The façade is divided by a beltcourse between the first and second stories. The cornice is composed of a pent roof clad in Spanish tile cantilevered from wall surface of the shaped, coped parapet. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mission Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking east  
2/11/02

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

1916  Historic

Assessor's Parcel Info

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

BROWN JANELLE  
NAKATA SUSAN S  
9, 11 Ramona Street  
San Francisco CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **9-11 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1916 - Erect a two story over basement frame building on a concrete foundation 24x48, clad in rustic on the sides and rear, and cement on the front, for \$3,000. 1992 - 2-unit condominium conversion. 1990 - Replace damaged stucco at front of house. 1987 - Repair existing wood decks at second and third floors.

**\*B5 Architectural Style:** Mission Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** (Owner) E. A. Knoop

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

**HISTORY:** In 1886, the site of this building was vacant. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1916 by Ernest Knoop, owner / developer. It would remain in his family to at least 1935. In 1946, it was owned by John J. and Caroline L. Kaelin.

**CONTEXT:** Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_ (Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

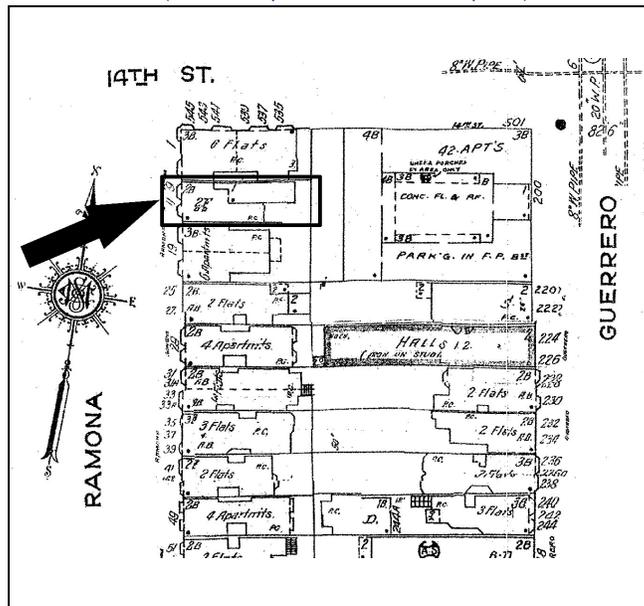
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The Potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

Page 1 of 3 Resource name(s) or number(assigned by recorder) **12-14 Ramona Street**

**P1. Other Identifier:**

**Form Number 351**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 12 14 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 064

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

This is a three-story, two-bay, stucco-clad, frame residential flats building. The ground story contains a pair of recessed, single-leaf wood paneled garage doors with a service door in the reveal wall; a single window and a recessed entry at the sidewalk under a flat arch. The second and third stories feature a square bay in each building bay. The bays are covered with a Spanish tile roof above the third floor.

The façade is divided by a beltcourse between the first and second stories. There are Chicago-style windows in the forward faces of the bay windows with wood casements and transoms. There is a shaped, coped parapet. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mission Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking west  
2/25/02

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

1923  Historic

Assessor's Parcel Info

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

ARINEZ JOSE E&MARIA E&MARIA

14 Ramona Street  
San Francisco CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **12-14 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1923 - Erect a two story over basement frame building on a concrete foundation, 25x45, clad in rustic siding, for \$6,000.

**\*B5 Architectural Style:** Mission Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** (day work)

**\*B10. Significance:** Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. In 1920, the vacant lot was owned by Catherine A. Cotter. In 1923, the present building was erected for Mrs. Katherine Newsom. From at least 1935 to 1946, it was owned by Daniel L. and Hedda Cameron.

**CONTEXT:** Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_ (Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

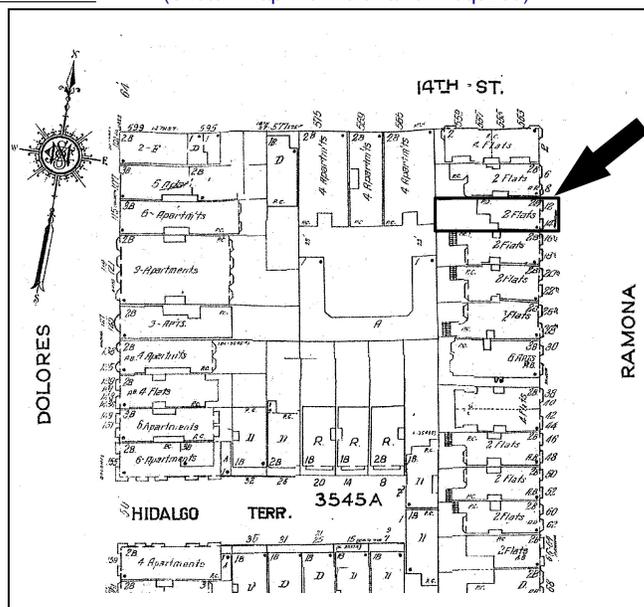
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area.

The Potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

Page 1 of 3 Resource name(s) or number(assigned by recorder) **16-18 Ramona Street**

**P1. Other Identifier:** Formerly lot 65

**Form Number 352**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 16 18 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 108, 109

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

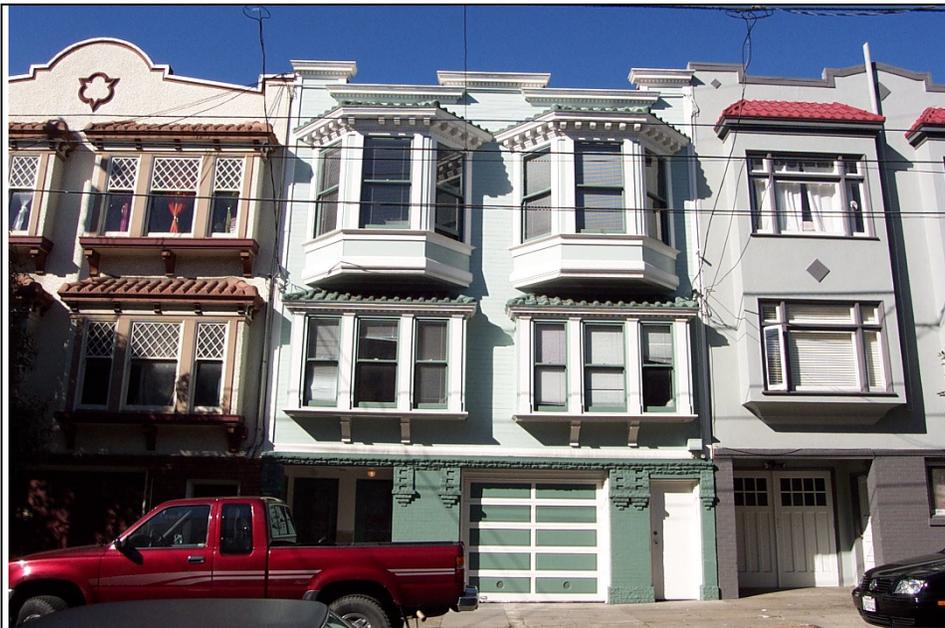
This is a three-story, two-bay, stucco-clad, frame residential flats building. The brick-clad ground story features a recessed entry at the sidewalk, a centrally placed garage door and a service door; each under a corbelled brick arch. The second story features a square, wood trimmed oriel window in each bay supported by brackets and covered with a Spanish tile roof. The third floor features a sculpted wood trimmed oriel window in each bay each with a modillion cornice and covered with a Spanish tile roof.

The windows are 1/1 wood double hung. The façade is divided by a beltcourse between the first and second stories. There is a shaped, coped parapet with dentil band. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mission Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking west  
2/25/02

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

1912  Historic

Assessor's Parcel Info

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

PALM CHRISTOPHER A  
DINARDO VICTOR N  
16, 18 Ramona Street  
San Francisco CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **16-18 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1912 - Erect a two story and basement frame building on a concrete foundation 25x52, sheathed in rustic siding, for \$3,650. 1993 - 2-unit condominium conversion; replace rotted rear wood stairs.

**\*B5 Architectural Style:** Mission Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** John J. Binet Co. (78 Ramona Av)

**\*B10. Significance:** Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. For Bartholomew Mahoney, who would own the property to at least 1920. From at least 1935 to 1946, it was owned by Josephine Lenehan.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

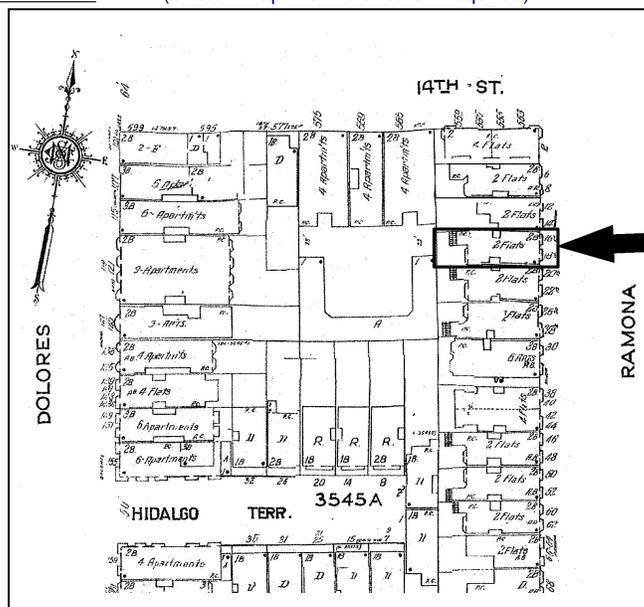
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

**ASSESSMENT:** This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **19 Ramona Street**

**P1. Other Identifier:**

**Form Number 353**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 19 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 094

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

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

The windows are 1/1 wood double hung. The façade is divided by a beltcourse between the first and second floors. The block modillion cornice follows the profile of the façade and projecting bay windows. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Classical Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking east  
2/11/02

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

1913  Historic  
Building Permit

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

WALKUP STEVE L REVOC TRUST  
2388 35th Avenue #202  
San Francisco CA 94116

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **19 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Six-Family Dwelling

**B4. Present Use:** Six-Family Dwelling

**\*B6 Construction History:**

BPA 1913 - Erect a three story and basement frame building on a concrete foundation, clad in rustic wood siding, for \$6,900.

**\*B5 Architectural Style:** Classical Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

garage

**B9a. Architect:** none

**B9b. Builder:** John J. Binet Co.(68 Ramona Av)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Perfect six **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by . This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1913 by the John Binet Co. for Heinrich Oellerich, who owned the building to at least 1935. By 1946, it was owned by Myron M. and Angel M. Malcom. **CONTEXT:** The Perfect-six is a three-story, multi-unit residential building with three building bays and an open or enclosed central stair hall in the central bay dividing the façade vertically. Based on the number of floors in the building, the symmetry allows for either a "perfect-four" or "perfect-six" configuration, with two narrow flats per floor. A single window is typically located at the landing between each floor of the central bay. The main entry in the central bay is located at the sidewalk. There is usually a raised basement. A second version of this style is known locally as Romeo Flats. In this arrangement, the central hall stair is open to the elements, which provides opportunity to call-out to those located below. In the Inner Mission North survey area, 100% of the perfect-six buildings were constructed in the reconstruction period, 1906-1913, and none were erected after 1912. Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

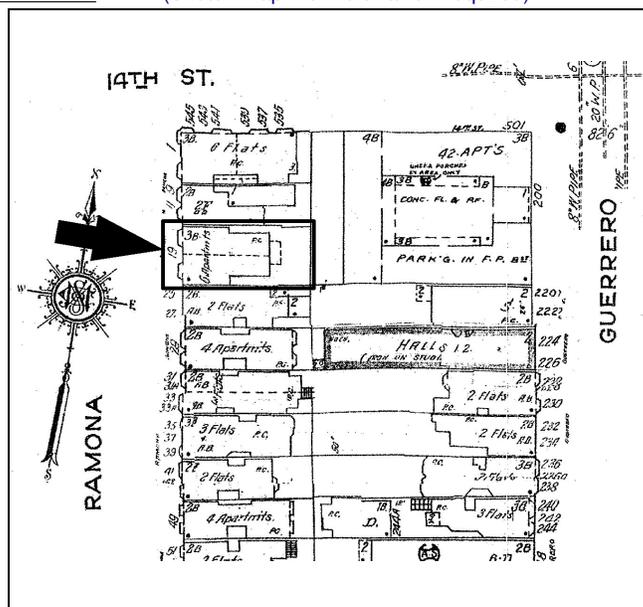
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

There was no Ramona Street at the time, however it was being planned by a partnership of F. Hagemann, who developed the eastern side of Ramona, and the estate of Claus Mangels, who owned the western side.

**ASSESSMENT:** This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The Potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. Whereas this building may not have been originally conceived with a garage, it does contribute to the overall feeling and integrity of the district. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1913 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **20-22 Ramona Street**

**P1. Other Identifier:**

**Form Number 354**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 20 22 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 066

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

This is a three-story, two-bay, stucco-clad, frame residential flats building. The brick-clad ground story features a recessed entry at the sidewalk, a centrally placed garage door and a service door; each under a corbelled brick arch. The second and third stories feature a square wood trimmed oriel triple window in each bay supported by brackets and covered with a Spanish tile roof.

The Craftsman-sash wood windows have a diamond light upper sash over a single light lower sash. The façade is divided by a beltcourse between the first and second stories. There is a shaped, coped parapet. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mission Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking west  
2/25/02

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

1912  Historic

Assessor's Parcel Info

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

STEINHAUSER, DIANNE CHAN, M

122 Escolta Way  
San Francisco CA 94116

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **20-22 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1912 - Erect a two story over basement frame building on a concrete foundation 25x53, clad in rustic wood siding, for \$4,300. 1987 - repair back stairs.

**\*B5 Architectural Style:** Mission Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** E. J. Colgan (1121 Alabama)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 for Patrick Lynch, who would own it to at least 1920. From at least 1935 to 1946, the building was owned by William, Zafiro, Nick, and Helen Kosturos.

**CONTEXT:** Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

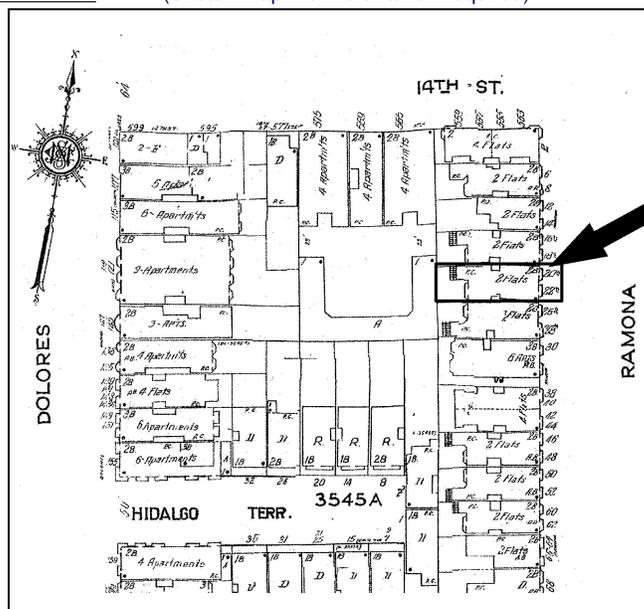
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

**ASSESSMENT:** This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **25-27 Ramona Street**

P1. Other Identifier:

Form Number **355**

P2. Location:  Not for Publication  Unrestricted

\*a. County San Francisco

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

c. Address 25 27 Ramona ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 093

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

This is a three-story, two-bay, stucco-clad, frame residential flats building. The brick-clad ground story features a gated wood paneled recessed entry with stairs leading to the residential entrances on the second floor and a sectional wood overhead garage door. The second story features a round arch opening above the entry recess and a double window. The third story features a double window in each building bay.

The windows are wood casements with transoms. The façade is divided by a beltcourse between the first and second floors. The cornice has pairs of brackets on the ends and a dentil band. There is a plain frieze and a banded architrave. The roof is flat.

\*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Bungalow / Craftsman

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



P5b. Photo: (view and date)  
View From Ramona Street  
looking east  
2/11/02

\*P6. Date Constructed/Age and Sources

1915  Historic

Assessor's Parcel Info

\*P7. Owner and Address:

LEE YEE JAN REVOCABLE TR

25 Ramona Street  
San Francisco CA 94103

\*P8. Recorded by:

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

\*P9. Date Recorded 8/29/2002

\*P10. Survey Type Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **25-27 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

**\*B5 Architectural Style:** Bungalow / Craftsman

BPA 1915 - Erect a two story over basement frame building on a concrete foundation 25x55, clad in rustic and plaster, for \$4,000. 1991 - REPAIR SIDE OF THE HOUSE, REPLACE WINDOWS WITH ALUMINUM.

