

D1. Historic Name: **South Van Ness Avenue-Shotwell-Folsom Streets** D2. Common Name: same

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

The South Van Ness Avenue-Shotwell-Folsom Streets (SVN-S-F) California Register-eligible 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 SVN-S-F California Register-eligible historic district are: 16th Street south side, between South Van Ness Avenue and Folsom Streets, north side beginning 85 feet east of Shotwell, continuing for 75 feet, ending 85 feet west of Folsom Street; Folsom Street from the southwest corner of 16th Street southward for 200 feet; South Van Ness Avenue from the southeast corner of 15th Street, southward for 170 feet; Shotwell Street west side from 15th Street, southward for 170 feet; east side from 16th Street southward for 125 feet. ([See Maps Continuation Sheet](#))

***D5. Boundary Justification:**

The boundary of the SVN-S-F California Register eligible historic district is derived from the event that left this group of buildings an isolated pocket of development. In 1906, the blocks of land were left unharmed in the wake of the earthquake and fire of April of that year. There are large vacant parcels to the south of the district – separating other potential contributory properties by a full block length. That next block southward contains but two properties extant from before 1906, and each were assessed with individual significance. All buildings to the north and west were destroyed by the earthquake and fire of 1906. The industrial land to the east was not developed in 1906.

***D6 Significance: Theme** Pre-1906 Fire Residential Development **Area** San Francisco
Period of Significance 1870-1906 **Applicable Criteria** NR A

(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 A -- Associated with events that have made a significant contribution to the broad patterns of our history (*front line survivors of the 1906 earthquake and fire that destroyed the majority of San Francisco*). ([See Continuation Sheet](#))

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

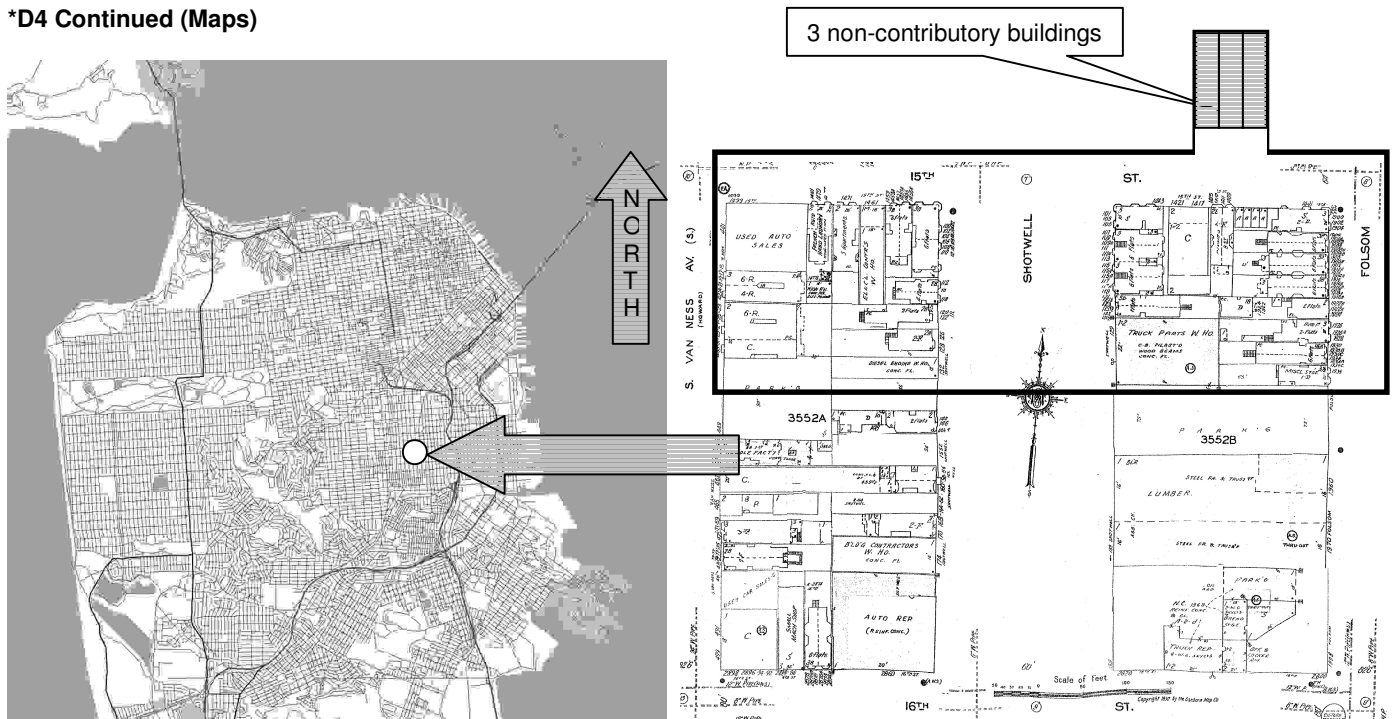
Inner Mission North Context Statement, San Francisco Planning Department, 2003.
Here Today, by San Francisco Junior League.
1976 Architectural Survey, San Francisco Planning Department.

***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

***D3 Continued**

The SVN-S-F California Register eligible historic district includes several residential buildings on Duboce, Guerrero, and Clinton Park. All contributory buildings pre-date 1906. Buildings are wood frame, freestanding dwellings, with large front setbacks. Contributory elements of the district would encompass 423-433 South Van Ness, 415-421 South Van Ness, 1906-1908 Folsom, 1910-1914 Folsom, 1916-1918 Folsom, 1926-1928 Folsom, 1930-1934 Folsom, 1936 Folsom, 1477 15th St, 1471 15th St, 100-110 Shotwell, 120-122 Shotwell, 121-125 Shotwell, 101-119 Shotwell & 126-128 Shotwell St. Non-contributory include: 1402-1404 15th St., 1406-1408 15th St., 1410-1412 15th St, 1417 15th St, 1900-1904 Folsom, 1922-1924 Folsom, 1455-1459 15th St & 112-118 Shotwell.

***D4 Continued (Maps)**



***D6 Continued**

Historical Context: The district qualifies under Criterion A, for associations with events that have made a significant contribution to the broad patterns of our history because the buildings are of the few in the Inner Mission North survey area that are front-line survivors of the 1906 earthquake and fire that destroyed the majority of San Francisco.

Other buildings of the same period (1870-1906), with similar histories, styles, and ornamentation in nearby areas have been listed in the National, California, and Local Registers as part of the Liberty Hill (National, California and Local Registers) Historic District. There exists a greater potential for a thematic National Register District of all fire-line properties in San Francisco, and many such buildings have already been recognized as historic on the Federal State and Local levels, but no effort has yet been applied to that study. Together with the Guerrero Street Fire Line eligible district, the SVN-S-F district, are discrete elements in a larger district, and are also significant in their own context. As a pocket of surviving structures, the SVN-S-F Fire line group is proximate to a significant pre-fire building to the south, being 573 South Van Ness Avenue, and others several blocks distant from this site.

Registration requirements include a construction date and architectural integrity to before April 1906. Geographic location is another requirement, for buildings erected before the disaster of 1906; this district is one of a possible series of districts linking the survivors, delineating the boundaries of the fires.

The integrity of the SVN-S-F California Register Eligible District is moderate, and not likely to qualify for the National Register. There are five non-contributory buildings in the boundaries that date from the period of significance, and another four from later periods, and a single vacant lot. This leaves 15 contributory buildings.

Aerial oblique photograph of the SVN-S-F California Register eligible District, 2002.



Page 1 of 2 Resource name(s) or number(assigned by recorder) 1402-1404 15th St.

P1. Other Identifier: Condos - formerly lot 18A Form Number 12

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

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

c. Address 1402 1404 15th ST City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3549 085, 086

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is one of a row of three free-standing buildings of the same plan and façade. This is a three-story, two-bay, frame building clad in mineral cement shingles containing two flats. A small front yard is surrounded by a modern, open metal fence with pedestrian and auto gates. The stucco-clad ground floor contains a run of stairs leading to entrances to individual flats. The second building bay contains a single overhead garage door. The second floor contains an open, rounded arch recessed entry that contains two sash doors, each with a glass transom in the first building bay; and a sculpted bay window in the second. The third floor contains a single window in the first building bay, and a sculpted bay window in the second.

The windows are 1/1 wood double-hung sash in simple wood frames. Aside from the pilasters that flank the recessed opening on the second floor, and the entablature, all other moldings have been removed. The entablature contains a plain frieze and bands of dentil and egg-and-dart molding. A simple projecting cornice follows the profile of the primary and eastern façades and projecting bay window. There is a hipped roof.

*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 looking north 5/12/2004

*P6. Date Constructed/Age and Sources

1901 Historic

Water Record

*P7. Owner and Address:

Scott Haile / I Satoe

1402 15th Street
San Francisco CA 94103

*P8. Recorded by:

Planning Department City & County of
San Francisco

*P9. Date Recorded 6/10/2004

*P10. Survey Type Intensive

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

Inner Mission North Context (rev. 2005)

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)

Page 2 of 2 *Resource name(s) or number **1402-1404 15th St.**CHR Status Code: **6L****B1. Historic Name:****B2. Common Name:****B3. Original Use:** Multiple Family Property**B4. Present Use:** Multiple Family Property***B6 Construction History:*****B5 Architectural Style:** Classical Revival

In 1889, the site of this building was vacant, as was much of the southern half of the block bound by 14th, 15th, Shotwell and South Van Ness. The present building was one of three that were built in (June) 1901 in this row according to Water Department records. In 1925, when all were raised for garages, they were owned by Simone Aimro. In the mid 1940s, this building also housed a beauty salon. By 1946, the property was owned by Kathryn and Henry Johnson. In 1912, a permit was approved to remove 15' of "glass front" (7'6" high) and fill the opening with a folding gate (15'x8'). In 1925, the building was raised along with its neighbors at 1406-1408 and 1410-1412 15th Street to allow construction of garages on the ground floors. In 1956, the stucco front was removed and replaced with asbestos siding, and the windows on the main façade were replaced. In 1989, a building permit was approved to remove two damaged brick chimneys.

B7. Moved?** No **Date:** 0 **Original Location** _____B8. Related Features:** IMN pre-4/18/06 earthquake district - contextual**B9a. Architect:** unknown**B9b. Builder:** unknown***B10. Significance:** **Theme** Pre-April 1906 construction**Area:** San Francisco's Inner Mission**Period of Significance** 1850-1906 **Property Type** Flats**Applicable Criteria****National or California Register:** CR 1, 3

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

CONTEXT: This residential flats building is a representative of the Classical Revival style, and dates from the first generation construction period of development (c.1850- April 1906). Residential flats are a popular housing type in most of San Francisco's older neighborhoods. There is typically one residence per floor, each independently accessible from the street. The overwhelming majority of flats are built above a soft story or raised basement, with an open stair leading from the sidewalk up to an elevated entry. Most flats constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built. 1402-1404 15th St. is a standard in its context but is not important because it lacks sufficient integrity to convey its significance.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) This non-contributory property is associated with a locally significant area: The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. There is no evidence that the history of this property is associated with any persons of recognized significance in National, California, or San Francisco's history, nor is the architect, designer, or builder identified in association with its construction, to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4.