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** W. A. Newsom (222 Sharon Building)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1915 by W. A. Newsom, for W. C. Brumfield, who sold the property in 1920 to George M. and Isabella Holmes. By 1935, it was owned by Florence Thompson, and in 1946, by Alice E. Russell. **CONTEXT:** Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Craftsman structures feature projecting eaves with structural wood elements (eaves, rafter ends, posts, braces) used as simple ornamentation. Windows are often irregular in pattern; horizontal windows are paired with upper sash windows featuring multiple lights. Craftsman structures are typically of natural wood construction and siding with shingles or clapboard siding. A concrete block or stone foundation and porch piers are typically associated with this style. This style represents 5% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_ (Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

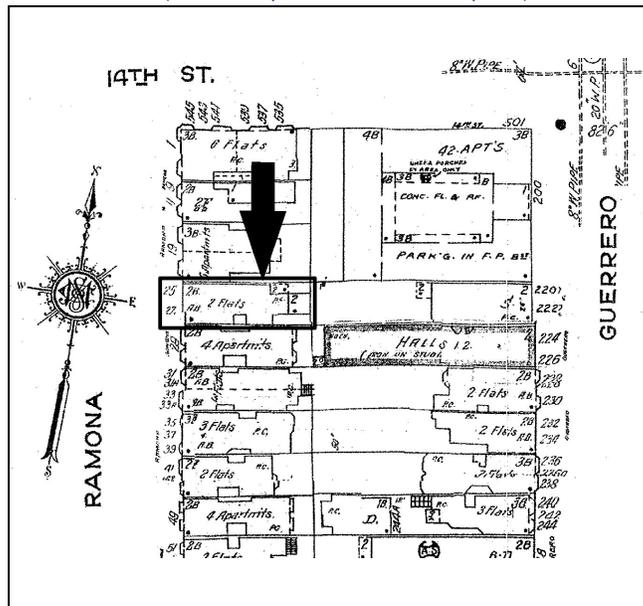
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area.

The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

Page 1 of 3 Resource name(s) or number(assigned by recorder) **26-28 Ramona Street**

P1. Other Identifier:

Form Number **356**

P2. Location:  Not for Publication  Unrestricted

\*a. County San Francisco

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

c. Address 26 28 Ramona ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 067

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

This is a three-story, two-bay, stucco-clad, frame residential flats building. The brick-clad ground story features a recessed entry at the sidewalk, a centrally placed garage door and a service door; each under a corbelled brick arch. The second story features a square, stuccoed oriel window in each bay supported by a plaster cove and covered with a Spanish tile roof. The third floor features a sculpted stuccoed oriel window in each bay covered with a Spanish tile roof

The Craftsman-sash wood windows are Chicago-style casements with transoms on the second floor and are double hung diamond light upper sash over a single light lower sash on the third floor. The façade is divided by a beltcourse between the first and second stories. There is a shaped, coped parapet. The roof is flat.

\*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Mission Revival

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



P5b. Photo: (view and date)  
View From Ramona Street  
looking west  
2/25/02

\*P6. Date Constructed/Age and Sources

1912  Historic

Assessor's Parcel Info

\*P7. Owner and Address:

HONG SETO FONG

26 Ramona Street  
San Francisco CA 94103

\*P8. Recorded by:

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

\*P9. Date Recorded 8/29/2002

\*P10. Survey Type Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **26-28 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1912 - Erect a two story and basement frame building on a concrete foundation 25x52, sheathed in rustic siding, for \$3,500.

**\*B5 Architectural Style:** Mission Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** John J. Binet Co. (68 Ramona)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** : In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by John Binet Co., for Morris Stulsaft Co. In 1920, it was owned by Amanda Keating. From at least 1935 to 1946, the building was owned by George L. and Hedwig E. Pietschmann.

**CONTEXT:** Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957.

(See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

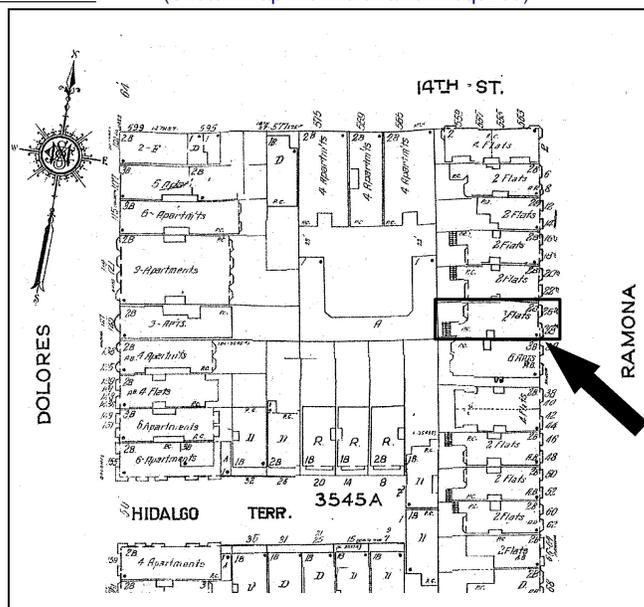
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

**ASSESSMENT:** This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **29 Ramona Street**

**P1. Other Identifier:**

**Form Number 357**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 29 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 092 A

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

This is a three-story, two-bay, stucco-clad, frame residential building. The ground story features a recessed entry with a single sash door and sidelights, a small single window and a recessed sectional wood overhead garage door with a service door in the reveal wall. The second story features a small sculpted bay window in each building bay supported by a plaster cove. The third story features a larger sculpted bay window in each building bay.

The windows are aluminum sliders. The façade is divided by a beltcourse between the first and second floors. There is a shaped, coped parapet. A false gable with raked cornice joins the two projecting bays. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mission Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking east  
2/11/02

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

1922  Historic  
Building Permit

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

VACCARO JOSEPH G & MARIA RE  
507 29th Street  
San Francisco CA 94131

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **29 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Four-Family Dwelling

**B4. Present Use:** Five-Family Dwelling

**\*B6 Construction History:**

BPA 1922 - Erect a two story over basement frame building on a concrete foundation, 25x61, clad in rustic siding, for \$8,500.

**\*B5 Architectural Style:** Mission Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** (Owner) O. E. Carlson (180 Jessie Street)

**\*B10. Significance:** Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Apartments Applicable Criteria (NR): C

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

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. In 1920, the vacant lot was owned by William and Belinda Newsom. In 1922, this building was erected by a partnership between Carlson and Newsom. In 1935, it was owned by Robert M. and Anna F. Wilson, and in 1946 by Charles and Charlotte Deguerre.

**CONTEXT:** Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_ (Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

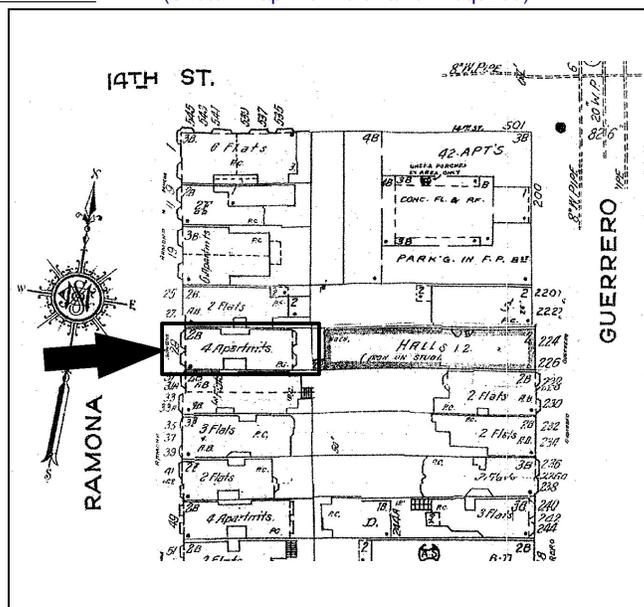
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco cladding; roof configuration; building plan; open, recessed entry approach; windows openings and surrounds; and architectural elements such as cast plaster garlands, façade moldings, brackets and shaped parapet.

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **30 Ramona Street**

**P1. Other Identifier:**

**Form Number 358**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 30 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 068

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

This is a four-story, two-bay, stucco-clad, frame residential building. The Flemish bond, two-toned brick-clad ground story features a pair of single-leaf wood paneled garage doors and a gated, recessed entry at the sidewalk. The second story features a square bay in each building bay with three windows. The third and fourth floors feature a sculpted bay in each building bay. Each bay ends in a square cornice above the fourth floor. A metal fire escape spans the space between the sculpted bay windows.

The Craftsman-sash wood windows have a divided light upper sash over a single light lower sash. The façade is divided by a beltcourse between the first and second floors. There is a shaped, coped parapet. The roof is flat. A single-story stuccoed wall with a single door is located on the southern portion of the lot.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Bungalow / Craftsman

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking west  
2/25/02

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

1916  Historic

Assessor's Parcel Info

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

LEIDER JEFFREY C TRUST THE  
JEFFREY C LEIDER  
1000 Corbett Avenue  
San Francisco CA 94131

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **30 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Six-Family dwelling

**B4. Present Use:** Six-Family dwelling

**\*B6 Construction History:**

BPA 1916 - Erect a three story over basement frame building on a concrete foundation 28x65, clad in rustic and plaster, for \$10,000. 1999 - REPLACE EXISTING SIDE DOOR/WALL IN KIND WITH NEW

**\*B5 Architectural Style:** Bungalow / Craftsman

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** (Owner) John J. Binet Co. (68 Ramona)

**\*B10. Significance:** Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Apartments Applicable Criteria (NR): C

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

**HISTORY:** : In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1916 by the John J. Binet Co, as a speculative property. In 1920, it was owned by the Morris Stulsaft Co., and in 1935 by Argentina Quilici, and in 1946 by Oscar F. and Jennie Olson. **CONTEXT:** Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. Craftsman structures feature projecting eaves with structural wood elements (eaves, rafter ends, posts, braces) used as simple ornamentation. Windows are often irregular in pattern; horizontal windows are paired with upper sash windows featuring multiple lights. Craftsman structures are typically of natural wood construction and siding with shingles or clapboard siding. A concrete block or stone foundation and porch piers are typically associated with this style. This style represents 5% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

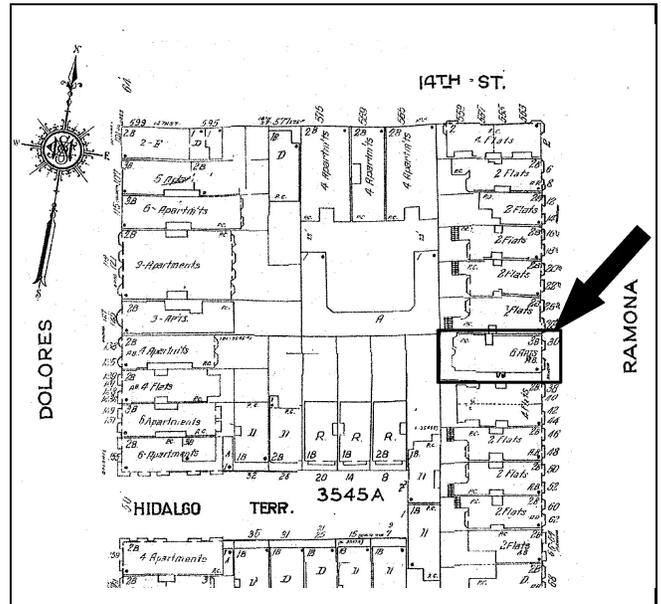
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

ASSESSMENT: This is one of six Bungalow / Craftsman apartment buildings within the survey area. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **31-33 Ramona Street**

**P1. Other Identifier:**

**Form Number 359**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 31 33 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 092

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

This is a three-story, three-bay, wood-clad, frame residential building. The brick-clad ground story features a garage door, recessed entry under a Romanesque arch and a service door. The second and third stories feature a sculpted bay in the first and third building bays and a single stained glass window in the central bay. The single windows and the forward facing windows of the third story each have a pediment above them.

The windows are 1/1 wood double hung. The entablature extends over the depth of the projecting bay windows and contains a modillion cornice, dentil band, a plain frieze and a banded architrave. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Classical Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking east  
2/11/02

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

1914  Historic

Assessor's Parcel Info

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

MORENO, CHRISTOPHER J

33 Ramona Street  
San Francisco CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **31-33 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Four-Family Dwelling

**B4. Present Use:** Four-Family Dwelling

**\*B6 Construction History:**

**\*B5 Architectural Style:** Classical Revival

BPA 1913 - Erect a two story over basement frame building on a concrete foundation 25x36(?), clad in rustic siding, for \$5,000. 1998 - CHANGE CONFIGURATION OF (E)UNITS PER PLANS.

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** Bruegg Brothers (719 Pacific)

**\*B10. Significance:** Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Apartments Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1914 by the Bruegg Brothers, for William C. Newsom. Newsom and his wife, Belinda continued to own the property to at least 1920. From at least 1935 to 1946, the building was owned by B.J. and Mary J. O'Sullivan.

CONTEXT: Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

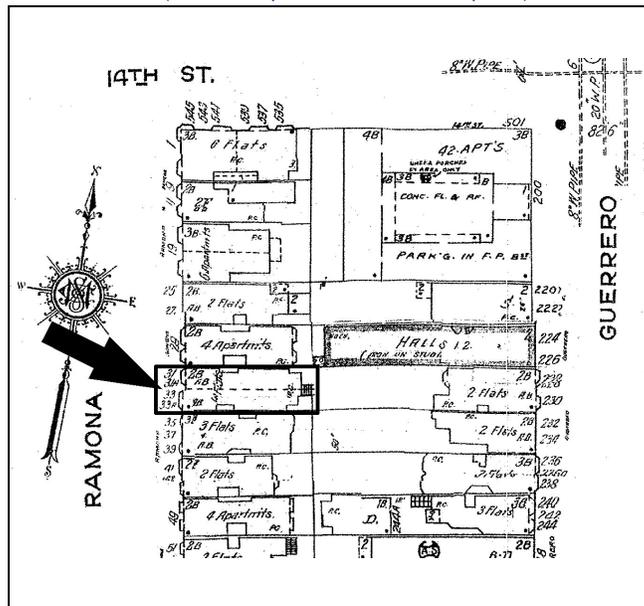
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period. (Note: This property was issued a building permit in 1913, but was not completed until 1914. For the purposes of context in this survey, it is accounted for at the time of issuance of the permit, as that was the period in which it was conceived.)

**ASSESSMENT:** One of twenty-two Classical Revival apartment buildings within the survey, this is a good example of the style. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1914 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **35-37-39 Ramona Street**

**P1. Other Identifier:**

**Form Number 360**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 35 39 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 091

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

This is an Edwardian three-story, two-bay, wood-clad, frame residential flats building. The brick-clad ground story features a set of terrazzo stairs within a recessed entry leading to the apartment doors on the second floor, and a wood slab paneled garage door and service door in the second building bay. The second story features an Ionic entry portico with plain wood pilasters surrounding the wood paneled recessed entry in the first building bay and a triple window framed by Ionic pilasters in the second. The symmetrical third and fourth stories feature a rounded bay in each building bay. Ionic pilasters divide the windows on the bays. A cornice band spans the bays of the third floor.

The windows are 1/1 wood double hung. The façade is divided by a beltcourse between the second and third floors. The entablature follows the profile of the façade and the projecting bays and contains a modillion cornice, egg-and-dart band, a plain frieze and a banded architrave. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Classical Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking east  
2/11/02

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

1912  Historic  
Assessor's Parcel Info

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

KOREN PATRICIA & SIEGEL ROB  
37 Ramona Street  
San Francisco CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **35-37-39 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Three-Family Dwelling

**B4. Present Use:** Three-Family Dwelling

**\*B6 Construction History:**

**\*B5 Architectural Style:** Classical Revival

BPA 1912 - Erect a three story and basement frame building on a concrete foundation 25x60, sheathed in rustic siding, for \$6,200. 1991 - REPLACE ROTTED 2X6 WEALLS ON REAR OF BUILDING. 1990 - REPLACE 20 FEET OF FOUNDATION AT REAR OF BUILDING.

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

garage

**B9a. Architect:** L. Traverso

**B9b. Builder:** L. Segale

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by L. Segale from plans by L. Traverso for Stephano Cuneo & Michele Legomenino. The property was still owned by members of the Cuneo family in 1946.

**CONTEXT:** Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

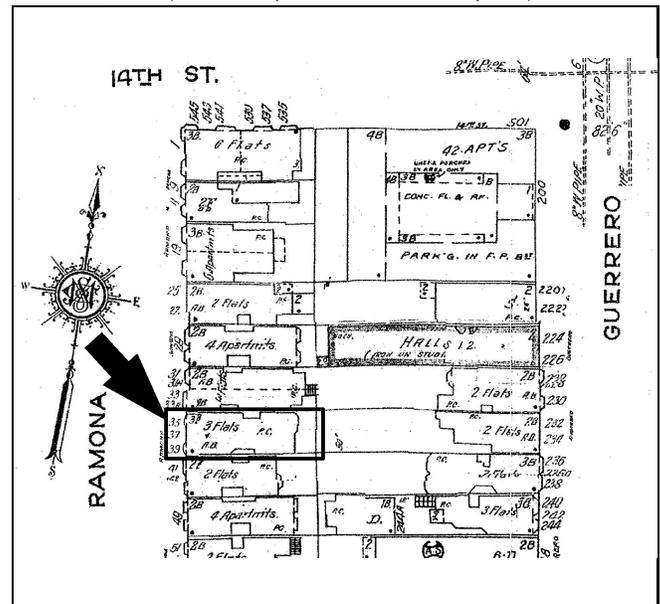
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The Potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. Whereas this building may not have been originally conceived with a garage, it does contribute to the overall feeling and integrity of the district. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

Page 1 of 3 Resource name(s) or number(assigned by recorder) **38-44 Ramona Street**

P1. Other Identifier:

Form Number **361**

P2. Location:  Not for Publication  Unrestricted

\*a. County San Francisco

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

c. Address 38 44 Ramona ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 069

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

This is a three-story, two-bay, wood-clad, frame residential flats building. The stucco-clad ground story features a service door and wood slab paneled garage door in the first bay, a set of terrazzo stairs in a recessed entry leading to apartment doors on the second floor in the center of the façade, and a second wood slab paneled garage door in the second building bay. The second story features two single windows in each building bay and a wood paneled recessed entry in the center of the façade. The third story features a sculpted oriel window with a flat tin roof in each building bay.

The windows are 1/1 wood double hung. The façade is divided by a beltcourse between the first and second and third floors. There is a simple block modillion cornice. The roof is flat.

\*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Classical Revival

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



P5b. Photo: (view and date)  
View From Ramona Street  
looking west  
2/25/02

\*P6. Date Constructed/Age and Sources

1912  Historic

Assessor's Parcel Info

\*P7. Owner and Address:

ANDERSON ELLIS R & CONLAN J

1 Clarendon Avenue  
San Francisco CA 94114

\*P8. Recorded by:

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

\*P9. Date Recorded 8/29/2002

\*P10. Survey Type Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **38-44 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Four-Family Dwelling

**B4. Present Use:** Four-Family Dwelling

**\*B6 Construction History:**

BPA 1912 - Erect a two story and basement frame building on a concrete foundation 35x62, clad in rustic siding, for \$4,200.

**\*B5 Architectural Style:** Classical Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** John J. Binet Co. (68 Ramona)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** : In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John Binet Co., for Morris Stulsaft Co, on speculation. By 1920, the building was owned by William E. and Georgetta O'Conner, and would remain in the family to at least 1946.

**CONTEXT:** Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

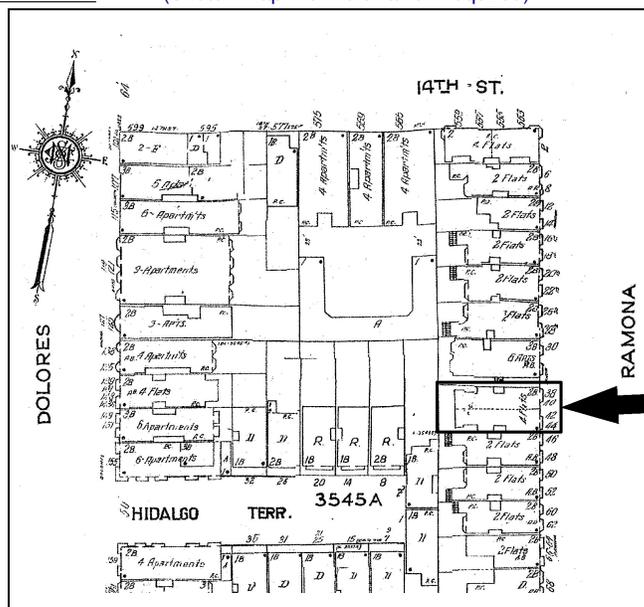
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **41-43 Ramona Street**

P1. Other Identifier:

Form Number **362**

P2. Location:  Not for Publication  Unrestricted

\*a. County San Francisco

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

c. Address 41 43 Ramona ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 090

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

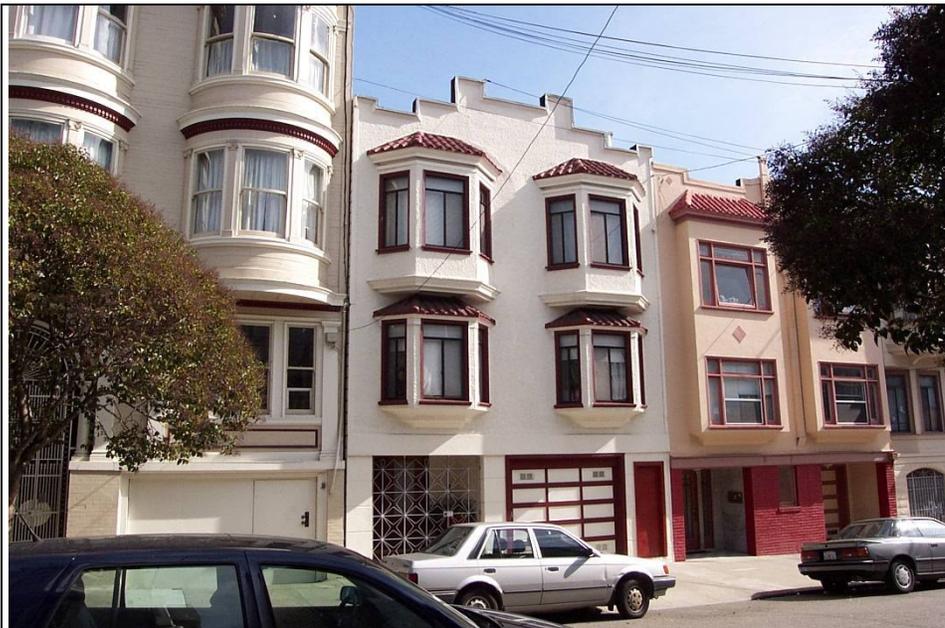
This is a three-story, two-bay, stucco-clad, frame residential flats building. The ground story features a recessed entry at the sidewalk, a centrally placed garage door and a service door. The second story features a small stuccoed sculpted oriel window in each bay supported by a plaster cove, and covered with a Spanish tile roof. The third floor features a larger sculpted oriel window in each bay covered with a Spanish tile roof.

The windows are sliding aluminum sash. The façade is divided by a beltcourse between the first and second stories. There is a shaped, coped parapet. The roof is flat.

\*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Mission Revival

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



P5b. Photo: (view and date)  
View From Ramona Street  
looking east  
2/11/02

\*P6. Date Constructed/Age and Sources

1914  Historic

Assessor's Parcel Info

\*P7. Owner and Address:

SOO HOO JIM H & JEAN SOW

41 Ramona Street  
San Francisco CA 94103

\*P8. Recorded by:

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

\*P9. Date Recorded 8/29/2002

\*P10. Survey Type Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **41-43 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

**\*B5 Architectural Style:** Mission Revival

BPA 1914 - Erect a two story and basement frame building on a concrete foundation 24x50, sheathed in rustic and cement plaster, for \$4,000.  
1994 - REPAIR DAMAGED GARAGE DOOR JAMB AND POST.

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** E. A. Knapp (545 14th St)

**B9b. Builder:** E. A. Knapp (545 14th St)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1914 by E.A. Knapp from their own plans for Louise B. Schlaich, who would own the building to at least 1920. In 1935, it was owned by James and Fannie Ferris. In 1946, the building was owned by J.A. and Mary L. Delmon.

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

Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings.

(See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

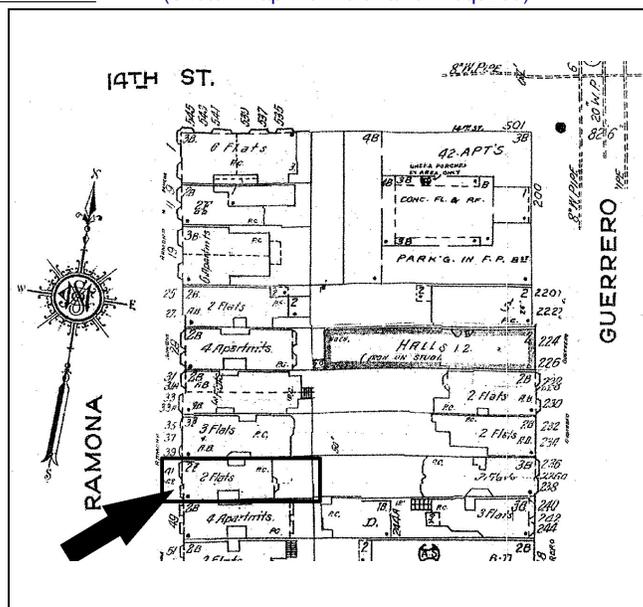
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. There is no historical information available on the architect, E.A. Knapp.

**ASSESSMENT:** This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1914 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

**FEATURES:** Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco cladding; roof configuration; building plan; open, recessed entry approach; window openings and surrounds; and architectural elements such as Spanish tile, façade moldings, and shaped parapet.

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **46-48 Ramona Street**

P1. Other Identifier:

Form Number **363**

P2. Location:  Not for Publication  Unrestricted

\*a. County San Francisco

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

c. Address 46 48 Ramona ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 070

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

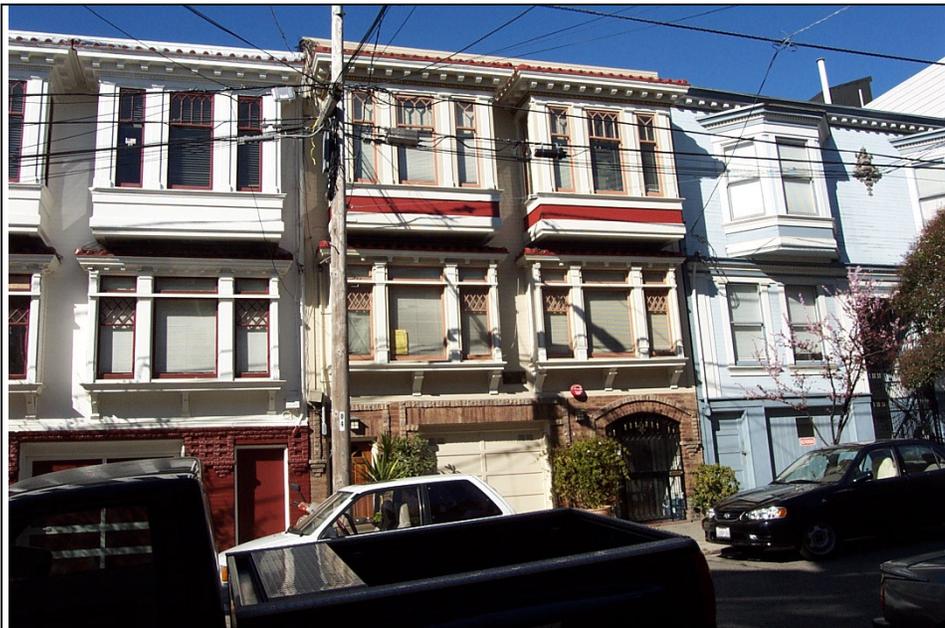
This is a three-story, two-bay, stucco-clad, frame residential flats building. The brick-clad ground story features a service door, a centrally placed garage door and a recessed entry at the sidewalk each under a corbelled brick arch. The second and third stories feature a square wood trimmed oriel triple window in each bay and covered with a Spanish tile roof. The windows are supported by brackets on the second floor. The third floor projects further than the second and has a block modillion cornice.

The Craftsman-sash wood windows are Chicago-style casements with transoms on the second floor and are double hung divided light upper sash over a single light lower sash on the third floor. The façade is divided by a beltcourse between the first and second stories. There is a small plain parapet. The roof is flat.

\*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Mission Revival

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



P5b. Photo: (view and date)  
View From Ramona Street  
looking west  
2/25/02

\*P6. Date Constructed/Age and Sources

1912  Historic

Assessor's Parcel Info

\*P7. Owner and Address:

DEWEY RICHARD F

38 Brentwood Avenue  
San Francisco CA 94127

\*P8. Recorded by:

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

\*P9. Date Recorded 8/29/2002

\*P10. Survey Type Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **46-48 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1912 - Erect a two story over basement frame building on a concrete foundation, clad in rustic siding, for \$3,000.

**\*B5 Architectural Style:** Mission Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** John J. Binet Co. (68 Ramona)

**\*B10. Significance:** Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: : In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. for the Morris Stulsaft Co. on speculation. By 1920, the building was owned by Frederick and Mabel Rentschler.

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

Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California.

(See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

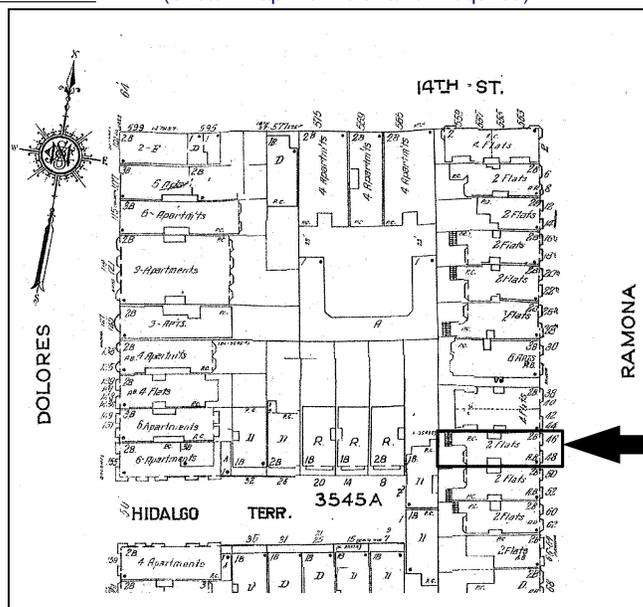
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

**ASSESSMENT:** This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

Page 1 of 3 Resource name(s) or number(assigned by recorder) **49 Ramona Street**

**P1. Other Identifier:**

**Form Number 364**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 49 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 089

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

This is a three-story, two-bay, stucco-clad, frame residential flats building. The brick-clad ground story features a recessed entry at the sidewalk, a centrally placed garage door and a service door under a flat arch. The second and third stories feature a square bay in each building bay. The bays are covered with a Spanish tile roof above the third floor.

The Craftsman-sash wood windows are Chicago-style casements with transoms. The façade is divided by a beltcourse between the first and second stories. There is a shaped, coped parapet. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mission Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking east  
2/11/02

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

1922  Historic

Assessor's Parcel Info

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

WONG ALLEN T

49 Ramona Street  
San Francisco CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **49 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Four-Family Dwelling

**B4. Present Use:** Four-Family Dwelling

**\*B6 Construction History:**

**\*B5 Architectural Style:** Mission Revival

BPA 1922 - Erect a two story and basement frame building on a concrete foundation, 25x73, clad in rustic and cement plaster, for \$10,500.  
2002 - New Foundation; legalize rooms on ground floor.

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** (Owner) George R. Newsom (37 Ramona)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. In 1920, the vacant lot was owned by F.G. and Agnes Marshall. In 1922, this building was erected by owner / builder George R. and Katherine Newsom. By 1935, the building was owned by George W. and Catherine Montgomery, and by 1946, it was owned by Edward E. Giebenhain.