INTEGRITY: The building appears to be in good structural and material condition. This property retains integrity of location, setting, and association, but it lacks integrity of design, materials, workmanship and feeling, resulting in an overall cumulative loss of integrity due to inappropriate alterations.

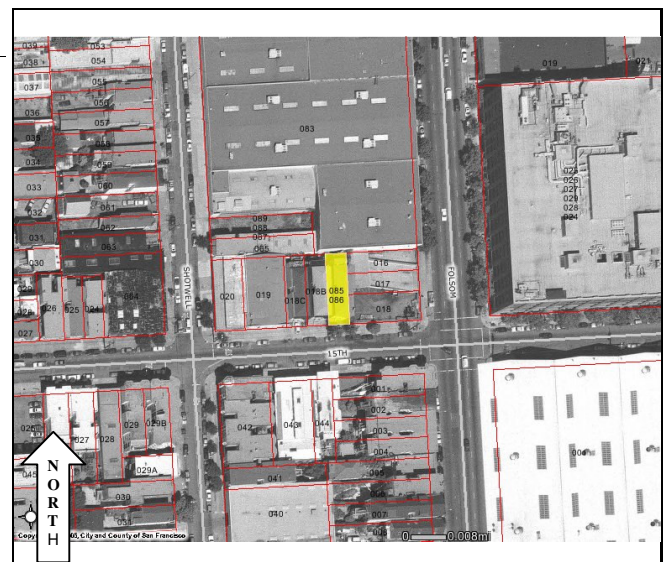
FEATURES: Character-defining features that should be preserved are: none. This building could be restored to become contributory, but it is presently contextual to district(s).

B11. Addl. Resource 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:***B14 Evaluator:** **N. Moses Corrette****San Francisco Planning Department****1660 Mission Street, San Francisco, CA 94103***** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

Page 1 of 2 Resource name(s) or number(assigned by recorder) 1406-1408 15th St.

P1. Other Identifier:

Form Number 13

P2. Location: Not for Publication Unrestricted

*a. County San Francisco

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

c. Address 1406 1408 15th ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3549 018B

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is one of a row of three free-standing buildings of the same plan and façade. This is a three-story, two-bay, frame building clad in stucco. A small front yard is open and paved in concrete. There is an open metal gate between this building and the adjacent buildings. The stucco-clad ground floor contains a run of stairs leading to entrances to individual flats in the first building bay, and a single overhead garage door in the second. The second floor contains an open, rounded arch recessed entry that contains two solid wood doors, each with a glass transom in the first building bay; and a sculpted bay window in the second. The third floor contains a single window in the first building bay, and a sculpted bay window in the second. The secondary façades are clad in wood shiplap siding.

The windows are aluminum replacement sash, with a fixed transom and a sliding lower section in simple wood frames. Ornamentation is simple, with a flat projecting beltcourse at the bottom the second and third floors, and the lower molding of the entablature, and an articulated entry. The entablature itself contains cast plaster ornaments in the frieze above each third floor window, and bands of dentil and egg-and-dart molding. A simple projecting cornice follows the profile of the primary and eastern façades and projecting bay window. There is a hipped roof.

***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 looking north 5/12/2004

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

1901 Historic

Water Record

***P7. Owner and Address:**

ALCAIRE DENNIS J & BLANCA

5049 CARRIAGE DR
EL SOBRANTE CA 94803

***P8. Recorded by:**

Planning Department City & County of
San Francisco

***P9. Date Recorded** 6/10/2004

***P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005)

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 RECORDPage 2 of 2 *Resource name(s) or number **1406-1408 15th St.**CHR Status Code: **6L****B1. Historic Name:****B2. Common Name:****B3. Original Use:** Multiple Family Property**B4. Present Use:** Multiple Family Property***B6 Construction History:*****B5 Architectural Style:** Classical Revival

In 1889, the site of this building was vacant, as was much of the southern half of the block bound by 14th, 15th, Shotwell and South Van Ness. The block was mostly developed by 1899, however the lots fronting 15th Street continued to be vacant. The present building was one of three that were built in 1901 in this row. In 1920 each of the three buildings contained two flats. In the 1940s, the ground floor was used first as a battery shop, and later a carwash. In 1946, it was owned by Frank and Lottie Schissel. In 1925, owner Simone Aimro had the building raised along with its neighbors at 1402-1404 and 1410-1412 15th Street to allow construction of garages on the ground floor. 1957, remodel of apartments, two flats.

B7. Moved?** No**Date:** _____ 0**Original Location** _____B8. Related Features:** IMN pre-4/18/06 earthquake district - contextual**B9a. Architect:** unknown**B9b. Builder:** unknown***B10. Significance:** **Theme** Pre-April 1906 construction**Area:** San Francisco's Inner Mission**Period of Significance** 1850-1906 **Property Type** Flats**Applicable Criteria****National or California Register:** CR 1, 3

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

CONTEXT: This residential flats building is a representative of the Classical Revival style, and dates from the first generation construction period of development (c.1850- April 1906). Residential flats are a popular housing type in most of San Francisco's older neighborhoods. There is typically one residence per floor, each independently accessible from the street. The overwhelming majority of flats are built above a soft story or raised basement, with an open stair leading from the sidewalk up to an elevated entry. Most flats constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built. 1406-1408 15th St. is a standard in its context but is not important because it lacks sufficient integrity to convey its significance.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) This non-contributory property is associated with a locally significant area: The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. There is no evidence that the history of this property is associated with any persons of recognized significance in National, California, or San Francisco's history, nor is the architect, designer, or builder identified in association with its construction, to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4.

INTEGRITY: The building appears to be in good structural and material condition. This property retains integrity of location, setting, and association, but it lacks integrity of design, materials, workmanship and feeling, resulting in an overall cumulative loss of integrity due to inappropriate alterations.

FEATURES: Character-defining features that should be preserved are: none. This building could be restored to become contributory, but it is presently contextual to district(s).

B11. Addl. Resource 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:***B14 Evaluator:** N. Moses Corrette

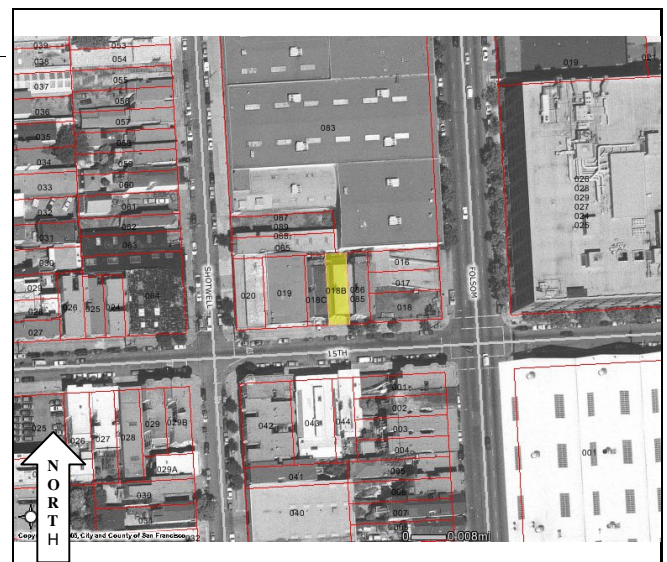
San Francisco Planning Department

1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:**

8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

Page 1 of 2 Resource name(s) or number(assigned by recorder) **1410-1412 15th St**

P1. Other Identifier:

Form Number 14

P2. Location: Not for Publication Unrestricted

***a. County** San Francisco

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

c. Address 1410 1412 15th ST

City San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3549 018C

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

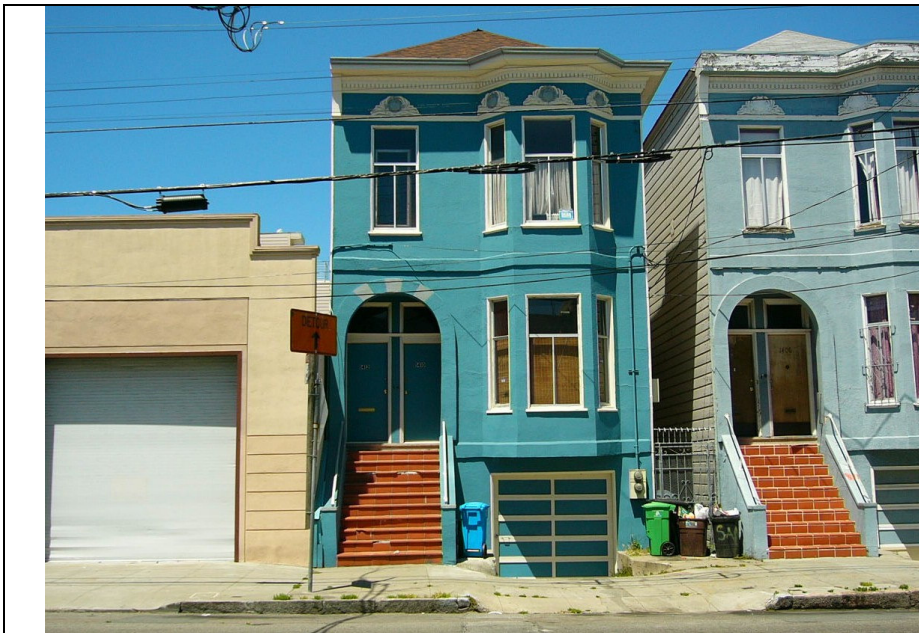
This is one of a row of three free-standing buildings of the same plan and façade. This is a three-story, two-bay, frame building clad in stucco. A small front yard is open and paved in concrete. There is an open metal gate between this building and the adjacent building to the east. The stucco-clad ground floor contains a run of stairs leading to entrances to individual flats in the first building bay, and a single overhead garage door in the second. The second floor contains an open, rounded arch recessed entry that contains two solid wood doors, each with a glass transom in the first building bay; and a sculpted bay window in the second. The third floor contains a single window in the first building bay, and a sculpted bay window in the second. The secondary facades are clad in wood shiplap siding.

The windows are aluminum replacement sash, with a fixed transom and a sliding lower section in simple wood frames. Ornamentation is simple, with a flat projecting beltcourse at the bottom the second and third floors, and the lower molding of the entablature, and an articulated entry. The entablature itself contains cast plaster ornaments in the frieze above each third floor window, and bands of dentil and egg-and-dart molding. A simple projecting cornice follows the profile of the primary and eastern façades and projecting bay window. There is a hipped roof.

***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 looking north 5/12/2004

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

1901 Historic

Water Record

***P7. Owner and Address:**

WYLODINE PATTON 2001 REVOCA

269 VICTORIA ST
SAN FRANCISCO CA 94132

***P8. Recorded by:**

Planning Department City & County of
San Francisco

***P9. Date Recorded** 6/10/2004

***P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005)

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 RECORDPage 2 of 2 *Resource name(s) or number **1410-1412 15th St**CHR Status Code: **6L****B1. Historic Name:****B2. Common Name:****B3. Original Use:** Multiple Family Property**B4. Present Use:** Multiple Family Property***B6 Construction History:*****B5 Architectural Style:** Classical Revival

In 1889, the site of this building was vacant, as was much of the southern half of the block bound by 14th, 15th, Shotwell and South Van Ness. The block was mostly developed by 1899, however the lots fronting 15th Street continued to be vacant. According to Water Department Records, the present building was one of three that were built in 1901 in this row. In 1920 each of the three buildings contained two flats. By 1935, this building was owned by Kathryn and Henry Johnson, and contained four units. In 1946, it was still owned by the Johnsons. In 1925, the building was raised along with its neighbors at 1402-1404 and 1406-1408 15th Street to allow construction of garages on the ground floor. Convert four family to two family between 1935 and 1960. In 1990, the earthquake-damaged foundation was repaired.