**CONTEXT:** Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

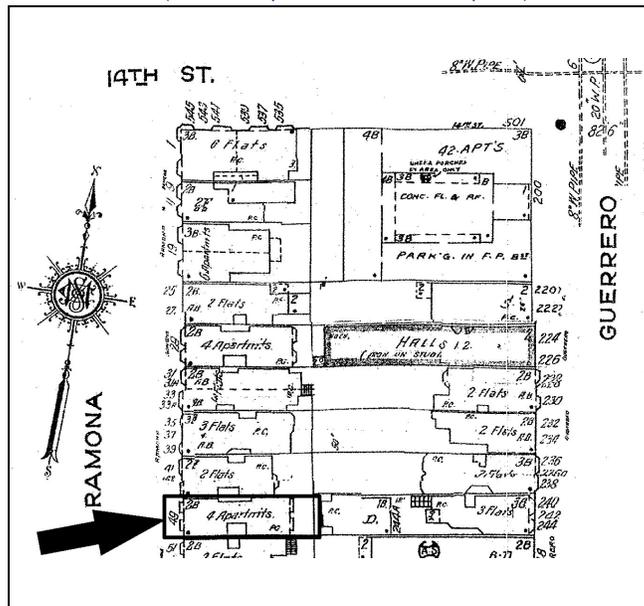
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

Page 1 of 3 Resource name(s) or number(assigned by recorder) **50-52 Ramona Street**

**P1. Other Identifier:**

**Form Number 365**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 50 52 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 071

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

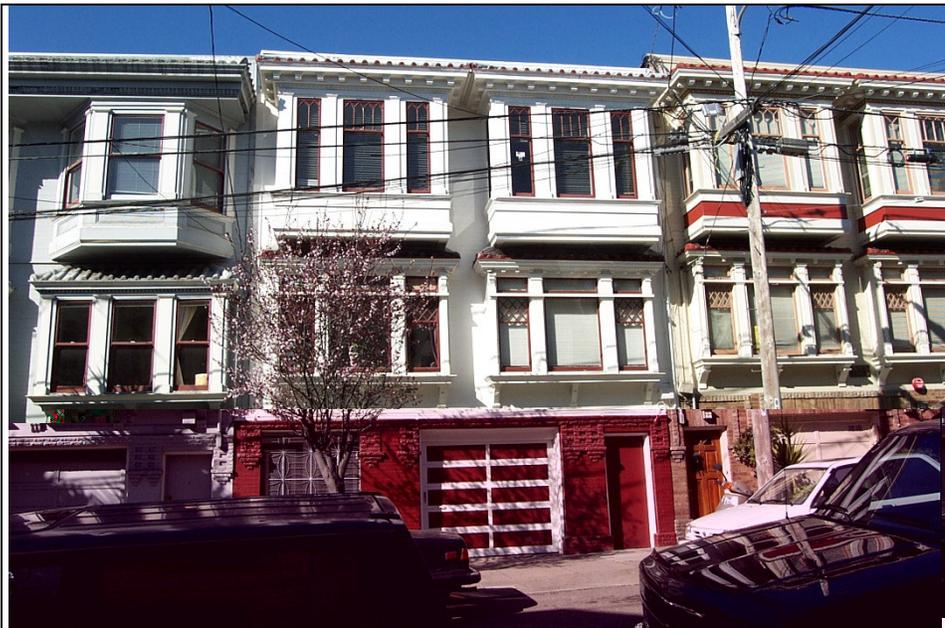
This is a three-story, two-bay, wood-clad, frame residential flats building. The brick-clad ground story features a recessed entry at the sidewalk; a centrally placed garage door, and a service door -- each under a corbelled brick arch. The second and third stories feature a square wood trimmed oriel triple window in each bay and covered with a Spanish tile roof. The windows are supported by brackets on the second floor. The third floor projects further than the second and has a block modillion cornice.

The Craftsman-sash wood windows are Chicago-style casements with transoms on the second floor and are double hung divided light upper sash over a single light lower sash on the third floor. The façade is divided by a beltcourse between the first and second stories. There is a small plain parapet. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mission Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking west  
2/25/02

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

1912  Historic

Assessor's Parcel Info

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

YEN DOCK & NGOON SUE JOE TR

52 Ramona Street  
San Francisco CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **50-52 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

**\*B5 Architectural Style:** Mission Revival

BPA 1912 - Erect a two story and basement frame building on a concrete foundation, 25x52, clad in rustic siding, for \$3,400. 1989 - REPLACE WOOD WINDOWS WITH DUAL GLAZED ALUMINUM WINDOWS.

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** John J. Binet Co. (68 Ramona)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** : In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. for the Morris Stulsaft Co. on speculation. By 1920, it was owned by Betty S. Hanson, and by 1935, by Jeanne R. and Louise Kump. By 1946, it was owned by Giuceppe Belisari.

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

Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings.

(See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

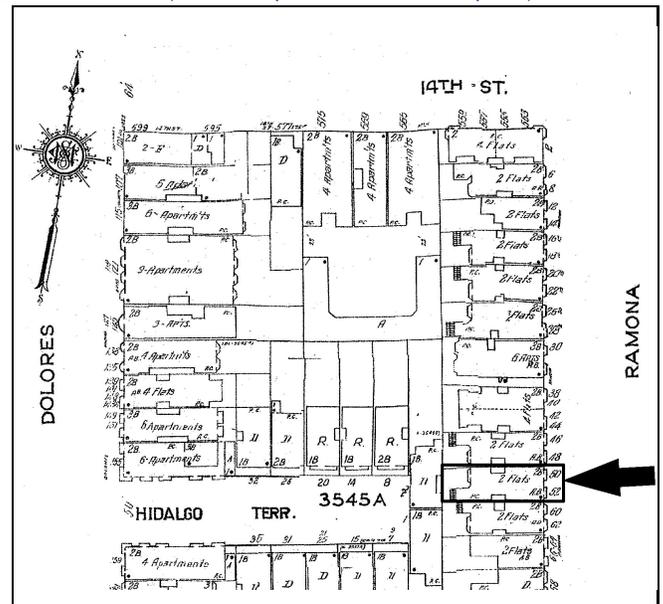
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

**ASSESSMENT:** This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **51-53 Ramona Street**

**P1. Other Identifier:**

**Form Number 366**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 51 53 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 088

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

This is a three-story, two-bay, wood-clad, frame residential flats building. The brick-clad ground story features a service door; a centrally placed garage door, and a recessed entry at the sidewalk -- each under a corbelled brick arch. The second floor contains a shallow sculpted bay in each building bay. The third floor overhangs the second by the depth of the shallow bays. There are two large sculpted bays in the third floor supported by brackets.

The windows are sliding aluminum sash. The façade is divided by a beltcourse between the first and second stories. The entablature follows the profile of the façade and the projecting bays and contains a modillion cornice, egg-and-dart band, a plain frieze, and a banded architrave. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Classical Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking east  
2/11/02

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

1912  Historic

Assessor's Parcel Info

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

LEE YIP VON REVOCABLE LIV T  
% STANLEY LEE  
9582 Eagle Hills Way  
Gilroy CA 95020

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **51-53 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

**\*B5 Architectural Style:** Classical Revival

BPA 1912 - Erect a two story over basement frame building on a concrete foundation, 25x55, clad in rustic siding, for \$4,347.50

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** Charles Coburn (1621 California)

**\*B10. Significance:** Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by Charles Coburn for Fred Fuchs, who owned the building to at least 1920. From at least 1935 to 1946, the property was owned by Bertha A. Mitchell, who also owned the adjacent property to the south.

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

Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings.

(See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

**\*B12. References:**

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

**B13. Remarks:**

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

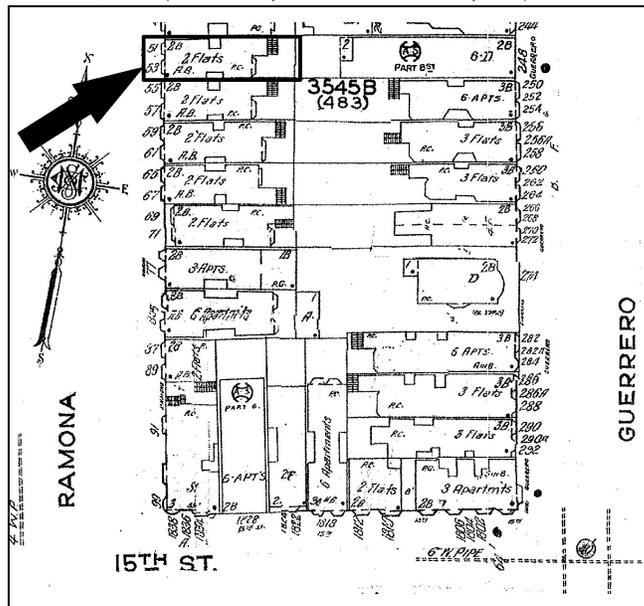
**\*B14 Evaluator:**

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

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

(This space reserved for official comments)

(Sketch Map with north arrow required)



**B10. Continued**

Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

**ASSESSMENT:** This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

**FEATURES:** Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood and stucco cladding; roof configuration; building plan; open, recessed entry approach; window openings and surrounds; and architectural elements such as façade moldings, brackets and cornice.

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **55-57 Ramona Street**

**P1. Other Identifier:**

**Form Number 367**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 55 57 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 087

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

This is a three-story, two-bay, wood-clad, frame residential flats building. The brick-clad ground story features a service door, a centrally placed garage door and a recessed entry at the sidewalk; each under a corbelled brick arch. The second floor contains a shallow sculpted bay in each building bay. The third floor overhangs the second by the depth of the shallow bays. There are two large sculpted bays in the third floor supported by brackets.

The windows are sliding aluminum sash. The façade is divided by a beltcourse between the first and second stories. The entablature follows the profile of the façade and the projecting bays and contains a modillion cornice, egg-and-dart band, a plain frieze, and a banded architrave. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Classical Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking east  
2/11/02

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

1912  Historic

Assessor's Parcel Info

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

LEONG SUEY HO & EVA S

57 Ramona Street  
San Francisco CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **55-57 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1912 - Erect a two story and basement frame building on a concrete foundation 25x55, clad in rustic siding, for \$4,347.

**\*B5 Architectural Style:** Classical Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** Charles Coburn (1621 California)

**\*B10. Significance:** Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by Charles Coburn, for Mrs. George Mitchell, who continued to own the property to at least 1946.

**CONTEXT:** Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

**\*B12. References:**

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

**B13. Remarks:**

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

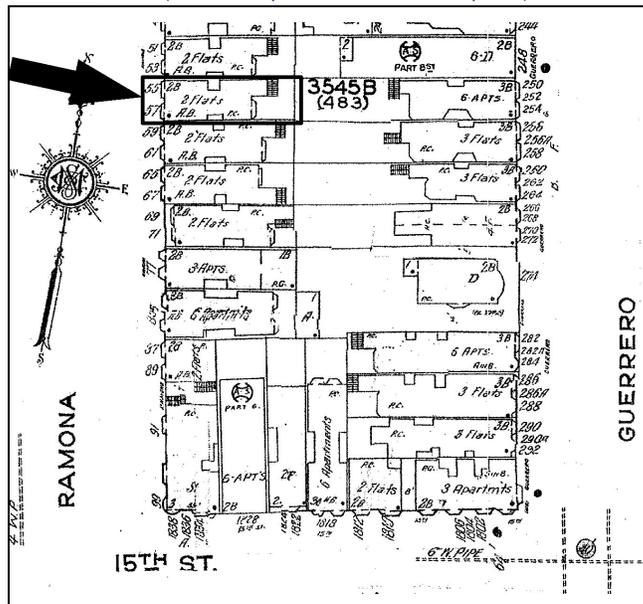
**\*B14 Evaluator:**

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

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

(This space reserved for official comments)

(Sketch Map with north arrow required)



**B10. Continued**

Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Classical revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood and stucco cladding; roof configuration; building plan; open, recessed entry approach; window openings and surrounds; and architectural elements such as façade moldings, brackets and cornice.

Page 1 of 3 Resource name(s) or number(assigned by recorder) **59-61 Ramona Street**

**P1. Other Identifier:**

**Form Number 368**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 59 61 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 086

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

This is a three-story, two-bay, wood-clad, frame residential flats building. The brick-clad ground story features a recessed entry at the sidewalk, a centrally placed garage door and a service door. The second floor contains a shallow sculpted bay in each building bay. The third floor overhangs the second by the depth of the shallow bays and is supported by three heavy brackets. There are two large sculpted bays in the third floor.

The windows are sliding aluminum sash. The façade is divided by a beltcourse between the first and second stories, and a second between the second and third stories consisting of a dentil band. The entablature follows the profile of the façade and the projecting bays and contains a modillion cornice, egg-and-dart band, plain frieze, and a banded architrave. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Classical Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking east  
2/11/02

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

1913  Historic

Assessor's Parcel Info

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

HILL DAVID D JR MOWDY KATHL

61 Ramona Street  
San Francisco CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **59-61 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1913 - Erect a two story and basement frame building on a concrete foundation 25x57, sheathed in rustic siding, for \$4,600.

**\*B5 Architectural Style:** Classical Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** John A. Porporato

**B9b. Builder:** unknown

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. The present building was erected in 1913 for Sally Colt, who would own the property to at least 1920. In 1935, the property was owned by Albert Piche. In 1946, it was owned by Kathryn B. O'Keefe.

**CONTEXT:** Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

**\*B12. References:**

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

**B13. Remarks:**

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

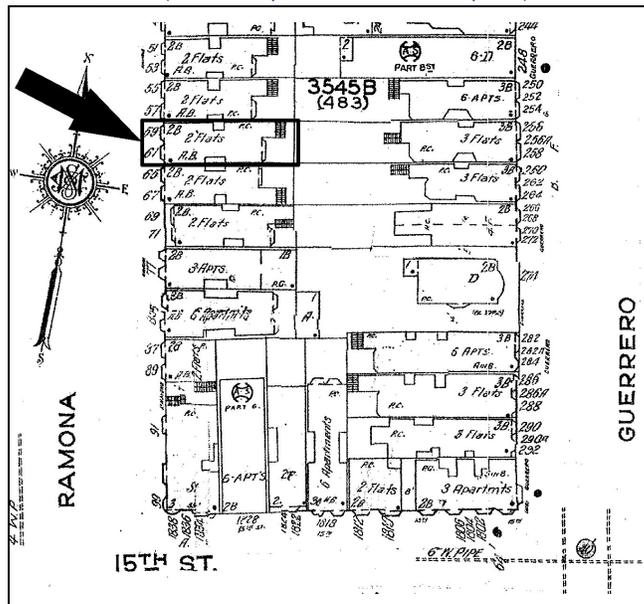
**\*B14 Evaluator:**

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

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

(This space reserved for official comments)

(Sketch Map with north arrow required)



**B10. Continued**

Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: John A. Porporato (1877-1965) operated his architectural firm at 619 Washington when he designed this building. According to City Directories, Porporato practiced architecture in San Francisco from 1901-06, 1908-10, 1912-24, 1927-28, 1930-31, 1933-44 and primarily designed single-family and apartment buildings and mausoleums. This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1913 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood and brick cladding; roof configuration; building plan; open, recessed entry approach; window openings and surrounds; and architectural elements such as façade moldings, brackets and cornice.

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **60-62 Ramona Street**

**P1. Other Identifier:** Formerly lot 72

**Form Number 369**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 60 62 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 112, 113

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

This is a three-story, two-bay, wood-clad, frame residential flats building. The brick-clad ground story features a service door; a centrally placed garage door, and a recessed entry at the sidewalk -- each under a corbelled brick arch. The second story features a square wood trimmed oriel triple window in each bay supported by brackets and covered with a Spanish tile roof. The third story features a wood trimmed oriel window in each bay .

There are 1/1 double hung wood windows . The façade is divided by a beltcourse between the first and second floors. The cornice with egg-and-dart band extends over the depth of the projecting bay windows. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mission Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking west  
2/25/02

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

1912  Historic

Assessor's Parcel Info

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

PETERSON KATHERINE  
YOSHIDA JENNI & MASATSUGU  
60, 62 Ramona Street  
San Francisco CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **60-62 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1911 - Erect a two story ober basement frame building on a concretete foundation, 25x52, clad in rtustic siding, for \$3,750. 1995 - Convert 2 units into condominiums.

**\*B5 Architectural Style:** Mission Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** John J. Binet Co. (325 Fair Oaks)

**\*B10. Significance:** Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co., for the Morris Stulsaft Co., on speculation. In 1920, the building was owned by Susan McDevitt, and from at least 1935 to 1946, it was owned by Stella W. and Michael R. Daly.

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

Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings.

(See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

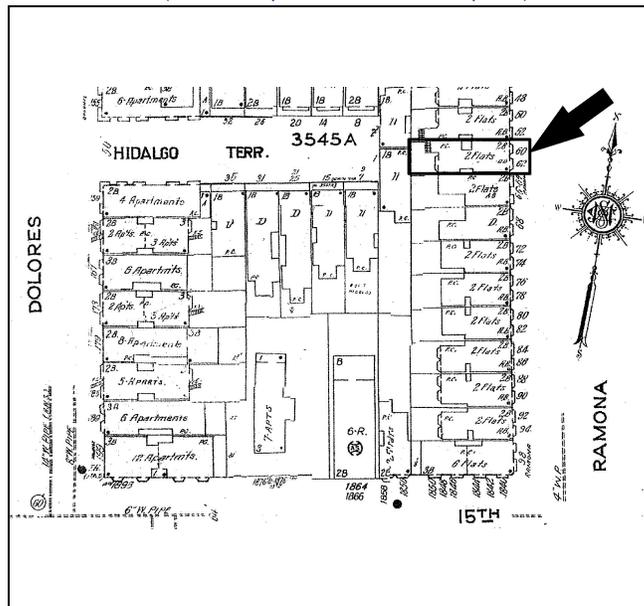
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

**ASSESSMENT:** This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **64-66 Ramona Street**

P1. Other Identifier:

Form Number **370**

P2. Location:  Not for Publication  Unrestricted

\*a. County San Francisco

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

c. Address 64 66 Ramona ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 073

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

This is a three-story, two-bay, wood-clad, frame residential flats building. The brick-clad ground story features a garage door, service door, and a recessed entry at the sidewalk; each under a corbelled brick arch. The second story features a square wood trimmed oriel triple window in each bay supported by brackets, and covered with a Spanish tile roof. The third floor features a square wood trimmed oriel window in each bay that projects further than the bays of the second floor; each with a modillion cornice, and covered with a Spanish tile roof.

The Craftsman-sash wood windows are Chicago-style diamond pattern casements with transoms on the second floor and are double hung divided light upper sash over a single light lower sash on the third floor. The façade is divided by a beltcourse between the first and second stories. The roof is flat.

\*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Mission Revival

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



P5b. Photo: (view and date)  
View From Ramona Street  
looking west  
2/25/02

\*P6. Date Constructed/Age and Sources

1911  Historic

Assessor's Parcel Info

\*P7. Owner and Address:

WEISTEIN STEVEN R

66 Ramona Street  
San Francisco CA 94103

\*P8. Recorded by:

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

\*P9. Date Recorded 8/29/2002

\*P10. Survey Type Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **64-66 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

**\*B5 Architectural Style:** Mission Revival

BPA 1911 - Erect a two story over basement frame building on a concrete foundation 25x40, clad in rustic siding, for \$2,800. 1996 - REPAIR FRAMING AT WEST ELEVAT LIVINGRM AREA/PROVIDE NEW FOUN.

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** John J. Binet Co. (325 Fair Oaks)

**\*B10. Significance:** Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: : In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. for the Morris Stulsaft Co. on speculation. By 1920, this property was owned by Carl G. and Anna Holmberg. From at least 1935 to 1946, it was owned by Zelda Burke.

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

Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings.

(See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

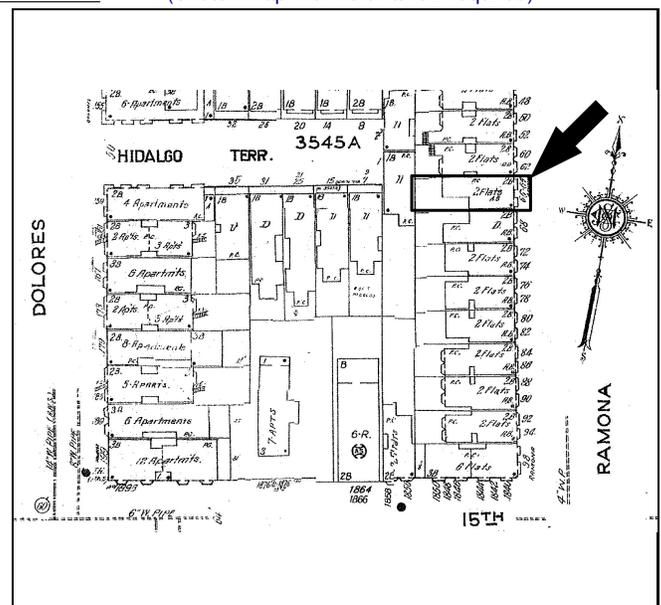
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

**ASSESSMENT:** This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1911 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **65-67 Ramona Street**

P1. Other Identifier:

Form Number **371**

P2. Location:  Not for Publication  Unrestricted

\*a. County San Francisco

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

c. Address 65 67 Ramona ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 085

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

This is a three-story, two-bay, wood-clad, frame residential flats building. The brick-clad ground story features a service door, a centrally placed garage door, a single window, and a recessed entry at the sidewalk; each under a corbelled brick arch. The second floor contains a shallow sculpted bay in each building bay. The third floor overhangs the second by the depth of the shallow bays. Ionic columns support the third floor. There are two large sculpted bays in the third floor supported by brackets.

The windows are sliding aluminum sash. The façade is divided by a beltcourse between the first and second stories. The entablature follows the profile of the façade and the projecting bays and contains a modillion cornice, dentil band, plain frieze, and a banded architrave. The roof is flat.

\*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Classical Revival

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



P5b. Photo: (view and date)  
View From Ramona Street  
looking east  
2/11/02

\*P6. Date Constructed/Age and Sources

1912  Historic

Assessor's Parcel Info

\*P7. Owner and Address:

BORGEN, ANGELA & ROGER J

2251 15th Avenue  
San Francisco CA 94116

\*P8. Recorded by:

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

\*P9. Date Recorded 8/29/2002

\*P10. Survey Type Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **65-67 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

**\*B5 Architectural Style:** Classical Revival

BPA 1912 - erect a two story and basement frame building on a concrete foundation, 25x55, sheathed in rustic siding, for \$3,200. 1993 - REPAIR (E) STAIR, NO CHANGES TO ORIGINAL STAIR CONFIGURATION

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** John A. Porporato

**B9b. Builder:** unknown

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. The present building was erected in 1912 for August Hollin, from plans by S.A. Porporato. Hollin owned the property to at least 1920. From at least 1935 to 1946, it was owned by Tessie B. and John J. Boland.

**CONTEXT:** Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

**\*B12. References:**

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

**B13. Remarks:**

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

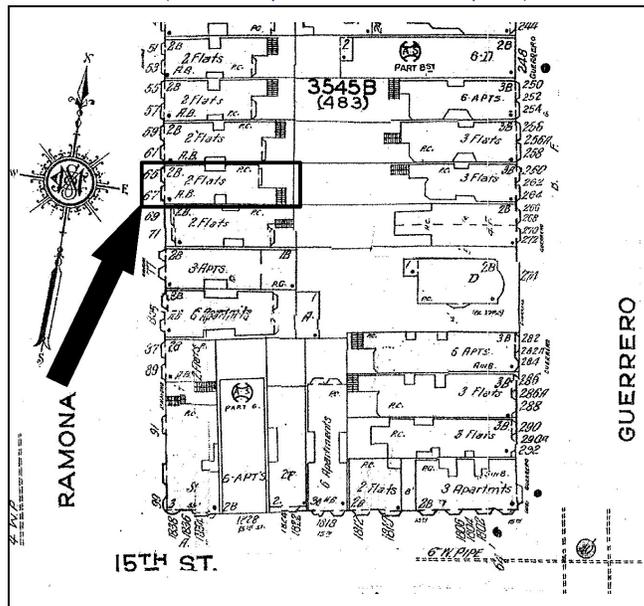
**\*B14 Evaluator:**

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

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

(This space reserved for official comments)

(Sketch Map with north arrow required)



**B10. Continued**

Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: John A. Porporato (1877-1965) operated his architectural firm at 619 Washington when he designed this building. According to City Directories, Porporato practiced architecture in San Francisco from 1901-06, 1908-10, 1912-24, 1927-28, 1930-31, 1933-44 and primarily designed single-family and apartment buildings and mausoleums. This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood and brick cladding; roof configuration; building plan; open, recessed entry approach; window openings and surrounds; and architectural elements such as columns, façade moldings, brackets and cornice.

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **68 Ramona Street**

**P1. Other Identifier:**

**Form Number 372**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 68 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 074

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

This is a three-story, two-bay, tongue-and-groove wood-clad, frame residential flats building. The brick-clad ground story features a recessed entry at the sidewalk; a centrally placed garage door, and a service door -- each under a corbelled brick arch. The second story features a square wood trimmed oriel window in each bay supported by brackets and covered with a Spanish tile roof. The third floor features a sculpted wood trimmed oriel window in each bay each with a modillion cornice and covered with a Spanish tile roof.

The Craftsman-sash wood windows are Chicago-style casements with transoms on the second floor and are double hung divided light upper sash over a single light lower sash on the third floor. The façade is divided by a beltcourse between the first and second stories. There is a plain, coped parapet. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mission Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking west  
2/25/02

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

1911  Historic

Assessor's Parcel Info

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

SILVER CAROL R

68 Ramona Street  
San Francisco CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **68 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Single-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1911 - Erect a two story over basement frame building on a concrete foundation 25x40, clad in rustic siding, for \$2,800. 1991 - legalize 2nd unit.

**\*B5 Architectural Style:** Mission Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** John J. Binet Co. (325 Fair Oaks)

**\*B10. Significance:** Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: : In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. for the Morris Stulsaft Co. on speculation. By 1920, the property was owned by Gertrude Huff. From at least 1935 to 1946, it was owned by William G. and Mary Morelli.

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

Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

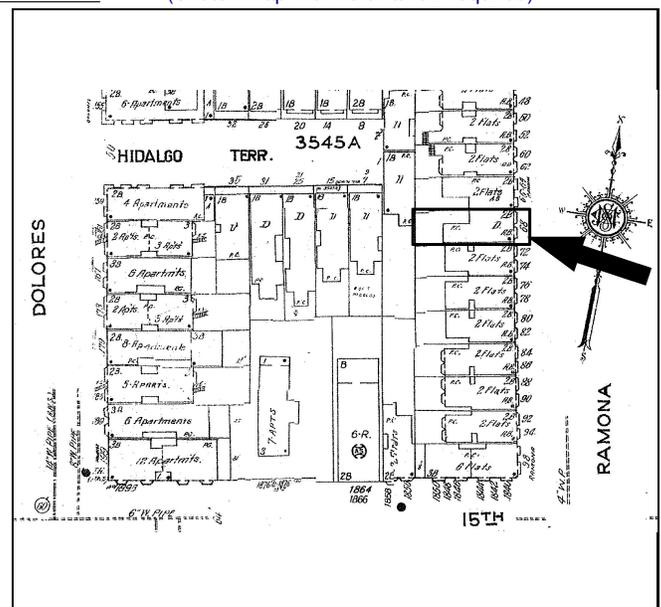
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

Page 1 of 3 Resource name(s) or number(assigned by recorder) **69-71 Ramona Street**

**P1. Other Identifier:** formerly lot 84

**Form Number 373**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 69 71 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 120,121

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

This is a three-story, two-bay, wood-clad, frame residential flats building. The stucco-clad ground story features a set of terrazzo stairs leading to a recessed entry located on the second floor, a sectional wood overhead garage door and a service door. The second story features a wood paneled recessed entry with a simple Ionic portico in the first bay and a sculpted bay in the second bay. The third story features a sculpted bay in each building bay.

The windows are 1/1 vinyl double hung. The façade is divided by a beltcourse between the second and third floors. The entablature follows the profile of the façade and the projecting bays and contains a block modillion cornice, paneled frieze, and a banded architrave. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Classical Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking east  
2/11/02

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

1911  Historic

Assessor's Parcel Info

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

CONNOLLY JOY P  
WATTS CURTIS W  
69, 71 Ramona Street  
San Francisco CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **69-71 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

\***B6 Construction History:**

BPA 1911 - Erect a two story over basement frame building on a concrete foundation, 25x50, clad in 1x10 rustic siding, for \$4,000.

\***B5 Architectural Style:** Classical Revival

\***B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

\***B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** Elmer Clarkson (217 Prospect)

\***B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1911 by Elmer Clarkson, for George R. Newsom. In 1920, it was owned by Emily Brueske, a music teacher, who continued to own the property to at least 1935. In 1946, it was owned by Emily and P.T.A. Kretzer.

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

Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings.

(See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

\***B12. References:**

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

**B13. Remarks:**

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

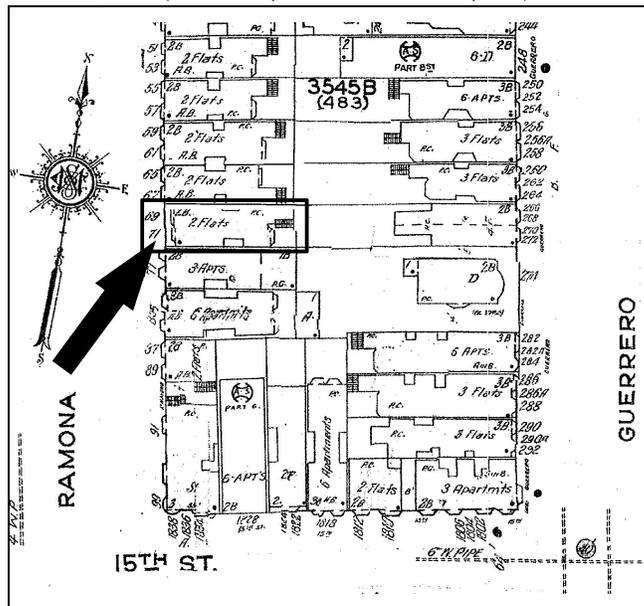
\***B14 Evaluator:**

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

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

(This space reserved for official comments)

(Sketch Map with north arrow required)



**B10. Continued**

Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906.

Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period. There was no Ramona Street at the time, however it was being planned by a partnership of F. Hagemann, who developed the eastern side of Ramona, and the estate of Claus Mangels, who owned the western side.

**ASSESSMENT:** This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1911 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **72-74 Ramona Street**

**P1. Other Identifier:** Formerly lot 75

**Form Number 374**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 72 74 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 118-119

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

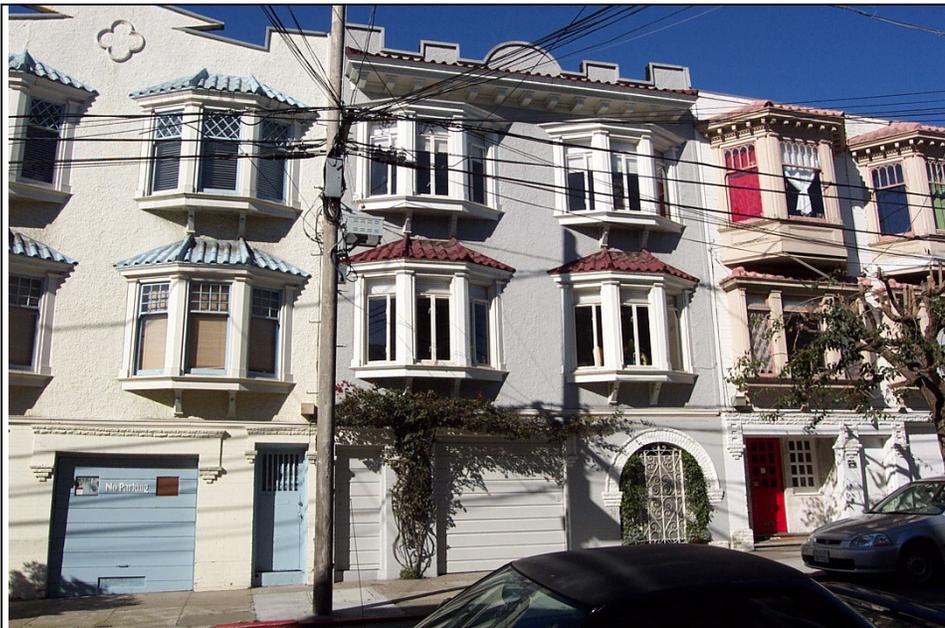
This is a three-story, two-bay, stucco-clad, frame residential flats building. The brick-clad ground story features a service door; a centrally placed garage door, and a recessed entry at the sidewalk -- each under a Romanesque brick arch. The second story features a wood trimmed oriel window in each bay supported by brackets and covered with a Spanish tile roof. The third story features a wood trimmed oriel window in each bay supported by brackets, with a flat, tin-clad roof.