B7. Moved?** No **Date:** _____ **Original Location** _____B8. Related Features:** IMN pre-4/18/06 earthquake district - contextual**B9a. Architect:** unknown**B9b. Builder:** unknown***B10. Significance:** **Theme** Pre-April 1906 construction**Area:** San Francisco's Inner Mission**Period of Significance** 1850-1906 **Property Type** Flats**Applicable Criteria****National or California Register:** CR 1, 3

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

CONTEXT: This residential flats building is a representative of the Classical Revival style, and dates from the first generation construction period of development (c.1850- April 1906). Residential flats are a popular housing type in most of San Francisco's older neighborhoods. There is typically one residence per floor, each independently accessible from the street. The overwhelming majority of flats are built above a soft story or raised basement, with an open stair leading from the sidewalk up to an elevated entry. Most flats constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built. 1410-1412 15th St is a standard in its context but is not important because it lacks sufficient integrity to convey its significance.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) This non-contributory property is associated with a locally significant area: The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. There is no evidence that the history of this property is associated with any persons of recognized significance in National, California, or San Francisco's history, nor is the architect, designer, or builder identified in association with its construction, to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4.

INTEGRITY: The building appears to be in good structural and material condition. This property retains integrity of location, setting, and association, but it lacks integrity of design, materials, workmanship and feeling, resulting in an overall cumulative loss of integrity due to inappropriate alterations.

FEATURES: Character-defining features that should be preserved are: none. This building could be restored to become contributory, but it is presently contextual to district(s).

B11. Addl. Resource 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.

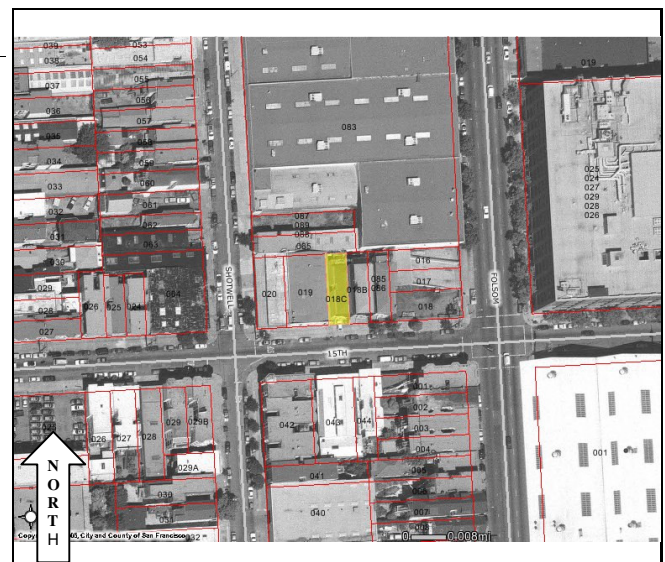
B13. Remarks:***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department

1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

Page 1 of 2 Resource name(s) or number(assigned by recorder) 1900-1904 Folsom

P1. Other Identifier: 1401 15th Street Form Number 57

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

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

c. Address 1900 1904 Folsom ST City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3552 001

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a three-story, frame residential-over-commercial building at the corner of 15th and Folsom Streets. There are two building bays on Folsom Street, and four on 15th Street. The wood-clad ground floor contains a recessed entry in the first building bay, and a storefront in the second. The storefront is accessed by an entry at the corner of the two streets. The 15th Street façade contains three single windows and a pedestrian door. A beltcourse divides the façade above the first floor. The mineral-cement clad second and third floors each contain a sculpted bay window in the first building bay, and five facets of an octagonal projecting tower at the outside corner. The 15th Street façade contains the octagonal tower in the first building bay, a sculpted bay window in the second and forth bays, and a pair of windows in the third building bay.

The windows are 1/1 vinyl replacement sash. The parapet is a continuation of the main façade and follows the profile of the façade and the projecting bay windows. A there is a simple projecting cornice.

There is a single-story, four bay wood frame garage building at the rear of the lot facing 15th Street.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Mixed

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



P5b. Photo: (view and date)
View looking west 8/16/2004

*P6. Date Constructed/Age and Sources

1905 Historic

Water record

*P7. Owner and Address:

MEYERS FAMILY TRUST

13 MADERA DEL PRESIDIO
CORTE MADERA CA 94925

*P8. Recorded by:

Planning Department City & County of
San Francisco

*P9. Date Recorded 9/17/2004

*P10. Survey Type Intensive

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

Inner Mission North Context (rev. 2005)

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)

Page 2 of 2 *Resource name(s) or number **1900-1904 Folsom**

CHR Status Code: **6L**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential over Commercial

B4. Present Use: Residential over Commercial

***B6 Construction History:**

***B5 Architectural Style:** Mixed

The northern half of this block was a single large parcel owned by J. Brandenstein and Israel Cahn in 1894, and was vacant in 1889, but home to the California Packing Company, manufacturers of pickles, catsup and condiments by 1899. Between 1901 and 1906, the factory was dismantled, and the large parcel divided into smaller lots. Water tap on July 27, 1905. In 1922, the four garage units were constructed at the rear of the building, replacing a garage, shed, chicken house, and fences that had previously been on the rear lot. In 1955, when the building was being used as flats and a tavern, the upper stories were re-clad in asbestos siding. Windows replaced with vinyl sash in 2001. In 1920, the property was owned by Mark J. (Louise) Iverson (former liquor dealer), who lived above their restaurant in this building. From at least 1935 to 1946, the property was owned by W.C. and Belle Bray.

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

***B8. Related Features:** IMN pre-4/18/06 earthquake district - contextual

B9a. Architect: unknown **B9b. Builder:** unknown

***B10. Significance:** **Theme** Pre-April 1906 construction **Area:** San Francisco's Inner Mission

Period of Significance 1850-1906 **Property Type** Residential over Commercial **Applicable Criteria** National or California Register: CR 1, 3

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

CONTEXT: This residential-over-commercial building has no extant, clearly defined style, and dates from the first generation construction period of development (c.1850- April 1906). 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 pedestrian-oriented 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 modest numbers, residential flats were placed over industrial uses, almost universally built for a resident proprietor. 1900-1904 Folsom is a standard in its context but is not important because it lacks sufficient integrity to convey its significance. ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) This non-contributory property is associated with two locally significant areas: The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. Inner Mission Commercial Corridor District represents a pattern of the area's development as the Mission's growth into the commercial focus of the surrounding residential area, and is locally significant under Criterion A. The commercial, and residential-over-commercial buildings are a significant and distinguishable entity whose components may lack individual distinction, taken together are locally significant under Criterion C. The neighborhood did not historically serve a wider population, and does not have a State or National significance. There is no evidence that the history of this property is associated with any persons of recognized significance in National, California, or San Francisco's history, nor is the architect, designer, or builder identified in association with its construction, to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4. INTEGRITY: The building appears to be in good structural and material condition. This property retains integrity of location, setting, and association, but it lacks integrity of design, materials, workmanship and feeling, resulting in an overall cumulative loss of integrity due to inappropriate alterations. FEATURES: Character-defining features that should be preserved are: none. This building could be restored to become contributory, but it is presently contextual to district(s).

B11. Addl. Resource Attributes HP6. 1-3 Story Commercial Building

***B12. References:**

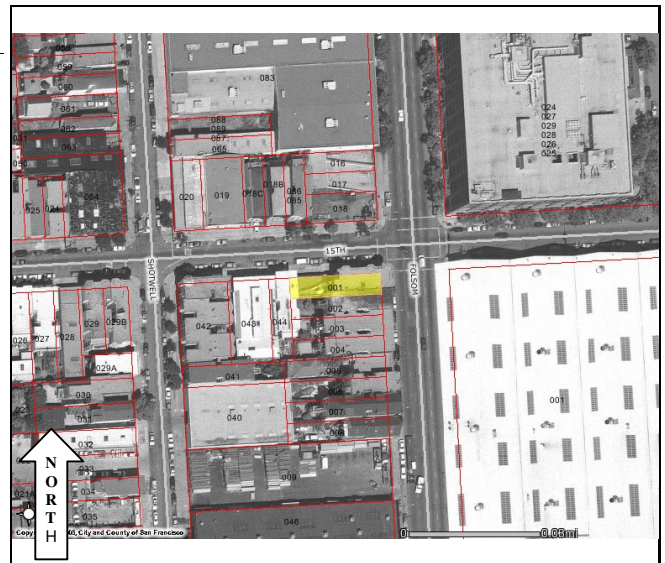
City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept.), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

***B14 Evaluator:** N. Moses Corrette
San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

P1. Other Identifier:

Form Number 58

P2. Location: Not for Publication Unrestricted

***a. County** San Francisco

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

c. Address 1906 1908 Folsom ST

City San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3552 002

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a three-story, three-bay, residential Enclosed Romeo Flats building. The façade is clad in tongue-and-groove wood siding. 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 second and third floors of the central bay. A gated, recessed entry in the central bay is located at the sidewalk. There are bands of trim across the spandrels of the projecting bay windows.

The windows are 1/1 double-hung wood sash in simple wood surrounds. There is a projecting box cornice that extends over the depth of the projecting bay windows. It has a plain frieze, dentil and egg-and-dart bands, and a modillion cornice.

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

Style or Period Edwardian

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



P5b. Photo: (view and date)
View looking west 8/16/2004

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

1906 Historic

Water record

***P7. Owner and Address:**

ROBERT A. IMHOFF

573 SO VAN NESS AVE
SAN FRANCISCO CA 94110

***P8. Recorded by:**

Planning Department City & County of
San Francisco

***P9. Date Recorded** 9/17/2004

***P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005)

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)

Page 2 of 2 *Resource name(s) or number **1906-1908 Folsom**CHR Status Code: **3CD****B1. Historic Name:****B2. Common Name:****B3. Original Use:** Multiple Family Property**B4. Present Use:** Multiple Family Property***B6 Construction History:*****B5 Architectural Style:** Edwardian

The northern half of this block was a single large parcel owned by J. Brandenstein and Israel Cahn in 1894, and was vacant in 1889, but home to the California Packing Company, manufacturers of pickles, catsup and condiments by 1899. Between 1901 and 1906, the factory was dismantled, and the large parcel divided into smaller lots. Water tap March 30, 1906 for Martin Jenson. Nothing relevant at DBI. In 1935, the building was owned by Marie L Kannelly, and in 1946 by Mark VanBuskirk., and in 1962 by Edwin & Mildred Bailey and Horrace & Irma R. Smith.