The windows are vinyl sliders. The façade is divided by a beltcourse between the first and second stories. The cornice is composed of a pent roof clad in Spanish tile cantilevered from wall surface of the shaped, coped parapet. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mission Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking west  
2/25/02

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

1911  Historic

Assessor's Parcel Info

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

DIPPOLD HOWARD I MORAN JAME

72 Ramona Street  
San Francisco CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **72-74 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

1997 - small HORIZONTAL ADDITION

**\*B5 Architectural Style:** Mission Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** unknown

**B9b. Builder:** unknown

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1911. By 1920, it was owned by Lester S. Boyyer, and in 1935 by George Brayle, and in 1946 by Maude Driscoll.

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

Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California.

(See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

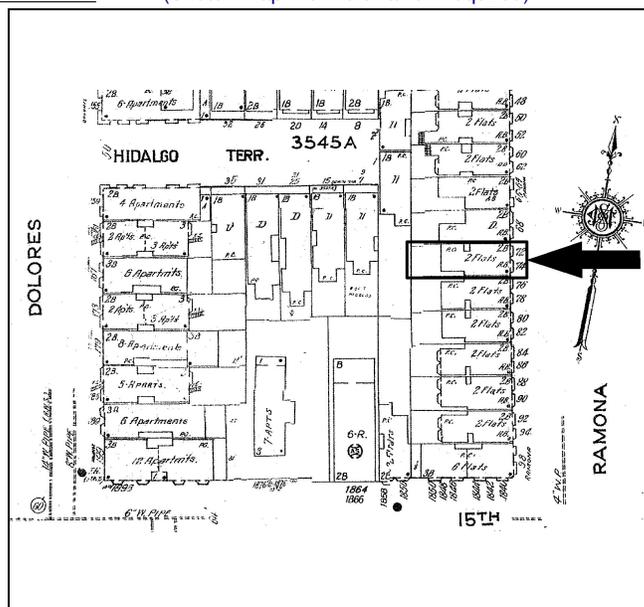
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1911 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco and brick cladding; roof configuration; building plan; open, recessed entry approach; doors, window openings and surrounds; and architectural elements such as Spanish tile, façade moldings, brackets, cornice and shaped parapet.

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **76-78 Ramona Street**

**P1. Other Identifier:** formerly lot 76

**Form Number 375**

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

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

c. Address 76 78 Ramona ST City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 104, 105

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

This is a three-story, two-bay, stucco-clad, frame residential flats building. The brick-clad ground story features a recessed entry at the sidewalk; a centrally placed garage door, and a service door -- each under a corbelled brick arch. The second and third stories feature a wood trimmed oriel window in each bay supported by brackets and covered with a Spanish tile roof.

The Craftsman-sash wood windows are double hung 9/1 on the second floor, and diamond light upper sash over a single light lower sash on the third floor. The façade is divided by a beltcourse between the first and second stories. There is a shaped, coped parapet. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mission Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking west  
2/25/2002

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

1911  Historic  
Building Permit

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

REID, STEPHANIE & THOMAS  
CRANE RICHARD I  
76, 78 RAMONA AVE  
SAN FRANCISCO CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **76-78 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

**\*B5 Architectural Style:** Mission Revival

BPA 1911 - Erect a two story over basement frame building on a concrete foundation 25x51, clad in rustic siding, for \$3,000. 1991 - 2 unit condominium conversion. 1989 - HORIZONTAL ADDITION (small)

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** John J. Binet Co. (325 Fair Oaks St)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1911 by the John J. Binet Co., for the Morris Stulsaft Co., on speculation. In 1920, Stulsaft sold the property to Joseph and Gossa Solar. In 1935, it was owned by Emabuel and Ellen Johnson, and in 1946 by Eugino and Antonia Musante.

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

Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings.

(See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

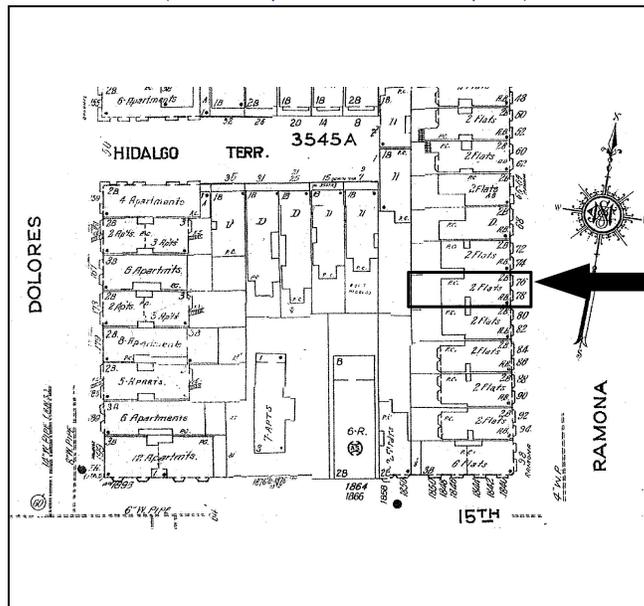
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

**ASSESSMENT:** This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1911 in the Missoin Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

**FEATURES:** Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco and brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds and glazing; and architectural elements such as Spanish tile, façade moldings, brackets and shaped parapet.

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **77 Ramona Street**

**P1. Other Identifier:**

**Form Number 376**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 77 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 083

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

This is a three-story, two-bay, stucco-clad, frame residential flats building. The brick-clad ground story features a recessed entry at the sidewalk; a centrally placed recessed garage door with a service door in the reveal wall. The second floor contains two Chicago-style windows in a thin wood surround. The third story features a wood trimmed oriel window in each bay supported by brackets with a flat, tin-clad roof.

The windows are a combination of aluminum sliders and aluminum double hung. The façade is divided by a beltcourse between the first and second stories. There is a shaped, coped parapet. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mission Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking east  
2/11/02

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

1923  Historic

Assessor's Parcel Info

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

PAPPAS ARISTIDE J&KATHRYN M

10 DE SOTO ST  
SAN FRANCISCO CA 94127

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **77 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Four-Family Dwelling

**\*B6 Construction History:**

BPA 1923 - Erect a two story and basement frame building on a concrete foundation 25x59, sheathed in rustic and plaster, for \$8,000. 1989 - INSTALLATION OF ONE WINDOW

**\*B5 Architectural Style:** Mission Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** John Carl Hladik

**B9b. Builder:** John Johnson & Son (180 Jessie)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. In 1920, the vacant lot was owned by James Dizney. The present building was erected in 1923 by John Johnson and Son, for John A. Black, a metalworker, from plans by J.C. Hladik. Black would own the building to at least 1935. In 1946, it was owned by Edward and Florence Corvi.

**CONTEXT:** Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

**\*B12. References:**

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

**B13. Remarks:**

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

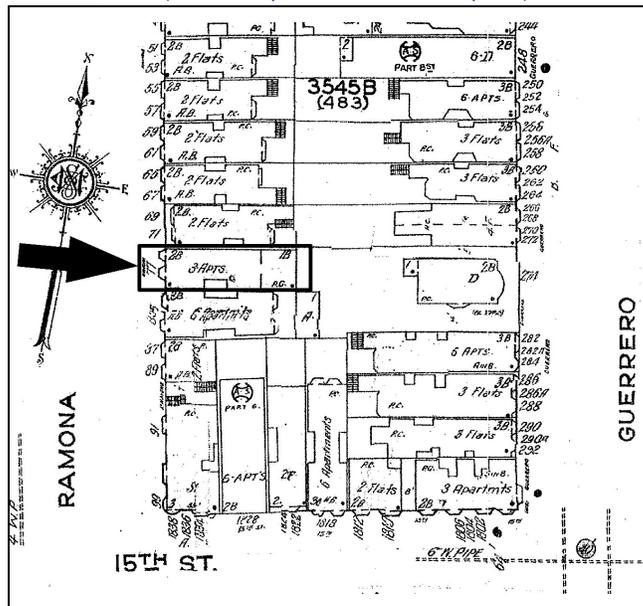
**\*B14 Evaluator:**

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

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

(This space reserved for official comments)

(Sketch Map with north arrow required)



**B10. Continued**

This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: John Carl Hladik (birth unknown - 1928) operated his architectural firm in the Monadnock Building when he designed this building. According to City Directories, Hladik practiced architecture in San Francisco from 1913-25 and primarily designed single-family homes and apartment buildings and some office buildings. This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **80-82 Ramona Street**

P1. Other Identifier:

Form Number **377**

P2. Location:  Not for Publication  Unrestricted

\*a. County San Francisco

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

c. Address 80 82 Ramona ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 077

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

This is a three-story, two-bay, stucco-clad, frame residential flats building. The brick-clad ground story features a service door; a centrally placed garage door, and a recessed entry at the sidewalk -- each under a Romanesque brick arch. The second story features a wood trimmed oriel window in each bay supported by brackets with a flat, tin-clad roof. The third story features a wood trimmed oriel window in each bay supported by brackets and covered with a Spanish tile roof.

The Craftsman-sash wood windows are double hung 9/1 on the second floor and diamond light upper sash over a single light lower sash on the third floor. The façade is divided by a beltcourse between the first and second stories. There is a shaped, coped parapet. The roof is flat.

\*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Mission Revival

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



P5b. Photo: (view and date)  
View From Ramona Street  
looking west  
2/25/02

\*P6. Date Constructed/Age and Sources

1912  Historic

Assessor's Parcel Info

\*P7. Owner and Address:

TONG JACK & KING WOO JEW 20

408 S HILL BLVD  
DALY CITY CA 94014

\*P8. Recorded by:

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

\*P9. Date Recorded 8/29/2002

\*P10. Survey Type Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **80-82 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1911 - Erect a two story over basement frame building on a concrete foundation 25x51, clad in rustic siding, for \$3,000.

**\*B5 Architectural Style:** Mission Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** John J. Binet Co. (325 Fair Oaks St)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** : In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. for the Morris Stulsaft Co. on speculation. By 1920 to at least 1946, the building was owned by P. Olaf and Ellen Anderson.

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

Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California.

(See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

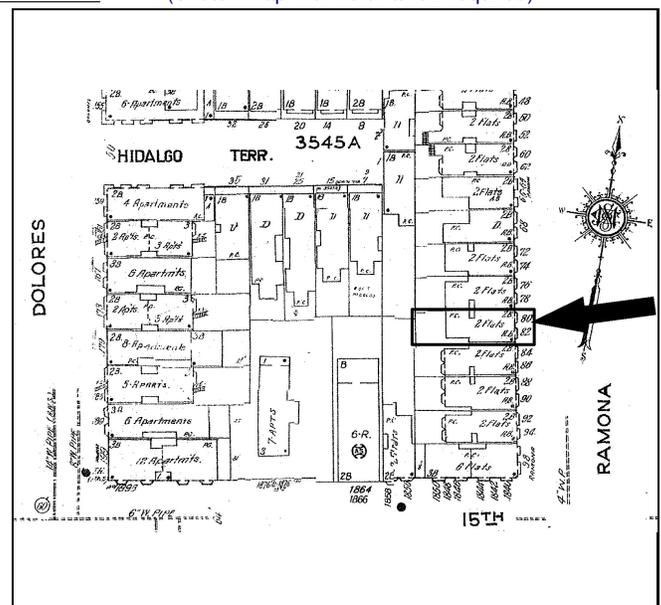
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

**ASSESSMENT:** This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **84-86 Ramona Street**

**P1. Other Identifier:**

**Form Number 378**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 84 86 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 078

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

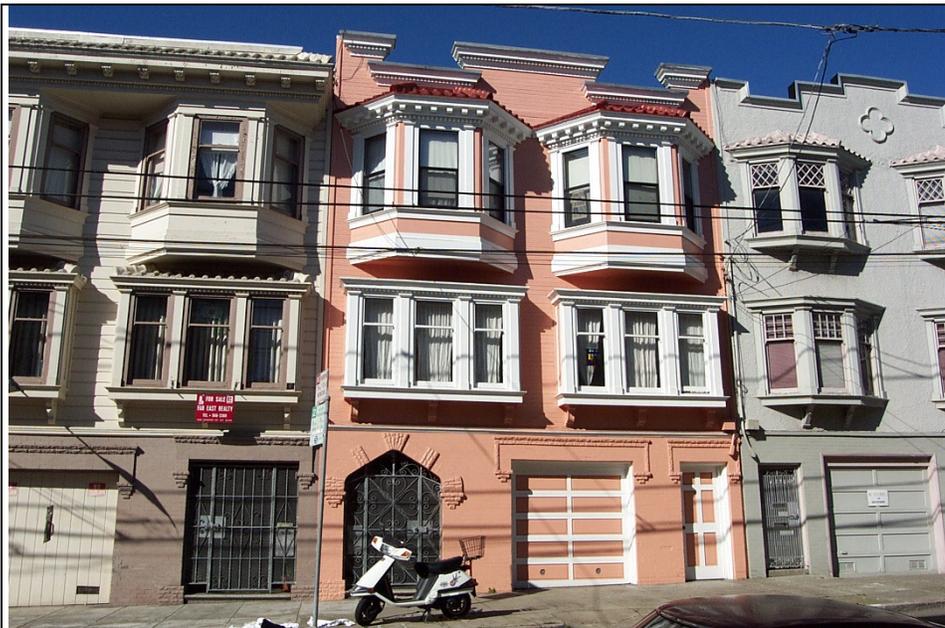
This is a three-story, two-bay, stucco-clad, frame residential flats building. The brick-clad ground story features a recessed entry at the sidewalk; a centrally placed garage door, and a service door -- each under a corbelled brick arch pointed over the main entry. The second story features a square wood trimmed oriel triple window in each bay supported by brackets with a flat, tin-clad roof. The third floor features a sculpted wood trimmed oriel window in each bay each with a modillion cornice and covered with a Spanish tile roof.

The windows are 1/1 double hung sash; wood on the second floor, aluminum on the third.. The façade is divided by a beltcourse between the first and second stories. There is a shaped, coped parapet. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mission Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking west  
2/25/02

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

1912  Historic

Assessor's Parcel Info

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

CHAN ALBERT S & BETTY W REV  
CONSOLIDATED REALTY  
2323 NORIEGA ST #203  
SAN FRANCISCO CA 94114

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **84-86 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1911 - Erect a two story over basement frame building on a concrete foundation 25x51, clad in rustic siding, for \$3,500.

**\*B5 Architectural Style:** Mission Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** John J. Binet Co. (325 Fair Oaks St)

**\*B10. Significance:** Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: : In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. for the Morris Stulsaft Co. on speculation. By 1920, the building was owned by William H. and Henrietta Snyder, and in 1935 by Mary and Nellie Vaughn. In 1946, it was owned by William J. and Laurine V. Conners.

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

Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings.

(See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

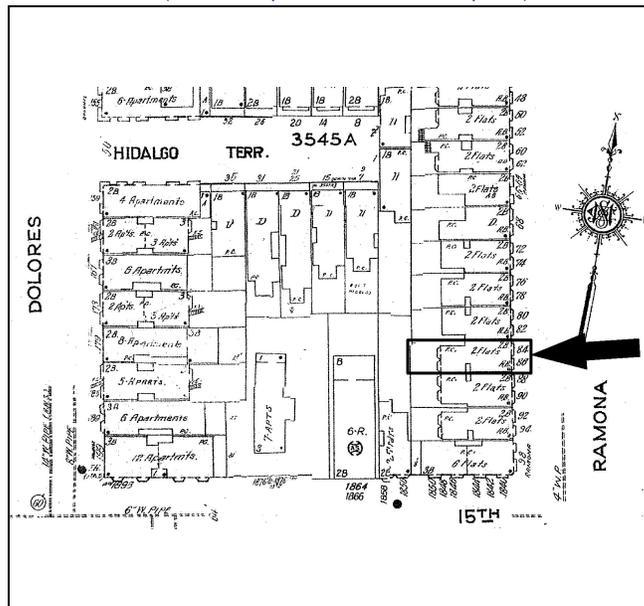
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

**ASSESSMENT:** This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

**FEATURES:** Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco, wood and brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing (exclusive of third floor sash); and architectural elements such as Spanish tile, façade moldings and shaped parapet.

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **85 Ramona Street**

P1. Other Identifier:

Form Number **379**

P2. Location:  Not for Publication  Unrestricted

\*a. County San Francisco

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

c. Address 85 Ramona ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 082

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

This is a four-story, two-bay, stucco-clad, frame residential building. The brick-clad ground story features a recessed entry at the sidewalk; a service door, and a sectional garage door. The second story features a triple window in each building bay. The symmetrical third and fourth stories feature a sculpted bay in each building bay. There are bands of trim across the bays above and below the third floor and a cornice above the fourth floor with a dentil band and egg-and-dart molding.