B7. Moved?** No **Date:** _____ 0**Original Location** _____B8. Related Features:** IMN pre-4/18/06 earthquake district**B9a. Architect:** unknown**B9b. Builder:** unknown***B10. Significance:** **Theme** Pre-April 1906 construction**Area:** San Francisco's Inner Mission**Period of Significance** 1850-1906 **Property Type** Enclosed Romeo Flats **Applicable Criteria** CR 1, 3**National or California Register:** CR 1, 3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

CONTEXT: This enclosed Romeo flats building is a representative of the Edwardian style (simplified Classical Revival), and dates from the first generation construction period of development (c.1850- April 1906). The Romeo flats building type is unique to San Francisco, and was only built between about 1880 and 1920. Romeo Flats are multi-unit, residential buildings with three building bays, and an open or enclosed central winding stair hall in the central bay dividing the façade vertically. When enclosed, windows are located at the landing between each floor of the central bay. With two narrow flats per floor, buildings usually incorporate four or six apartments per building. A main entry in the central bay is located at the sidewalk flanked by a raised basement. The central hall stair is open to the elements, which provides opportunity to call-out to those located below. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. Persons associated with this building do not appear to have made significant contributions to our history to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4.

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

FEATURES: Character-defining features that should be preserved include, but may not be limited to: the cladding materials and fenestration pattern on the street façade(s); projecting bay windows, and wooden double hung windows.

B11. Addl. Resource Attributes***B12. References:**

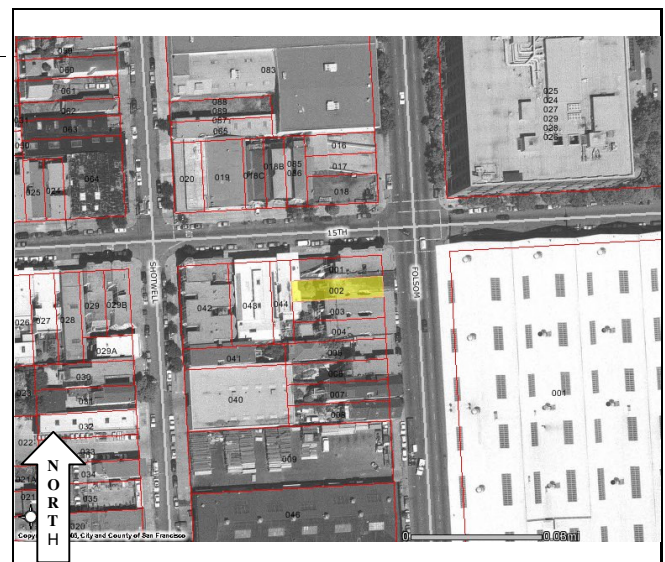
City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept.), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Apartment House Directory, 1962 Ed., Donaldson, Paul L. Water Department Tap Records, Building Permit Applications.

B13. Remarks:***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

Page 1 of 2 Resource name(s) or number(assigned by recorder) **1910-1914 Folsom St**

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 1910 1914 Folsom ST

City San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3552 003

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is one of a pair of matched buildings, the other being 1916-1918 Folsom Street. This is a three-story, three-bay, tongue-and-groove wood-clad frame residential Romeo Flats building. A raised basement is clad in rusticated stucco. Sculpted bays in the first and third building bays divide the façade vertically. An open, common stair hall with wood railings occupies the central bay.

The windows are 1/1 double-hung wood sash with simple wood surrounds. There is a dentil band above the windows of the second floor. A plain box cornice projects over the depth of the projecting bay windows. There is a plain frieze and simple projecting cornice. The roof is flat.

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

Style or Period Edwardian

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



P5b. Photo: (view and date)
View looking west 8/16/2004

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

1906 Historic

Building permit

***P7. Owner and Address:**

MCCORMICK THOMAS E & ROSEMA

1 ROSEMARY CT
SAN FRANCISCO CA 94116

***P8. Recorded by:**

Planning Department City & County of
San Francisco

***P9. Date Recorded** 9/17/2004

***P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005)

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)

Page 2 of 2 *Resource name(s) or number **1910-1914 Folsom St**

CHR Status Code: **3CD**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Family Property

B4. Present Use: Multiple Family Property

***B6 Construction History:**

***B5 Architectural Style:** Edwardian

The northern half of this block was a single large parcel owned by J. Brandenstein and Israel Cahn in 1894, and was vacant in 1889, but home to the California Packing Company, manufacturers of pickles, catsup and condiments by 1899. Between 1901 and 1906, the factory was dismantled, and the large parcel divided into smaller lots. Water tap March 8, 1906 for I.C. Scharff & s. Lagarus. In 1907 Isaac C Scharff, David Schneider, S.J. Lazarius were partners in a Men's Furnishing goods business, at the northwest corner of Valencia & Liberty Streets. At that time, Isaac Scharff resided at 1854 Sutter. By 1920, Isaac Scharff is in the real estate business, with an office in the Pacific building, residing at 69 6th Avenue. Nothing relevant at DBI. The building was owned by Kristopher H. and Minnie Jorgensen from at least 1935 to 1946.

***B7. Moved?** No **Date:** _____ 0

Original Location _____

***B8. Related Features:** IMN pre-4/18/06 earthquake district

B9a. Architect: unknown

B9b. Builder: Scharff & Lagarus

***B10. Significance:** **Theme** Pre-April 1906 construction

Area: San Francisco 1906 fire-zone

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

Applicable Criteria

National or California Register: CR 1, 3

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

CONTEXT: This Romeo flats building is a representative of the Edwardian style (simplified Classical Revival), and dates from the reconstruction period of development (May 1906-1913). The Romeo flats building type is unique to San Francisco, and was only built between about 1880 and 1920. Romeo Flats are multi-unit, residential buildings with three building bays, and an open or enclosed central winding stair hall in the central bay dividing the façade vertically. When enclosed, windows are located at the landing between each floor of the central bay. With two narrow flats per floor, buildings usually incorporate four or six apartments per building. A main entry in the central bay is located at the sidewalk flanked by a raised basement. The central hall stair is open to the elements, which provides opportunity to call-out to those located below. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. Persons associated with this building do not appear to have made significant contributions to our history to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4.

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

FEATURES: Character-defining features that should be preserved include, but may not be limited to: the façade cladding materials, fenestration pattern, open recessed central stair hall, projecting bay windows, and wooden double hung windows.

B11. Addl. Resource 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.

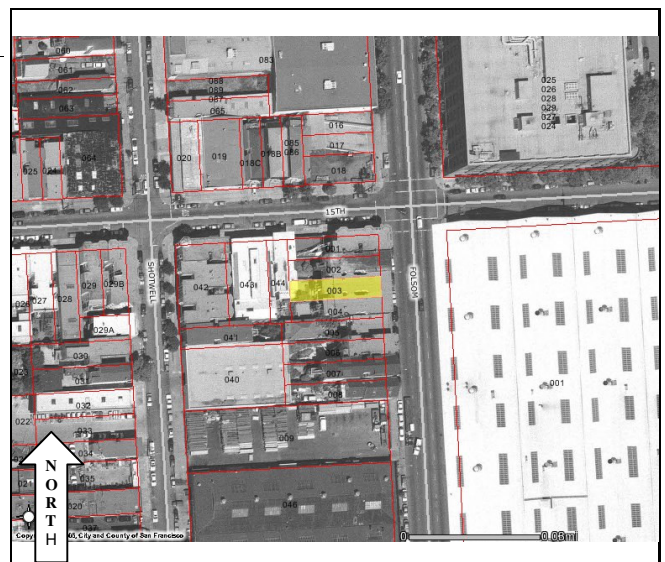
B13. Remarks:

***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

Page 1 of 2 Resource name(s) or number(assigned by recorder) **1916-1918 Folsom St**

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 1916 1918 Folsom ST

City San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3552 004

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is one of a pair of matched buildings, the other being 1910-1914 Folsom Street. This is a three-story, three-bay, tongue-and-groove wood-clad frame residential Romeo Flats building. A raised basement is clad in rusticated stucco. Sculpted bays in the first and third building bays divide the façade vertically. An open, common stair hall with wood railings occupies the central bay.

The windows are 1/1 double-hung wood sash with simple wood surrounds. There is a dentil band above the windows of the second floor. A plain box cornice projects over the depth of the projecting bay windows. There is a plain frieze and simple projecting cornice. The roof is flat.

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

Style or Period Edwardian

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



P5b. Photo: (view and date)
View looking west 8/16/2004

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

1906 Historic

Water record

***P7. Owner and Address:**

MCCORMICK THOMAS E & ROSEMA

1 ROSEMARY CT
SAN FRANCISCO CA 94116

***P8. Recorded by:**

Planning Department City & County of
San Francisco

***P9. Date Recorded** 9/17/2004

***P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005)

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *Resource name(s) or number **1916-1918 Folsom St**

CHR Status Code: **3CD**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Family Property

B4. Present Use: Multiple Family Property

***B6 Construction History:**

***B5 Architectural Style:** Edwardian

The northern half of this block was a single large parcel owned by J. Brandenstein and Israel Cahn in 1894, and was vacant in 1889, but home to the California Packing Company, manufacturers of pickles, catsup and condiments by 1899. Between 1901 and 1906, the factory was dismantled, and the large parcel divided into smaller lots. Water March 8, 1906 for Isaac C. Scharff & S.J. Lagarus. In 1907 Isaac C Scharff, David Schnider, S.J. Lazarius were partners in a Men's Furnishing goods business, at the northwest corner of Valencia & Liberty Streets. At that time, Isaac Scharff resided at 1854 Sutter. By 1920, Isaac Scharff is in the real estate business, with an office in the Pacific building, residing at 69 6th Avenue. Scharff maintained ownership to at least 1946. Nothing relevant at DBI.

***B7. Moved?** No **Date:** _____ 0

Original Location _____

***B8. Related Features:** IMN pre-4/18/06 earthquake district

B9a. Architect: unknown

B9b. Builder: Scharff & Lagarus

***B10. Significance:** **Theme** Pre-April 1906 construction

Area: San Francisco 1906 fire-zone

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

Applicable Criteria

National or California Register: CR 1, 3

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

CONTEXT: This Romeo flats building is a representative of the Edwardian style (simplified Classical Revival), and dates from the reconstruction period of development (May 1906-1913). The Romeo flats building type is unique to San Francisco, and was only built between about 1880 and 1920. Romeo Flats are multi-unit, residential buildings with three building bays, and an open or enclosed central winding stair hall in the central bay dividing the façade vertically. When enclosed, windows are located at the landing between each floor of the central bay. With two narrow flats per floor, buildings usually incorporate four or six apartments per building. A main entry in the central bay is located at the sidewalk flanked by a raised basement. The central hall stair is open to the elements, which provides opportunity to call-out to those located below. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. Persons associated with this building do not appear to have made significant contributions to our history to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4.

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

FEATURES: Character-defining features that should be preserved include, but may not be limited to: the façade cladding materials, fenestration pattern, open recessed central stair hall, projecting bay windows, and wooden double hung windows.

B11. Addl. Resource 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. Apartment House Directory, 1962 Ed., Donaldson, Paul L. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

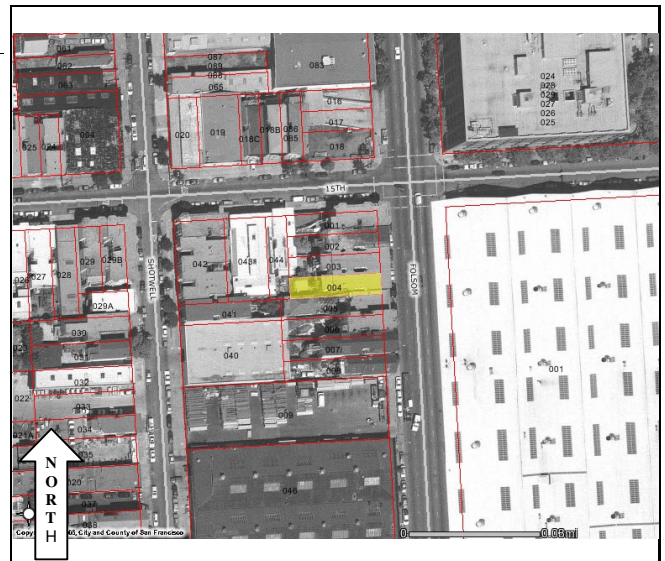
***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department

1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

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 2 Resource name(s) or number(assigned by recorder) **1922-1924 Folsom St**

P1. Other Identifier:

Form Number **61**

P2. Location: Not for Publication Unrestricted

*a. County San Francisco

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

c. Address 1922 1924 Folsom ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3552 005

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a two-story, two-bay, wood-clad, frame residential building. The ground floor contains a gated recessed entry in the first building bay, and a single window in the second. A gated passageway at the northern side of the façade leads to a building at the rear of the lot. The second floor contains a single window in each building bay.

A belt course divides the façade between the two floors. The openings of the first floor are flanked by plain wood pilasters with block capitols. There are pedimented wood surrounds on the windows of the second floor, and a small pent roof spans the façade between the pediments. The window on the first floor is a 1/1 double-hung wood sash, and the windows on the second floor are sliding aluminum replacement sash. There is a small projecting cornice and a flat roof.

A second building is located at the rear of the lot is a single story frame dwelling with a hipped roof.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Edwardian

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



P5b. Photo: (view and date)
 View looking west 8/16/2004

*P6. Date Constructed/Age and Sources

1905 c./1907 Historic
 Estimate

*P7. Owner and Address:

VILLALOBOS MARTIN & EVA
 1769 SHOREVIEW AVE
 SAN MATEO CA 94401

*P8. Recorded by:

Planning Department City & County of
 San Francisco

*P9. Date Recorded 9/17/2004

*P10. Survey Type Intensive

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

Inner Mission North Context (rev. 2005)

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *Resource name(s) or number **1922-1924 Folsom St**

CHR Status Code: **5D3**

B1. Historic Name:

B2. Common Name:

B3. Original Use: two Single-family residences

B4. Present Use: One single and one multiple family

***B6 Construction History:**

***B5 Architectural Style:** Edwardian

Front structure first erected circa 1905, when the rest of this portion of the block was being developed. In March 1907, the rear building was erected. In July 1907, the front building was significantly altered and a second story, five-room flat was added to the top of the ground floor carpenter shop for J. Renilson. The buildings were owned by Agnes, Francis and Thomas Linehan in the 1930s, and Mary Reese in the 1940s, and Rose Rhodes in the 1950s.

***B7. Moved?** No

Date: _____ 0

Original Location _____

***B8. Related Features:** Post-1906 reconstruction area

B9a. Architect: unknown

B9b. Builder: Burns & Becker (1907 remodel)

***B10. Significance:** **Theme** Pre-April 1906 construction

Area: San Francisco's Inner Mission

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

Applicable Criteria
National or California Register: NR C

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

CONTEXT: This residential flats building is a representative of the Edwardian style (simplified Classical Revival), and dates from the first generation construction period of development (c.1850- April 1906). Residential flats are a popular housing type in most of San Francisco's older neighborhoods with one residence per floor, each independently accessible from the street. The overwhelming majority of flats are built above a soft story or raised basement, with an open stair leading from the sidewalk up to an elevated entry. It is a deviant in its context, in that it only retains a portion of the structure from its period, largely resembling a 1907 altered façade, and is not significant within this context because of the alterations. The rear building is indicative of the reconstruction period, where many rear yard cottages were erected 1906-1908. ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A,B,C,D; and California Register (CR) Criteria 1,2,3,4. Local significance is assessed using the NR Criteria. See: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) This non-contributory is associated with a locally significant area based on the Reconstruction of San Francisco following the earthquake and fire of 1906, where many square miles of dense neighborhoods were rebuilt 1906-1914. Contributory properties have a common range of architectural style, period and pattern of development, and method of construction, per NR Criterion C. See DPR 523D: Mission Reconstruction District for descriptions, boundaries, and significance. NR & CR eligibility has not been established for this area. This non-contributory property is associated with a locally significant area: The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions. This district is not eligible for the NR because other districts such as the Liberty Hill NR District are better examples of this context. There is no evidence that the history of this property is associated with any persons of recognized significance in National, California, or San Francisco's history, nor is the architect, designer, or builder identified in association with its construction, to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4. INTEGRITY: The building appears to be in good structural and material condition. As a 1907 building, this property retains integrity of location, design, setting, materials, workmanship, feeling, and association. Inappropriate aluminum replacement sash has resulted in a diminished integrity of materials, but to a less than significant affect. FEATURES: that should be preserved: the relation of the building to the street, wood cladding, fenestration pattern, recessed entry, and wood trim.

B11. Addl. Resource Attributes HP2. Single Family Property

***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.

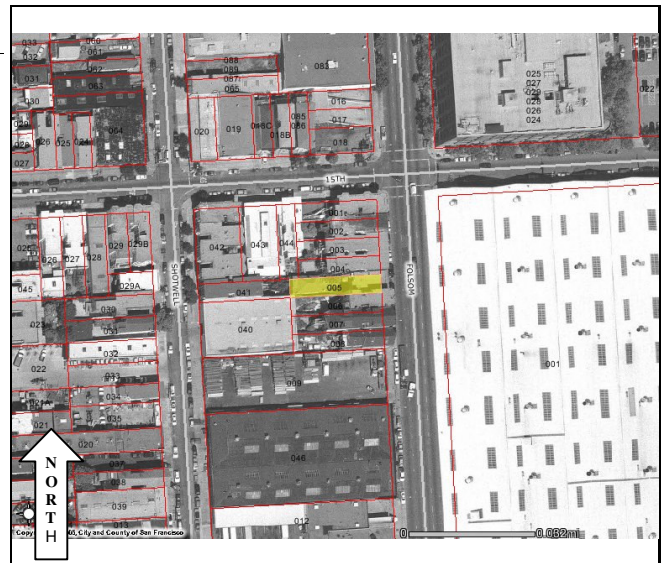
B13. Remarks:

***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 2/28/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

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 2 Resource name(s) or number(assigned by recorder) 1926-1928 Folsom

P1. Other Identifier:

Form Number 62

P2. Location: Not for Publication Unrestricted

*a. County San Francisco

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

c. Address 1926 1928 Folsom ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3552 006

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a three-story, two-bay, residential-over-commercial building clad in tongue-and-groove wood siding. The ground floor contains a service door, two boarded storefront sections, and a recessed, gated entry to the flats on the upper floors. There is a belt course between the first and second floors. The upper floors each contain a sculpted bay window in each building bay. There is a small cornice on the bay windows above the second floor.

The entablature follows the profile of the façade and projecting bay windows. It contains a plain frieze, dentil band and modillion cornice. The windows are 1/1 double-hung wood sash. Wooden pilasters with Corinthian capitols flank each window. 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 looking west 8/16/2004

*P6. Date Constructed/Age and Sources

1905 Historic

Water Record

*P7. Owner and Address:

LOUGHLIN MICHAEL & MARY G

48 W SANTA INEZ AVE
SAN MATEO CA 94402

*P8. Recorded by:

Planning Department City & County of
San Francisco

*P9. Date Recorded 9/17/2004

*P10. Survey Type Intensive

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

Inner Mission North Context (rev. 2005)

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)

Page 2 of 2 *Resource name(s) or number **1926-1928 Folsom**CHR Status Code: **3CD****B1. Historic Name:****B2. Common Name:****B3. Original Use:** Residential over Commercial**B4. Present Use:** Multiple Family Property***B6 Construction History:*****B5 Architectural Style:** Classical Revival

The northern half of this block was a single large parcel owned by J. Brandenstein and Israel Cahn in 1894, and was vacant in 1889, but home to the California Packing Company, manufacturers of pickles, catsup and condiments by 1899. Between 1901 and 1906, the factory was dismantled, and the large parcel divided into smaller lots. Water tap November 3, 1905 for Dominico Firenzi, who maintained ownership to at least 1935. Nothing relevant at DBI. In 1946, it was owned by Jose & Eladia Laines. The building was apparently built with a ground floor commercial space, but it appears that the space was converted to residential use before 1920.

B7. Moved?** No **Date:** _____ 0**Original Location** _____B8. Related Features:** IMN pre-4/18/06 earthquake district**B9a. Architect:** unknown**B9b. Builder:** unknown***B10. Significance:** **Theme** Pre-April 1906 construction**Area:** San Francisco's Inner Mission**Period of Significance** 1850-1906 **Property Type** Residential over Commercial**Applicable Criteria**
National or California Register: CR 1, 3

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

CONTEXT: This residential-over-commercial building is a representative of the Classical Revival style, and dates from the first generation construction period of development (c.1850- April 1906). 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 pedestrian-oriented 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 modest numbers, residential flats were placed over industrial uses, almost universally built for a resident proprietor. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. Inner Mission Commercial Corridor District represents a pattern of the area's development as the Mission's growth into the commercial focus of the surrounding residential area, and is locally significant under Criterion A. The commercial, and residential-over-commercial buildings are a significant and distinguishable entity whose components may lack individual distinction, taken together are locally significant under Criterion C. The neighborhood did not historically serve a wider population, and does not have a State or National significance. Persons associated with this building do not appear to have made significant contributions to our history to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4. **INTEGRITY:** The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. **FEATURES:** Character-defining features that should be preserved include, but may not be limited to: the cladding materials and fenestration pattern on the street façade(s); open recessed entry; area for storefront; projecting bay windows; double-hung wood window sash; and projecting modillion cornice.

B11. Addl. Resource Attributes HP6. 1-3 Story Commercial Building***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:***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



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 2 Resource name(s) or number(assigned by recorder) **1930-1934 Folsom**

P1. Other Identifier:

Form Number **63**

P2. Location: Not for Publication Unrestricted

*a. County San Francisco

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

c. Address 1930 1934 Folsom ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3552 007

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a three-and-a-half story with raised basement, frame Enclosed Romeo Flats building clad in clapboard siding. 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 second and third floors of the central bay. A gated, recessed entry in the central bay is located at the sidewalk, as are single windows in the basement level. There is a small portico with Tuscan columns supporting a shallow false balconette with paneled newels (the balustrade is now missing). The bay windows are clad in tongue-and-groove wood siding above the first floor.

The entablature projects over the depth of the projecting bay windows, and features a plain frieze, and a modillion cornice. The roof is gabled with a raked cornice, the pediment facing the street clad in clapboard. There is a recessed balconette flanked by Tuscan columns on paneled newels. Behind the balconette and balustrade are a pair of windows. The apex of the pediment contains a wooden sunburst. The windows are 1/1 double hung wood sash.