The windows are 1/1 wood double hung. The façade is divided by a beltcourse between the first and second stories. The plain parapet is a continuation of the building wall. The roof is flat.

\*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Classical Revival

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



P5b. Photo: (view and date)  
View From Ramona Street  
looking east  
2/11/02

\*P6. Date Constructed/Age and Sources

1919  Historic

Assessor's Parcel Info

\*P7. Owner and Address:

TRAISMAN STEVEN E

1675 FILBERT ST  
SAN FRANCISCO CA 94123

\*P8. Recorded by:

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

\*P9. Date Recorded 8/29/2002

\*P10. Survey Type Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **85 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Six-Family Dwelling.

**B4. Present Use:** Six-Family Dwelling.

**\*B6 Construction History:**

BPA 1919 - Erect a three story over basement frame building on a concrete foundation, 30x65, clad with rustic siding, for \$12,000.

**\*B5 Architectural Style:** Classical Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** unknown

**B9b. Builder:** O. E. Carlson

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Apartments **Applicable Criteria (NR):** C

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

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. The present building was erected in 1919 by O.E. Carlson, for Lucia Fussio, who owned the building in 1920. In 1935, the property was owned by Elizabeth M. Hager, and in 1946 by Josephine T. Stewart. **CONTEXT:** Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

**\*B12. References:**

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

**B13. Remarks:**

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

**\*B14 Evaluator:**

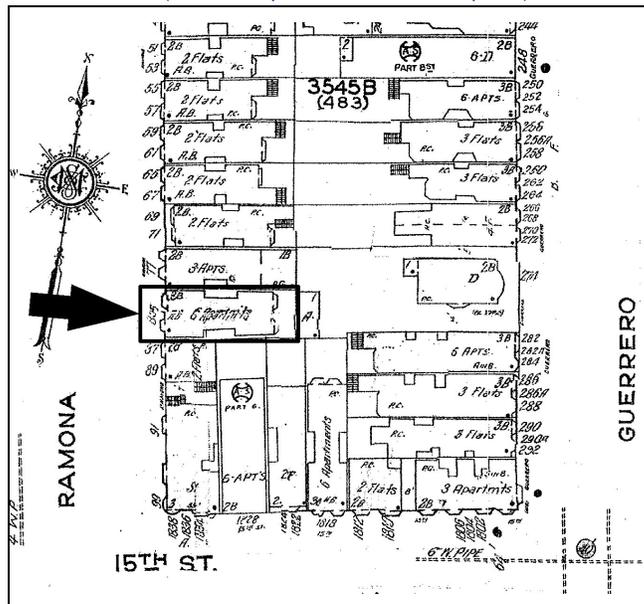
N. Moses Corrette, SF Planning Department  
1660 Mission Street, 5th Floor San Francisco, CA, 94103

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

(This space reserved for official comments)

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(Sketch Map with north arrow required)



**B10. Continued**

ASSESSMENT: One of twenty-two Classical Revival apartment buildings within the survey, this is an ordinary example of the style. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

**P1. Other Identifier:**

**Form Number 380**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 87 89 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 022

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

This is a three-story, two-bay, wood-clad, frame residential flats building. The first floor has a garage door and a gated, recessed entry at the sidewalk. The second floor contains a square bay in each building bay with a triple window supported by a series of moldings. The third floor contains a sculpted bay in each building bay.

The windows are 1/1 wood double hung with continuous lintels and sills on the bays. The façade is divided by a beltcourse between the first and second floors. The entablature contains a modillion cornice, dentil band, a plain frieze and egg-and-dart architrave. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Classical Revival

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking east  
2/11/2002

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

1912  Historic  
Building Permit

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

WILLIAM H&SANDRA L HEDDEN  
  
PO BOX 1311  
BURLINGAME CA 94011

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **87-89 Ramona**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

**\*B5 Architectural Style:** Classical Revival

BPA 1912 - Erect a two story over basement frame building on a concrete foundation, 25x28, clad in 3x1 redwood boards, for \$2,000. 2002 - TO VERIFY THE SOUTH SIDE PERIMETER WALL HAS BEEN UPGRADED FOR 1-HR FIRE RATING DURING FIRE DAMAGE

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** (Owner) John F. Spierson (1834 15th St)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by a vegetable garden. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. In 1894, it was part of a larger parcel owned by Frederick Hagemann, owner of a brewery in the south-of-Market neighborhood. In 1899, the lot was still vacant, but it is not clear if the gardens were still in use on the site, or if it was being used by the nearby Buckman Contracting Co. Between 1901 and 1906, the parcel was passed to Adolph and Amelia Hagemann. In 1912 John F. Spierson had the building erected, and continued to own it to at least 1935. In 1946, it was owned by Tamis and Julia Mouzakis.

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

**B11. Additional Resources Attributes:** \_\_\_\_\_

**\*B12. References:**

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

**B13. Remarks:**

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

**\*B14 Evaluator:**

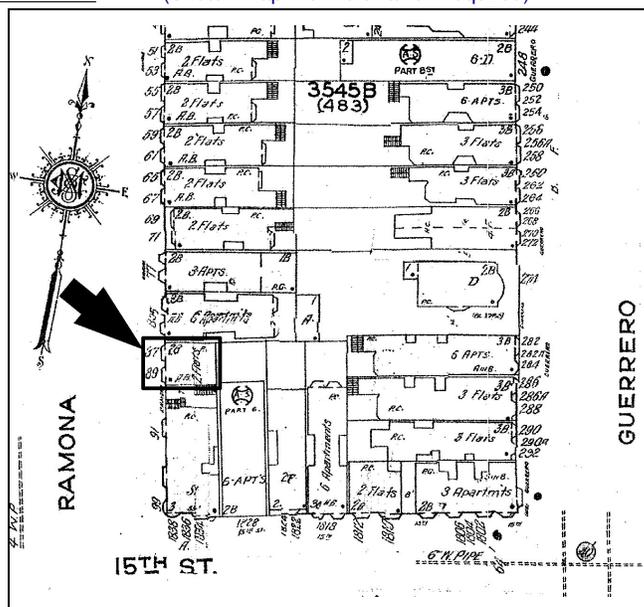
N. Moses Corrette, SF Planning Department  
1660 Mission Street, 5th Floor San Francisco, CA, 94103

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

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(Sketch Map with north arrow required)



**B10. Continued**

Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

**ASSESSMENT:** This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **88-90 Ramona Street**

**P1. Other Identifier:**

**Form Number 381**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 88 90 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 079

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

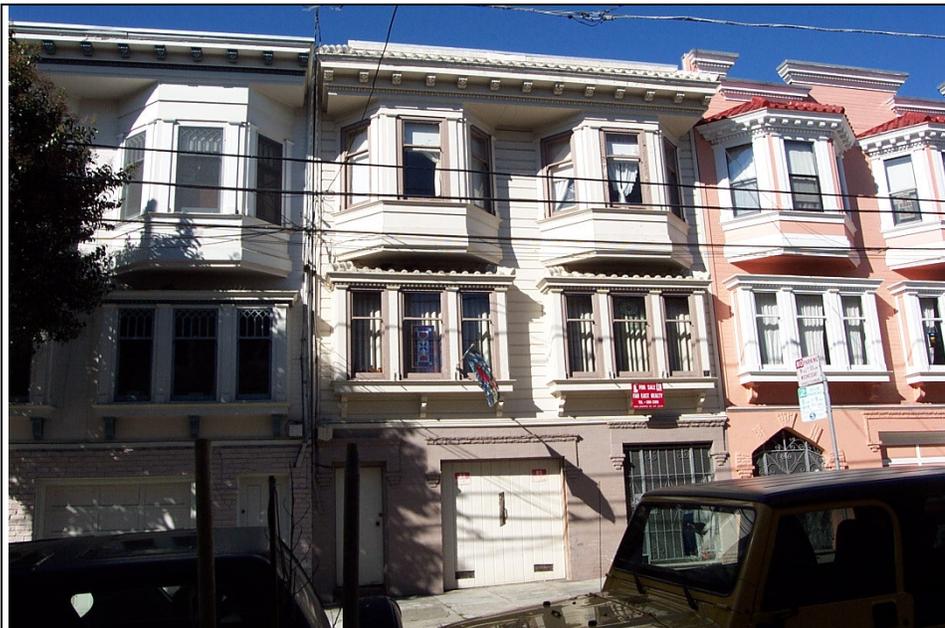
This is a three-story, two-bay, wood-clad, frame residential flats building. The brick-clad ground story features a service door; a centrally placed garage door, and a recessed entry at the sidewalk -- each under a corbelled brick arch. The second story features a square wood trimmed oriel triple window in each bay supported by brackets and covered with a Spanish tile roof. The third story features a wood trimmed oriel window in each bay.

The windows are 1/1 wood double hung. The façade is divided by a beltcourse between the first and second stories. The cornice is composed of a pent roof clad in Spanish tile cantilevered from the wall surface of the parapet with modillions and a dentil band. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Bungalow / Craftsman

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking west  
2/25/02

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

1912  Historic

Assessor's Parcel Info

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

CHIU REVOCABLE TRUST

3632 JUDAH ST  
SAN FRANCISCO CA 94122

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **88-90 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1911 - Erect a two story over basement frame building on a concrete foundation 25x51, clad in rustic siding, for \$3,500.

**\*B5 Architectural Style:** Bungalow / Craftsman

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** John J. Binet Co. (325 Fair Oaks St)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. for the Morris Stulsaft Co. on speculation. By 1920, the property was owned by Vincent and Katherine Renna. From at least 1935 to 1946, the property was owned by Dominic J. and Annie P. Garissino.

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

(See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

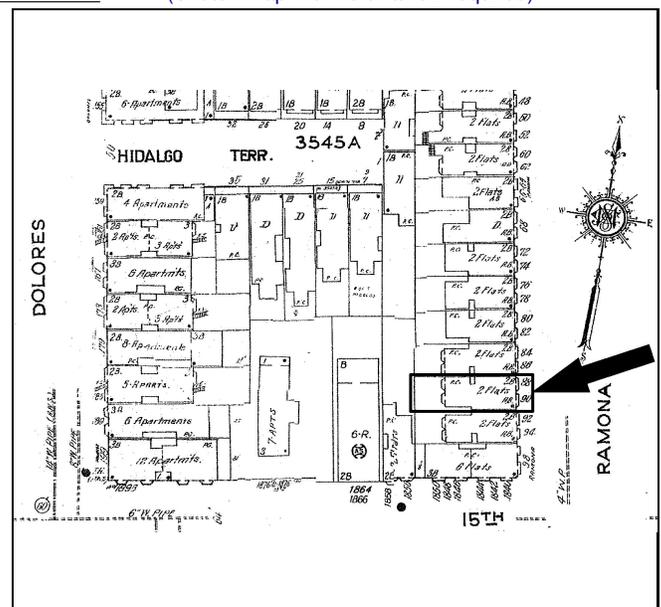
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

Windows are often irregular in pattern; horizontal windows are paired with upper sash windows featuring multiple lights. Craftsman structures are typically of natural wood construction and siding with shingles or clapboard siding. A concrete block or stone foundation and porch piers are typically associated with this style. This style represents 5% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the bungalow / Craftsman style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **92-94 Ramona Street**

**P1. Other Identifier:** Formerly lot 81

**Form Number 382**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 92 94 Ramona ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 110, 111

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

This is a three-story, two-bay, wood-clad, frame residential flats building. The brick-clad ground story features a recessed entry at the sidewalk; a centrally placed garage door, and a service door -- each under a corbelled brick arch. The second story features a square wood trimmed oriel triple window in each bay supported by brackets with a flat, tin-clad roof. The third story features a wood trimmed oriel window in each bay .

The Craftsman-sash wood windows have a divided light upper sash over a single light lower sash. The façade is divided by a beltcourse between the first and second floors. The modillion cornice extends over the depth of the projecting bay windows. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Bungalow / Craftsman

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



**P5b. Photo:** (view and date)  
View From Ramona Street  
looking west  
2/25/02

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

1912  Historic

Assessor's Parcel Info

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

HYMANS EVELYN  
GRAY CHRISTOPHER  
92, 94 RAMONA AVE  
SAN FRANCISCO CA 94103

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 \*Resource name(s) or number **92-94 Ramona Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Two-Family Dwelling

**B4. Present Use:** Two-Family Dwelling

**\*B6 Construction History:**

BPA 1911 - Erect a two story over basement frame building on a concrete foundation 25x51, clad in rustic siding, for \$3,000. 1994 - Legalize existing rear decks and stairs constructed without permit. 1993 - Convert 2 units into condominiums

**\*B5 Architectural Style:** Bungalow / Craftsman

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** John J. Binet Co. (325 Fair Oaks)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Flats **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co.. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co., for the Morris Stulsaft Co., on speculation. From at least 1920 to 1946, the building was owned by Frank W. and Gertrude H. Orme.

**CONTEXT:** Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Craftsman structures feature projecting eaves with structural wood elements (eaves, rafter ends, posts, braces) used as simple ornamentation. Windows are often irregular in pattern; horizontal windows are paired with upper sash windows featuring multiple lights. Craftsman structures are typically of natural wood construction and siding with shingles or clapboard siding. A concrete block or stone foundation and porch piers are typically associated with this style. This style represents 5% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_ (Sketch Map with north arrow required)

**\*B12. References:**

**B13. Remarks:**

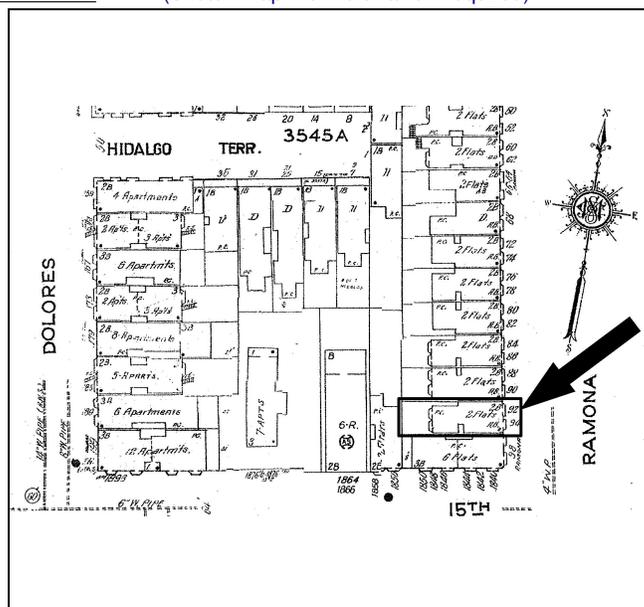
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

**ASSESSMENT:** This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Bungalow / Craftsman style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **537 14th Street**

**P1. Other Identifier:**

**Form Number 28**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 537 14th ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 096

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

This is a three-story, five-bay, wood-clad, frame residential apartment building at the corner of 14th and Ramona Streets. In plan, it is a modified perfect-six property type. The stucco-clad raised basement is revealed to a full floor on the downward slope of 14th Street. It contains a single sectional garage door and two small, fixed sash windows. The main entrance to the apartments is from a recessed entry between the basement and first stories at the sidewalk level. The first floor is sided in wood resembling banded rusticated stone. The first, second, fourth and fifth bays each contain paired windows in a plain wood surround. The second and third stories feature a sculpted bay in the first, second and fourth building bays. An octagonal bay with five exposed faces occupies the fifth building bay at the street corner. A small single window is placed high on the building wall between the outer building bays of the first, second and third floors. The central, or third building bay contains an enclosed, central stair hall. A single window is located at the landings between the first and second and second and third floors of the central bay. A fixed diamond shaped sash is located between the third story and the cornice. A secondary façade on Ramona Street in three bays is finished similarly to the 14th Street façade. The first bay contains the octagonal tower, the second contains a sculpted bay on the second and third floors and the third contains a single window. Again, the windows are paired on the first floor.

The windows are 1/1 wood double hung. The façade is divided by a beltcourse between the first and second floors. The block modillion cornice follows the profile of the façade and the projecting bays. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Classical Revival

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



**P5b. Photo:** (view and date)  
 View From 14th Street  
 looking south  
 8/29/2002

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

1913  Historic  
 Building Permit

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

SCHACHTER WIN REVOC LIVING  
 % WIN SCHACHTER  
 1890 Page Street #6  
 San Francisco CA 94117

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 \*Resource name(s) or number **537 14th Street**

CHR Status Code **3D**

**B1. Historic Name:** 535-545 14th st

**B2. Common Name:**

**B3. Original Use:** Six-Family Dwelling

**B4. Present Use:** Six-Family Dwelling

**\*B6 Construction History:**

BPA 1913 - Erect a three story and basement, six flat apartemnt building covered with rustic and shiplap 28x66, for \$8,000.