*P3b. Resources Attributes: HP3. Multiple Family Property

Style or Period Queen Anne

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



P5b. Photo: (view and date)
 View looking west 8/16/2004

*P6. Date Constructed/Age and Sources

1905 Historic
 Water record

*P7. Owner and Address:

ROAMAN CHESTER A
 1180 DE HARO ST # A
 SAN FRANCISCO CA 94107

*P8. Recorded by:

Planning Department City & County of San Francisco

*P9. Date Recorded 9/17/2004

*P10. Survey Type Intensive

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

Inner Mission North Context (rev. 2005)

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)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Family Property

B4. Present Use: Multiple Family Property

***B6 Construction History:**

***B5 Architectural Style:** Queen Anne

The northern half of this block was a single large parcel owned by J. Brandenstein and Israel Cahn in 1894, and was vacant in 1889, but home to the California Packing Company, manufacturers of pickles, catsup and condiments by 1899. Between 1901 and 1906, the factory was dismantled, and the large parcel divided into smaller lots. Water May 3, 1905, called "Romeo Flats" on application for Edward Dreler, a driver and resident of 1934a Folsom. Nothing relevant at DBI. From at least 1909 to 1946, the property was owned by Pierre Ewart.

***B7. Moved?** No **Date:** _____ 0

Original Location _____

***B8. Related Features:** IMN pre-4/18/06 earthquake district

B9a. Architect: unknown

B9b. Builder: Edward Dreler

***B10. Significance:** **Theme** Pre-April 1906 construction

Area: San Francisco's Inner Mission

Period of Significance 1850-1906 **Property Type** Enclosed Romeo Flats **Applicable Criteria** National or California Register: CR 1, 3

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

CONTEXT: This enclosed Romeo flats building is a representative of the Queen Anne style, and dates from the first generation construction period of development (c.1850- April 1906). The Romeo flats building type is unique to San Francisco, and was only built between about 1880 and 1920. Romeo Flats are multi-unit, residential buildings with three building bays, and an open or enclosed central winding stair hall in the central bay dividing the façade vertically. When enclosed, windows are located at the landing between each floor of the central bay. With two narrow flats per floor, buildings usually incorporate four or six apartments per building. A main entry in the central bay is located at the sidewalk flanked by a raised basement. The central hall stair is open to the elements, which provides opportunity to call-out to those located below. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. Persons associated with this building do not appear to have made significant contributions to our history to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4.

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

FEATURES: Character-defining features that should be preserved include, but may not be limited to: the façade cladding materials; fenestration pattern; projecting bay windows with wood double-hung wood sash; open, recessed entry portico; end gable with recessed paired window assembly and columns.

FEATURES: Character-defining features that should be preserved include, but may not be limited to: the façade cladding materials; fenestration pattern; projecting bay windows with wood double-hung wood sash; open, recessed entry portico; end gable with recessed paired window assembly and columns.

B11. Addl. Resource 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. Apartment House Directory, 1962 Ed., Donaldson, Paul L. Water Department Tap Records, Building Permit Applications.

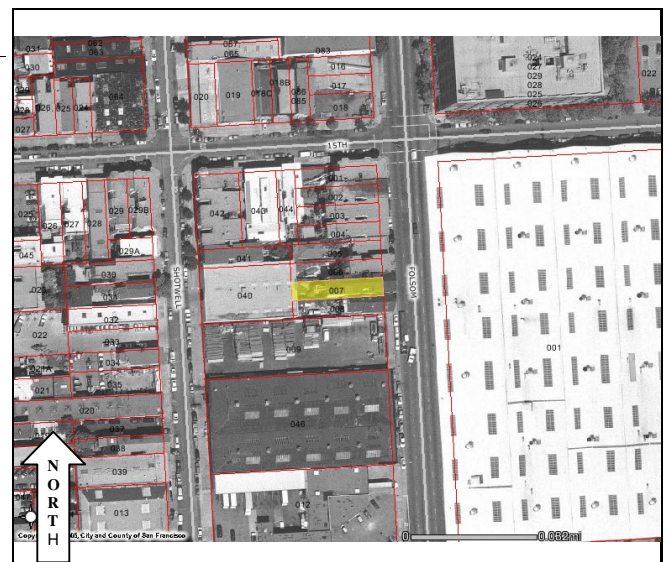
B13. Remarks:

***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

Page 1 of 2 Resource name(s) or number(assigned by recorder) **1936 Folsom**

P1. Other Identifier:

Form Number 64

P2. Location: Not for Publication Unrestricted

***a. County** San Francisco

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

c. Address 1936 0 Folsom ST

City San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3552 008

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a two and a half story, two-bay, frame building clad in tongue-and-groove wood siding. The ground floor contains a sectional overhead garage door in the first bay, a boarded portion of a former storefront, and a recessed entry. The second floor contains a sculpted bay window in each building bay. The entablature extends over the depth of the projecting bay windows, and contains a plain frieze, dentil band and block modillion cornice.

The roof is gabled, and the pediment faces the street, and contains two smaller pediments over the bay windows. A pair of windows is centered on the façade. A cornice divides the pediment above the windows. A dentil band is located within the main pediment, and smaller pediments as well as below the small cornice. The sides of the building are clad in shiplap siding. The windows are 1/1 double-hung wood sash.

***P3b. Resources Attributes:** HP2. Single Family Property

Style or Period Queen Anne

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



P5b. Photo: (view and date)
View looking west 8/16/2004

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

1906 Historic

Water Dept. Records

***P7. Owner and Address:**

SANDRA GILL ADMIN.
ESTATE OF GAUDREAU FREDERIC
217 FIRST AVENUE
DALY CITY CA 94014

***P8. Recorded by:**

Planning Department City & County of
San Francisco

***P9. Date Recorded** 9/17/2004

***P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005)

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)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential over Commercial

B4. Present Use: Single Family

***B6 Construction History:**

***B5 Architectural Style:** Queen Anne

The northern half of this block was a single large parcel owned by J. Brandenstein and Israel Cahn in 1894, and was vacant in 1889, but home to the California Packing Company, manufacturers of pickles, catsup and condiments by 1899. Between 1901 and 1906, the factory was dismantled, and the large parcel divided into smaller lots. Water tap March 7, 1906 for F. Winther, and in 1909 by J. Haldensen. Water tap included three horse stalls, building was a single-family dwelling above a seltzer bottling plant. Original layout was open passage on the ground floor contains left, with a small store on the right, a stable was at the rear of the lot. The 1915 Sanborn map shows the ground floor of this building occupied by a Egg Noodle Manufacturing. From at least 1920 to 1946, the property was owned by D.J. & T. Sullivan, who were house movers, and owned several large lots on this portion of the block. Nothing relevant at DBI. Stables and shed removed from rear after 1964.

***B7. Moved?** No **Date:** 1906

Original Location owned by house movers looks older

***B8. Related Features:** IMN pre-4/18/06 earthquake district

B9a. Architect: unknown

B9b. Builder: unknown

***B10. Significance:** Theme Pre-April 1906 construction

Area: San Francisco's Inner Mission

Period of Significance 1850-1906 Property Type Residential over Commercial

Applicable Criteria National or California Register: CR 1, 3

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

CONTEXT: This residential-over-commercial building is a representative of the Queen Anne style, and dates from the first generation construction period of development (c.1850- April 1906). 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 pedestrian-oriented 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 modest numbers, residential flats were placed over industrial uses, almost universally built for a resident proprietor. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant. ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. Inner Mission Commercial Corridor District represents a pattern of the area's development as the Mission's growth into the commercial focus of the surrounding residential area, and is locally significant under Criterion A. The commercial, and residential-over-commercial buildings are a significant and distinguishable entity whose components may lack individual distinction, taken together are locally significant under Criterion C. The neighborhood did not historically serve a wider population, and does not have a State or National significance. Persons associated with this building do not appear to have made significant contributions to our history to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4. INTEGRITY: The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. FEATURES: Character-defining features that should be preserved include, but may not be limited to: the cladding materials and fenestration pattern on the street façade(s); recessed entry; projecting bay windows, articulated pediments within the gable; wood double hung window sash.

B11. Addl. Resource Attributes HP6. 1-3 Story Commercial Building

***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.

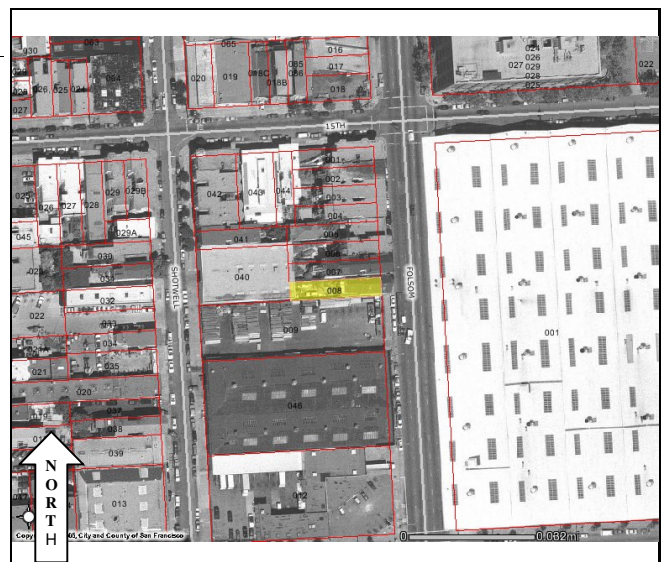
B13. Remarks:

***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

P1. Other Identifier:

Form Number 71

P2. Location: Not for Publication Unrestricted

***a. County** San Francisco

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

c. Address 423 433 South Van Ness AV

City San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3552 023

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a two-story, six bay, frame residential-over-commercial building clad in shiplap siding. The ground floor contains three plate glass storefronts, each alternating with the individual residential staircases. The storefronts themselves are each symmetrical with five parts: two short glass walls parallel to the sidewalk, two glass walls that recede from the sidewalk and obtuse angles, and a wall parallel to the sidewalk recessed about three feet from the front building wall. Each glass wall contains a solid wood paneled base that rises about two feet from the sidewalk, a main glass wall about six feet tall, and a glass transom about three feet tall. The vertical divisions between the individual wall components are divided by colonnettes. The façade is divided by a beltcourse between the first and second floors. The second floor contains a single window in the first, fourth and fifth building bays, and a square projecting bay window in the second, third and sixth building bays. The windows are 1/1 double-hung wood sash. Each single window is set into an elaborate surround consisting of pilasters, a paneled spandrel below the sill, and a stepped pedimented hood. Each projecting bay window contains a pair of windows facing the street, divided by a colonnettes, and a single window on each side perpendicular to the street. The base of each projecting bay is paneled, while pilasters separate the faces. Each bay also contains independent - double entablatures, the lower acting as a window hood, the upper is paneled, and is aligned with the building's main entablature. The upper entablature of the three bay windows are surmounted by broken pediments with a modillion cornice and decorative wood panels. The building's main entablature contains a paneled frieze, and a banded projecting cornice supported by scrolled brackets on alternate panels. The roof is flat.

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

Style or Period Stick / Eastlake

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



P5b. Photo: (view and date)
View looking east 2/5/2004

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

1885 Historic

Water Record

***P7. Owner and Address:**

BRANTLEY TIDMORE &
CARROLL BENTER
120 DUBOCE AV
SAN FRANCISCO CA 94103

***P8. Recorded by:**

Planning Department City & County of
San Francisco

***P9. Date Recorded** 9/17/2004

***P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005), 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 RECORDPage 2 of 2 *Resource name(s) or number **423-433 South Van Ness**CHR Status Code: **3CD****B1. Historic Name:** 1923-1933 Howard**B2. Common Name:****B3. Original Use:** Residential over Commercial**B4. Present Use:** Residential over Commercial***B6 Construction History:*****B5 Architectural Style:** Stick / Eastlake

This building was erected in 1885 for Frederick W. Runge to contain three stores and three flats, replacing a two-story dwelling that was on the site. Water tap April 23, 1885. No relevant records at DBI. By 1901, it was owned by Otto Luhn Sr., and E.H.J. Marquard Sr. By 1909, it was owned by Luhn and Runge. In 1920, two of the storefronts were vacant, and the southernmost storefront was used for medicinal waters. From at least 1935 to 1946, it was owned by P.J. & Catherine Oreilly. In 1950, the central storefront was used for bookbinding. Later in the 1950s, the northern storefront was occupied by an exterminator, the central by a bookbinder, and the southern by a used furniture dealer.

B7. Moved?** No **Date:** _____ 0**Original Location** _____B8. Related Features:** IMN pre-4/18/06 earthquake district**B9a. Architect:** unknown**B9b. Builder:** unknown***B10. Significance:** **Theme** Pre-April 1906 construction**Area:** San Francisco's Inner Mission**Period of Significance** 1850-1906 **Property Type** Residential over Commercial**Applicable Criteria**
National or California Register: CR 1, 3

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

CONTEXT: This residential-over-commercial building is a representative of the Stick / Eastlake style, and dates from the first generation construction period of development (c.1850- April 1906). 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 pedestrian-oriented 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 modest numbers, residential flats were placed over industrial uses, almost universally built for a resident proprietor. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions. This district is not eligible for the NR because other districts such as the Liberty Hill NR District are better examples of this context. Inner Mission Commercial Corridor District represents a pattern of the area's development as the Mission's growth into the commercial focus of the surrounding residential area, and is locally significant under Criterion A. The commercial, and residential-over-commercial buildings are a significant and distinguishable entity whose components may lack individual distinction, taken together are locally significant under Criterion C. The neighborhood did not historically serve a wider population, and does not have a State or National significance. Persons associated with this building do not appear to have made significant contributions to our history to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information per Criterion D/4. **INTEGRITY:** The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. **FEATURES:** Character-defining features that should be preserved include, but may not be limited to: the cladding materials and fenestration pattern on the street façade; intact 19th century plate-glass storefronts with transoms and original iron and wood divisions and paneled bases; recessed residential entries with transoms; upper floor window surrounds with paneled spandrels; projecting bay windows; double-hung wood windows; paneled bracketed parapet with false gables over the bay windows.

B11. Addl. Resource Attributes HP6. 1-3 Story Commercial Building***B12. References:**

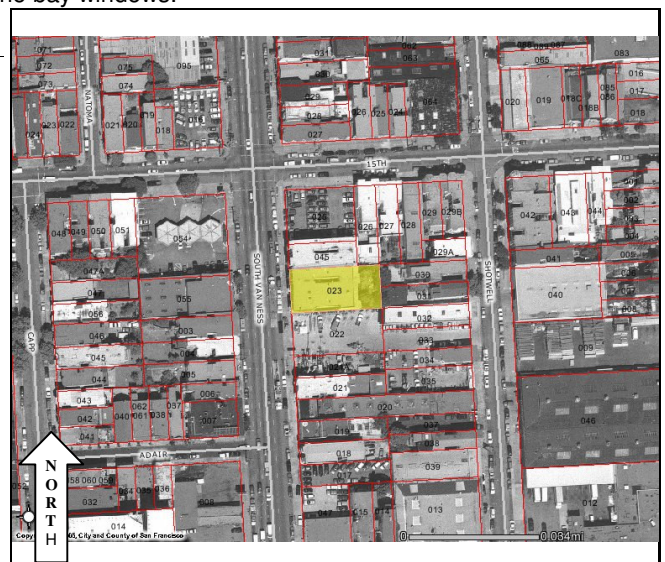
City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept.), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Apartment House Directory, 1962 Ed., Donaldson, Paul L. Water Department Tap Records, Building Permit Applications.

B13. Remarks: AS***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

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 2 Resource name(s) or number(assigned by recorder) **415-421 South Van Ness**

P1. Other Identifier: _____ **Form Number 72**

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

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

c. Address 415 421 South Van Ness AV City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3552 045

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a three-story, three-bay, residential-over-commercial, frame building with a symmetrical façade. The ground floor contains a recessed and gated, wood paneled apartment entry with a single wood paneled sash door and transom in the first and third building bays. The central portion of the façade contains a pair of plate glass storefronts, each with a window and wood paneled base on the sidewalk, and a gated recessed entry with glass side walls and transoms. A beltcourse divides the façade between the first and second, and second and third floors. The second and third floors each contain a square bay window in the first and third building bays, and a pair of windows in the central bay. The bay windows and paired windows are articulated by pilasters and colonettes between each window, and have paneled spandrels.

The entablature follows the profile of the façade and projecting bay windows, and features a paneled frieze, and a bracketed cornice. The windows are 1/1 double-hung wood sash. The roof is flat.

***P3b. Resources Attributes:** HP3. Multiple Family Property **Style or Period** Stick / Eastlake

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



P5b. Photo: (view and date)
View looking east 2/5/2004

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

1890 c Historic

Water Record

***P7. Owner and Address:**

GEORGI & ELENKA STOYANOF TRUST
503 DIVISADERO ST.
SAN FRANCISCO CA 94117

***P8. Recorded by:**

Planning Department City & County of San Francisco

***P9. Date Recorded** 9/17/2004

***P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005), 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 RECORDPage 2 of 2 *Resource name(s) or number **415-421 South Van Ness**CHR Status Code: **3CD****B1. Historic Name:** 1915-1921 Howard Street**B2. Common Name:****B3. Original Use:** Residential over Commercial**B4. Present Use:** Residential over Commercial***B6 Construction History:*****B5 Architectural Style:** Stick / Eastlake

This building was erected in between 1886 and 1899, replacing a single-family dwelling that was connected to the City water system in 1880 by A. Zihn. Water tap January 1, 1880. In 1899 Nothing relevant at DBI. In 1935, it was owned by Guinan Frederick, and in 1946 by Schneider Fred L. In 1915, the ground floor shops were occupied by a soda bottling plant, and their small office. In 1920, the shops were occupied by a furniture store. In the 1950s, the northern space was occupied by an exterminator, and the southern space by an embroidery shop.

B7. Moved?** No **Date:** _____ 0**Original Location** _____B8. Related Features:** IMN pre-4/18/06 earthquake district**B9a. Architect:** unknown**B9b. Builder:** unknown***B10. Significance:** **Theme** Pre-April 1906 construction**Area:** San Francisco's Inner Mission**Period of Significance** 1850-1906 **Property Type** Residential over Commerci**Applicable Criteria**
National or California Register: CR 1, 3

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

CONTEXT: This residential-over-commercial building is a representative of the Stick / Eastlake style, and dates from the first generation construction period of development (c.1850- April 1906). 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 pedestrian-oriented 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 modest numbers, residential flats were placed over industrial uses, almost universally built for a resident proprietor. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. Inner Mission Commercial Corridor District represents a pattern of the area's development as the Mission's growth into the commercial focus of the surrounding residential area, and is locally significant under Criterion A. The commercial, and residential-over-commercial buildings are a significant and distinguishable entity whose components may lack individual distinction, taken together are locally significant under Criterion C. The neighborhood did not historically serve a wider population, and does not have a State or National significance. Persons associated with this building do not appear to have made significant contributions to our history to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4. **INTEGRITY:** The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. **FEATURES:** Character-defining features that should be preserved include, but may not be limited to: the cladding materials and fenestration pattern on the street façade(s); plate-glass storefronts with recessed entries (exclusive of modern aluminum frames) recessed paneled residential entries with plate-glass transoms; projecting bay windows; double-hung wood windows, and the paneled and bracketed cornice.

B11. Addl. Resource Attributes HP6. 1-3 Story Commercial Building***B12. References:**

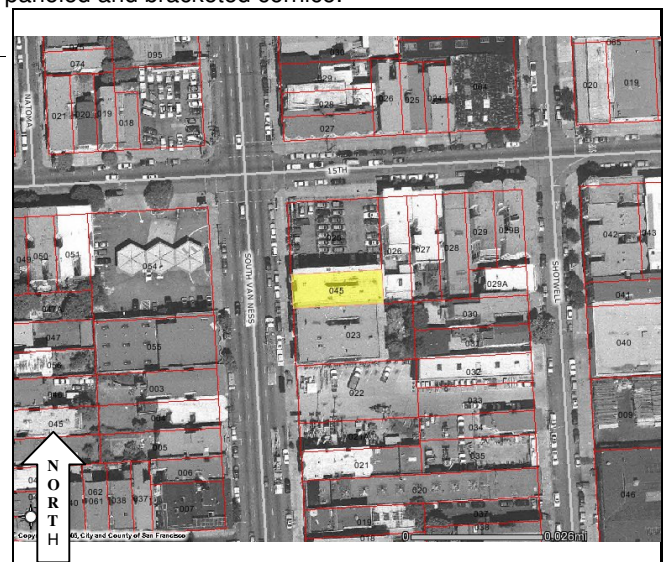
City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept.), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Apartment House Directory, 1962 Ed., Donaldson, Paul L. Water Department Tap Records, Building Permit Applications.

B13. Remarks:***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

Page 1 of 2 Resource name(s) or number(assigned by recorder) **1477 15th St**

P1. Other Identifier:

Form Number 73

P2. Location: Not for Publication Unrestricted

***a. County** San Francisco

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

c. Address 1477 0 15th ST

City San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3552 026

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a two-story, three bay, frame residential-over-commercial building clad in shiplap wood siding. The ground floor contains a three-part plate glass storefront in the first building bay. It features a wood paneled base, wood pilasters dividing the windows, and a glass storefront transom, with a recessed sash door, an apparent unaltered nineteenth-century configuration. There is a second recessed entry in the central building bay, and a pair of double-leaf, wood paneled with upper sash light garage doors in the third building bay. There is also a storefront transom above the garage entry within the third building bay. The second floor contains a square bay in the first and third building bays, and a single window in the central bay. The bays each feature a paneled spandrel, colonettes between the windows, and a decorative circular-patterned hood.

The windows are 1/1 double-hung wood sash. There is a beltcourse between the first and second floors. The entablature follows the profile of the façade and the projecting bay windows, and features a paneled frieze and a modillion cornice. The roof is flat.

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

Style or Period Stick / Eastlake

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



P5b. Photo: (view and date)
View looking south 8/25/2004

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

1888 c. Historic

Assessor / maps

***P7. Owner and Address:**

AZEVEDO CHRISTI

1477 15TH ST
SAN FRANCISCO CA 94103

***P8. Recorded by:**

Planning Department City & County of
San Francisco

***P9. Date Recorded** 9/17/2004

***P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005), 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)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential over Commercial

B4. Present Use: Residential over Commercial

***B6 Construction History:**

***B5 Architectural Style:** Stick / Eastlake

HISTORY: No water connection records exist for this property. It appears on the 1889 Sanborn map as containing a flats and two storefronts. In 1894, it was owned by C.H. Werner. By 1906, it was owned by Louis P. and Louise Werner. In 1916, a building permit was approved to build a one-story washroom and boiler room in the rear of the lot at 1477 15th Street. In 1920, the building was occupied by French hand laundry which occupied the site into at least the 1960s, and the western storefront was converted into a garage. From at least 1935 to 1946, it was owned by Martin & Marie Lapeyri.