**\*B5 Architectural Style:** Classical Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** none

**B9b. Builder:** (Owner) E. A. Knoop (1375 Stevenson)

**\*B10. Significance:** Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Apartments Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1913 by owner / builder Ernest A. Knoop, who would own the building t at least 1935. **CONTEXT:** Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

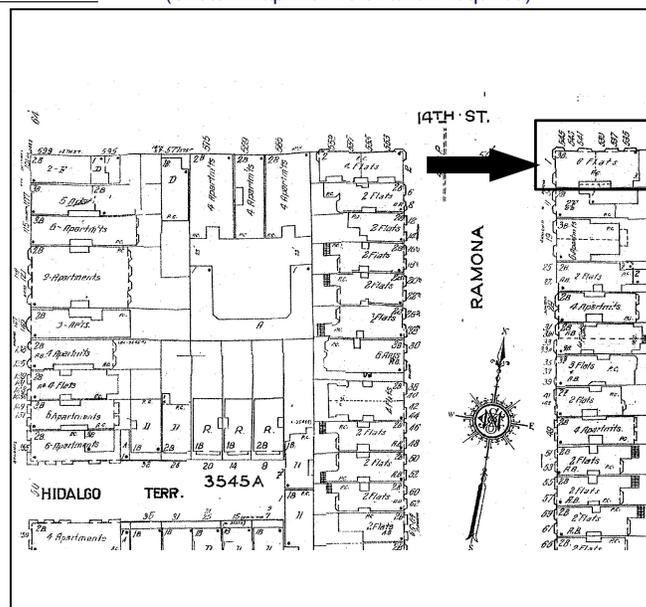
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

ASSESSMENT: One of twenty-two Classical Revival apartment buildings within the survey, this is an ordinary example of the style. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however, be a contributor to a potential historic district in the area. The Potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1913 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D. INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco and wood claddings; roof configuration; building plan; entry approach and surround; windows and doors including surrounds and glazing; and architectural elements such as façade moldings and cornice.

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **553-559 14th Street**

**P1. Other Identifier:**

**Form Number 31**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 553 559 14th ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 062

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

This is a two-story, five-bay, wood-clad, frame residential apartment building at the corner of 14th and Ramona Streets. The primary façade along 14th Street has a raised, stucco basement. The first floor contains a triple window in the first and fifth building bays, a pair of windows in the second and fourth, and an arched, recessed entry in the central bay with interior stairs that lead to four apartment doors. The second story features a projecting octagonal bay in the first and fifth building bays with five faces exposed, each supported by Acanthus leaf brackets. The second and fourth bays contain a paired window each. The central bay contains a sculpted bay window.

The secondary façade along Ramona Street contains two building bays. The grade is lower on Ramona Street than on 14th Street, which allows for a fully exposed basement level. The basement level contains a service door in the first bay and a two-leaf garage entry that has nine lights in each door and wood panels below. The first floor contains four single windows. The second floor contains three single windows and the remainder of the projecting octagonal bay described above.

The windows are 1/1 double hung wood. The upper sash is smaller than the lower sash at a ration of about 40/60. The wooden window surrounds are distinctive with battered sides and ears on the lintels. The entablature contains a banded architrave, cast plaster wreaths and garlands in the frieze and a modillion cornice. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Classical Revival

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



**P5b. Photo:** (view and date)

View From 14th Street  
looking south  
2/25/02

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

1911  Historic

Assessor's Parcel Info

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

BARON KENNETH S & LYNN Z

162 28th Avenue  
San Francisco CA 94121

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

1976 Architectural Survey

**Attachments:**  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **553-559 14th Street**

CHR Status Code **3D**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Four-Family Dwelling

**B4. Present Use:** Four-Family Dwelling

**\*B6 Construction History:**

BPA 1911 - Erect a two story house with four flats 25x67'6" on a concrete foundation, covered with rustic siding

**\*B5 Architectural Style:** Classical Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

Garage

**B9a. Architect:** Foley, John J. (844 Monadnock)

**B9b. Builder:** John Burns (2612 McAlister)

**\*B10. Significance:** **Theme** Residential subdivision with integrated garag **Area:** San Francisco 1906 fire-zone

**Period of Significance** 1911-1923 **Property Type** Apartments **Applicable Criteria (NR):** C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

**HISTORY:** 1886, the site of this building (at the corner of 14th and Ramona Streets) was vacant, and in 1894 was owned by the estate of Claus Mangels. There was no Ramona Street at the time; however, it was being planned by a partnership of F. Hagemann, who developed the eastern side of Ramona, and the estate of Claus Mangels, who owned the western side. In 1899, Ramona Street was still unopened, and the site of the current building was occupied by part of a large warehouse for the Buckman Contracting Company. By 1906, Ramona Street was still unopened, and ownership of the properties had passed on to Agnes Mangels, Emma Tillman, and Adolph and Ameila Hagemann. The current building was constructed for Mrs. Christine Kleinhammer, widow of Harry, who lived at 2512 Folsom. This building was built as an income-producing property. One of twenty-two Classical Revival apartment buildings within the survey area, this is an inventive and unique example of the style and property type. The architect John Foley was born in San Francisco in 1882 and died in an auto accident in Van Nuys, CA while on vacation in 1946. He had a minor career, beginning as a draftsman in 1907, and as an architect in 1913. Foley was known for his creative application of style, especially the Mission Style.

**CONTEXT:** Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

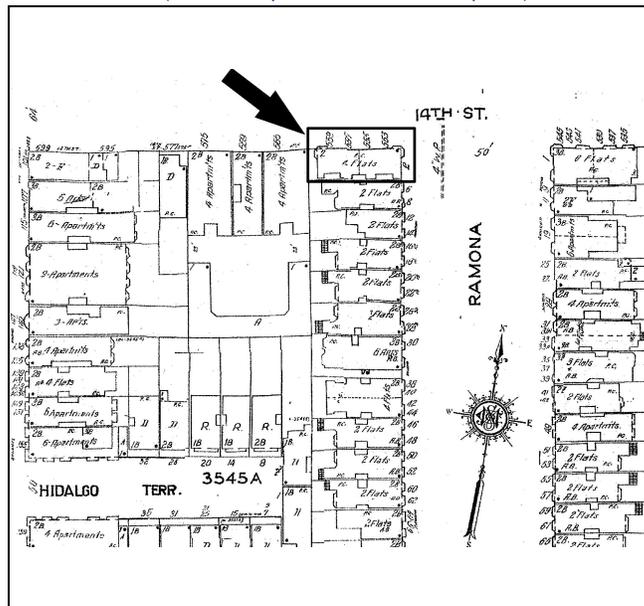
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period. The architect, John J. Foley (1882-1946) worked in a partnership between 1909 and 1910, designing this building in the first full year of his independent practice, which lasted for a number of years. Foley was known for his inventive use of ornament, drawing influence from many styles.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The Potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1911 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements.

This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) 1834-1838 15th Street

P1. Other Identifier:

Form Number 59

P2. Location:  Not for Publication  Unrestricted

\*a. County San Francisco

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

c. Address 1834 1838 15th ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 022

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

This is a three-story, two-bay, wood-clad, frame residential flats building at the corner of 15th and Ramona streets. The ground story features a storefront with a recessed corner entry with a solid door and infilled sidelights and a plate glass transom, and plate glass storefront windows. To the side under a molded arch is a recessed entry leading to two apartment doors on the second level. The second and third stories feature a round bay at the corner, a small window in the center of the wall and a sculpted bay in the second building bay.

A secondary façade along Ramona Street has five building bays. The first floor has a service door, three single windows and a storefront window. The second and third floors contain a single window in the first building bay; a sculpted bay in the second and fourth bays; a paired window in the third; and the round bay in the fifth. A wooden overhead garage door serves as a gate to the yard between this building and 87-89 Ramona Street.

The windows are 1/1 wood double hung with continuous lintels and sills on the bays and wood surrounds on wall surfaces. The façade is divided by a beltcourse between the first and second floors. The entablature contains a modillion cornice, dentil band, a plain frieze, and egg-and-dart architrave. The roof is flat.

\*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Classical Revival

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



P5b. Photo: (view and date)  
View From 15th Street  
looking north  
2/25/02

\*P6. Date Constructed/Age and Sources

1911  Historic

Assessor's Parcel Info

\*P7. Owner and Address:

HEDDEN WILLIAM H & SANDRA L

PO Box 1311  
Burlingame CA 94011

\*P8. Recorded by:

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

\*P9. Date Recorded 8/29/2002

\*P10. Survey Type Intensive

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

1976 Architectural Survey

Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **1834-1838 15th Street**

CHR Status Code **5D3**

**B1. Historic Name:**

**B2. Common Name:** 87 RAMONA AV and 1834 15TH ST

**B3. Original Use:** Three-Family Dwelling & Store

**B4. Present Use:** Three-Family Dwelling & Store

**\*B6 Construction History:**

2001 - Variance for lot split to separate two existing buildings. 1994 - Repair interior fire damage to three apartments; misc framing. 1988 - Install aluminum windows.

**\*B5 Architectural Style:** Classical Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

**B9a. Architect:** unknown

**B9b. Builder:** unknown

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

Area: San Francisco 1906 fire-zone

Period of Significance 1906-1913 Property Type Residential over Commercial Applicable Criteria (NR): C

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

**HISTORY:** In 1886, the site of this building was occupied by a vegetable garden. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. In 1894, it was owned by Hagemann. In 1899, the lot was still vacant. This building was erected in 1911 for John F. and Mary Sperison, who maintained ownership to at least 1935. In 1946, it was owned by Tamis and Julia Mouzakis.

**CONTEXT:** The Residential-over-commercial property type is found in two kinds of locations: the first kind is located in mostly residential districts, where this building is the so-called corner store. The second place this building type is found is in small-scale commercial strips. Frequently, there is a plate glass storefront at the ground level, with a side entrance to a residential flat, or group of apartments on the upper floors. In the Inner Mission North survey area: 73% of the residential over commercial buildings were erected in the reconstruction era, 1906-1913; 20% were constructed between 1914 and 1930 in the early infill period, and 7% in the late infill period 1931-1957. By 1935, this property type was no longer being constructed in the survey area. Beginning in the early 1960s, San Francisco zoning ordinances encouraged the elimination of many of the commercial uses. As a result, many former storefronts became garages, or additional residential space. Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. (See Continuation Sheet)

**B11. Additional Resources Attributes:** HP6. 1-3 Story Commercial Building

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

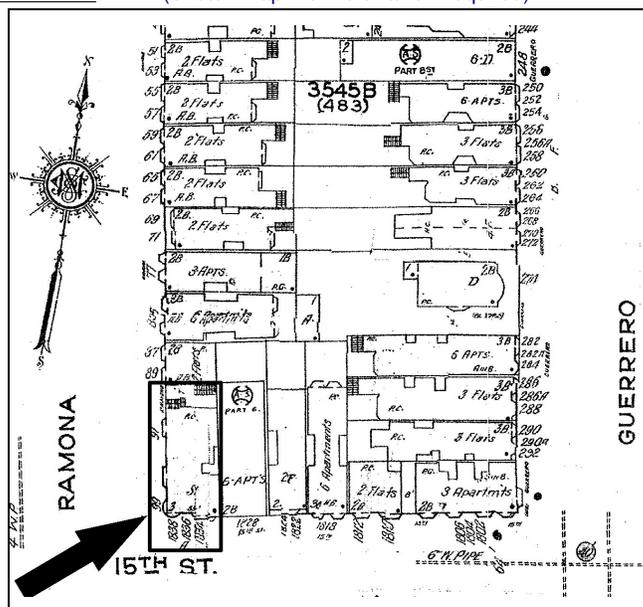
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

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

**ASSESSMENT:** This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1911 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **1840-1850 15th Street**

**P1. Other Identifier:**

**Form Number 60**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

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

**c. Address** 1840 1850 15th ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3545 023

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

This is a three-story, five-bay, wood-clad, Mission revival frame residential apartment building at the corner of 15th and Ramona streets. The raised basement and first floor are clad in banded horizontal channel wood siding. The upper floors are clad in horizontal flush boards. An enclosed, central stair hall in the central bay divides the façade vertically. A single window is located at the landings between the first and second and third floors of the central bay. A gated, recessed entry in the central bay is located at the sidewalk. A small single window with wood surround is located at each floor between the stair hall and the second and third building bays. The ground story features paired windows in the remaining four building bays with wood surrounds. The second and third stories feature a square bay in each remaining building bay.

A secondary façade on Ramona Street reveals a basement as a full story containing a pair of single-leaf wood paneled garage doors and a small single window. The first floor contains two paired windows in wood surrounds. The second and third floors contain a square bay in each building bay. The façade is divided by a beltcourse below the second floor. The cornice contains a tiled pent roof cantilevered from wall surface over the depth of the projecting bay windows. There is coping along the shaped parapet.

The windows are aluminum casements with continuous lintels and sills in the projecting bays. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

**Style or Period** Mission Revival

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



**P5b. Photo:** (view and date)

View From 15th Street  
looking north  
2/25/02

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

1912  Historic

Assessor's Parcel Info

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

DORKING KENNETH L C & DORKI

4105 Canyon Road  
Lafayette CA 94549

**\*P8. Recorded by:**

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

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **1840-1850 15th Street**

CHR Status Code **5D3**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Six-Family Dwelling

**B4. Present Use:** Six-Family Dwelling

**\*B6 Construction History:**

**\*B5 Architectural Style:** Mission Revival

BPA 1912 - Erect a three story and basement frame building on a concrete foundation 25x67, sheathed in redwood rustic, for \$9,800.

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

**B9a. Architect:** Albert Nelsroepfer (68 Post)

**B9b. Builder:** Ira W. Coburn (hears Bldg)

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

**Area:** San Francisco 1906 fire-zone

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

**Applicable Criteria (NR):** C

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

**HISTORY:** In 1886, the site of this building was occupied by vegetable gardens. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. In 1894, this lot was part of a larger parcel owned by John H. Mangles, trustee for the Mangles estate. In 1899, the lot was largely vacant save for a small saloon at the southwest corner of this lot. The property was destroyed by the earthquake and fire of 1906. In 1913 the present building was erected by Ira W. Coburn for Annie E. Jones, who would own the property to at least 1920. In 1935, it was owned by Michael J. Naughton, and in 1946 by Oscar and Jennie Olsen. Note: There are three Building Permit Applications for the lot: the first in July 1911 for the Morris Stulsaft Co (325 Guerrero), a six unit apartment building to be built by John J. Binet (325 Fair Oaks) was apparently not built. It would appear that the lot was sold empty with approved plans that were never built. In March 1912, as second building permit application for a six family building with full lot coverage was approved for Annie Jones of 84 Buena Vista Terrace, with a design by Albert Nelsroepfer, to be built by the Mager Brothers. This permit was also not built, as a third permit was applied for in May, 1912, again for Alice Jones, representing the current building.

**CONTEXT:** Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_ (Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

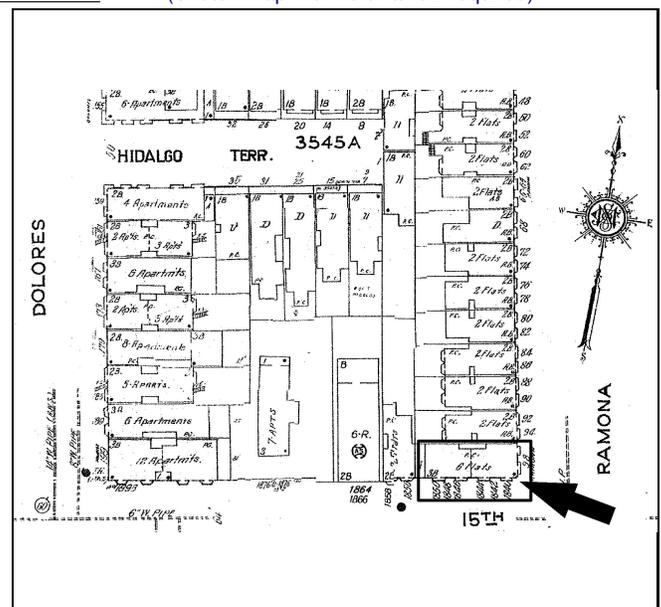
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

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

(This space reserved for official comments)



**B10. Continued**

Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

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

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