***B7. Moved?** No **Date:** _____ 0

Original Location _____

***B8. Related Features:** IMN pre-4/18/06 earthquake district

B9a. Architect: unknown

B9b. Builder: unknown

***B10. Significance:** **Theme** Pre-April 1906 construction

Area: San Francisco's Inner Mission

Period of Significance 1850-1906 **Property Type** Residential over Commercial

Applicable Criteria
National or California Register: CR 1, 3

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

CONTEXT: This residential-over-commercial building is a representative of the Stick / Eastlake style, and dates from the first generation construction period of development (c.1850- April 1906). 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 pedestrian-oriented 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 modest numbers, residential flats were placed over industrial uses, almost universally built for a resident proprietor. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. Inner Mission Commercial Corridor District represents a pattern of the area's development as the Mission's growth into the commercial focus of the surrounding residential area, and is locally significant under Criterion A. The commercial, and residential-over-commercial buildings are a significant and distinguishable entity whose components may lack individual distinction, taken together are locally significant under Criterion C. The neighborhood did not historically serve a wider population, and does not have a State or National significance. Persons associated with this building do not appear to have made significant contributions to our history to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4. **INTEGRITY:** The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. **FEATURES:** Character-defining features that should be preserved include, but may not be limited to: the cladding materials and fenestration pattern on the street façade(s); plate-glass storefront and storefront divided-light transom; projecting bay windows; double-hung wood sash; window surrounds, and the paneled parapet with brackets and modillions.

B11. Addl. Resource Attributes HP6. 1-3 Story Commercial Building

***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.

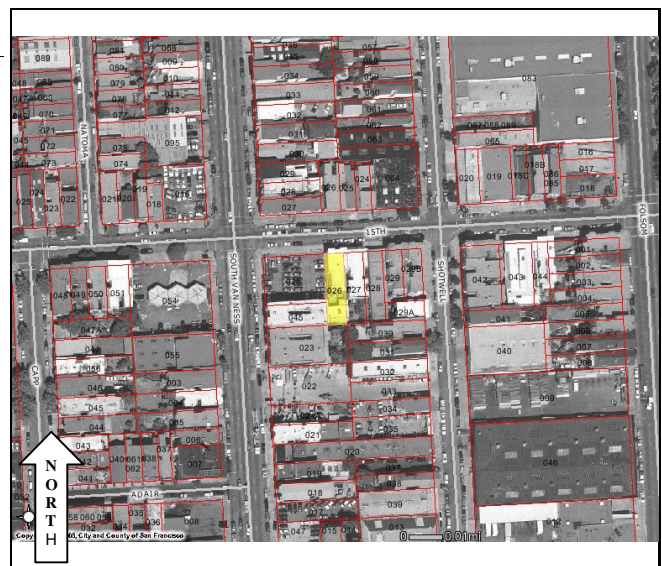
B13. Remarks:

***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

Page 1 of 2 Resource name(s) or number(assigned by recorder) 1471 15th St

P1. Other Identifier:

Form Number 74

P2. Location: Not for Publication Unrestricted

*a. County San Francisco

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

c. Address 1471 0 15th ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3552 027

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a two-story frame residential-over-commercial building, the ground floor, used for residential contains a central entry into the building, flanked by pairs of double-hung wood windows set into a tongue-and-groove wood plank siding. The upper story clad in shiplap siding contains two square bay windows. The bottom surface of the projecting bays is coated with a heavily textured grotto-like stucco finish. The face of each bay contains a pair of double-hung wood windows set within paired pilasters. A frieze of plaster panels sits below the false-front parapet which contains a modillion cornice surmounted by hipped roof forms over the projecting bays, and a pent-roof parapet. The roof is flat.

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

Style or Period Italianate

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



P5b. Photo: (view and date)
View looking south

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

1895 c. Historic

Assessor / Estimate

***P7. Owner and Address:**

SZETO KOK F & LI WAN YI

940 FAXON AVE
SAN FRANCISCO CA 94112

***P8. Recorded by:**

Planning Department City & County of
San Francisco

***P9. Date Recorded** 9/17/2004

***P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005), 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)

B1. Historic Name:

B2. Common Name:

B3. Original Use: residential over commercial

B4. Present Use: residential

***B6 Construction History:**

***B5 Architectural Style:** Italianate

In 1889, the site of this building was occupied by a single story dwelling., in 1894, it was part of a larger parcel owned by F.N. Neuval. The present building was erected by 1899. In 1901, it was owned by Gabrielle L. Sommerville, who owned the property to at least 1935. In 1915, the ground floor was occupied by the French Hand Laundry before it moved to the adjacent building to the west in 1920. In that year, this building was purely residential. By 1940, there were 8 apartments in the building. In 1946, it was owned by John F. Rosemont

***B7. Moved?** No **Date:** _____ 0

Original Location _____

***B8. Related Features:** IMN pre-4/18/06 earthquake district

B9a. Architect: unknown

B9b. Builder: unknown

***B10. Significance:** **Theme** Pre-April 1906 construction

Area: San Francisco's Inner Mission

Period of Significance 1850-1906 **Property Type** Residential over Commerci

Applicable Criteria
National or California Register: CR 1, 3

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

CONTEXT: This Residential over Commercial building is a representative of the Italianate style, and dates from the first generation construction period of development (c.1850- April 1906). 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 pedestrian-oriented 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 modest numbers, residential flats were placed over industrial uses, almost universally built for a resident proprietor. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant. **ASSESSMENT:** (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. Inner Mission Commercial Corridor District represents a pattern of the area's development as the Mission's growth into the commercial focus of the surrounding residential area, and is locally significant under Criterion A. The commercial, and residential-over-commercial buildings are a significant and distinguishable entity whose components may lack individual distinction, taken together are locally significant under Criterion C. The neighborhood did not historically serve a wider population, and does not have a State or National significance. Persons associated with this building do not appear to have made significant contributions to our history to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4. **INTEGRITY:** The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. **FEATURES:** Character-defining features that should be preserved include, but may not be limited to: the cladding materials and fenestration pattern on the upper-story street façade; projecting bay windows with double-hung wood sash; plaster ornament on façade, and on the underside of the projecting bay windows; modillion cornice and pent-roof parapet.

B11. Addl. Resource Attributes HP6. 1-3 Story Commercial Building

***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. Apartment House Directory, 1962 Ed., Donaldson, Paul L. Water Department Tap Records, Building Permit Applications.

B13. Remarks: AS

***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

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 2 Resource name(s) or number(assigned by recorder) **1455-1459 15th St**

P1. Other Identifier:

Form Number **76**

P2. Location: Not for Publication Unrestricted

*a. County San Francisco

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

c. Address 1455 1459 15th ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3552 029

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a four-story, three-bay, frame Enclosed Romeo Flats, frame, residential building clad in tongue-and-groove wood siding. The stucco-clad ground floor contains a centrally placed street-level gated entry, and a service door in the third building bay. There is an enclosed, central stair hall in the central bay that divides the façade vertically, with a single window located between the second and third, and third and fourth floors. There is an elaborate wood lintel over the main entrance at the sidewalk with an entablature and small balconette. The second floor contains three windows in each the first and third building bays. Each window is separated by a pilaster and Ionic capitol. The Third and fourth floors each contain a sculpted bay window in the first and third building bays. The base of each bay is supported by two brackets below the third floor. There is a band of dentil and cove moldings on the projecting bay windows below the third and fourth floors, and a molded panel within the spandrel.

The entablature follows the profile of the façade and the projecting bay windows, and contains a dentil band, egg-and-dart molding, and a modillion cornice. The windows are 1/1 double-hung wood sash. 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 looking south 8/25/2004

*P6. Date Constructed/Age and Sources

1910 Historic

Building Permit

*P7. Owner and Address:

SHU PING HUANG TRUST

1455 15TH ST APT 4
SAN FRANCISCO CA 94103

*P8. Recorded by:

Planning Department City & County of
San Francisco

*P9. Date Recorded 9/17/2004

*P10. Survey Type Intensive

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

Inner Mission North Context (rev. 2005), 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 2 *Resource name(s) or number **1455-1459 15th St**

CHR Status Code: **5D3**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Family Property

B4. Present Use: Multiple Family Property

***B6 Construction History:**

***B5 Architectural Style:** Classical Revival

Building permit approved December 1910. In 1961, the exterior façade was altered: the foundation along the front of the building was raised 8" above sidewalk; the siding was stripped on the ground floor and replaced with a brick veneer, and the front door was removed and replaced with a wrought iron gate and new basement door.

***B7. Moved?** No **Date:** _____ 0

Original Location _____

***B8. Related Features:** Post-1906 reconstruction area

B9a. Architect: none

B9b. Builder: F.W. Lurmann

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

Area: San Francisco 1906 fire-zone

Period of Significance 1906-1913

Property Type Enclosed Romeo Flats

Applicable Criteria

NR C

National or California Register:

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

CONTEXT: This enclosed Romeo flats building is a representative of the Classical Revival style, and dates from the reconstruction period of development (May 1906-1913). The Romeo flats building type is unique to San Francisco, and was only built between about 1880 and 1920. Romeo Flats are multi-unit, residential buildings with three building bays, and an open or enclosed central winding stair hall in the central bay dividing the façade vertically. When enclosed, windows are located at the landing between each floor of the central bay. With two narrow flats per floor, buildings usually incorporate four or six apartments per building. A main entry in the central bay is located at the sidewalk flanked by a raised basement. The central hall stair is open to the elements, which provides opportunity to call-out to those located below. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant. ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) This property is associated with a locally significant area based on the Reconstruction of San Francisco following the earthquake and fire of 1906, where many square miles of dense neighborhoods were rebuilt between 1906 and 1914. Contributory properties have a common range of architectural style, period and pattern of development, and method of construction, per NR Criterion C. Refer to the Mission Reconstruction District form (DPR 523D) for further descriptions, boundaries, and significance. NR and CR eligibility has not been established for this area. There is no evidence that the history of this property is associated with any persons or events of recognized significance in National, California, or San Francisco's history, nor is the architect, designer, or builder identified in association with its construction, to qualify per Criteria A/1 or B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4. INTEGRITY: The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. FEATURES: Character-defining features that should be preserved include, but may not be limited to: the cladding materials and fenestration pattern on the street façade(s); projecting bay windows and or wooden molded surrounds; projecting modillion cornice; and double-hung wood sash windows.

B11. Addl. Resource 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. Apartment House Directory, 1962 Ed., Donaldson, Paul L. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department

1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

P1. Other Identifier:

Form Number 77

P2. Location: Not for Publication Unrestricted

*a. County San Francisco

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

c. Address 100 110 Shotwell ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3552 029B

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a four-story frame, Enclosed Romeo Flats residential building clad in tongue-and-groove wood siding, located at the corner of Shotwell and 15th Streets. The building contains seven structural bays along Shotwell Street, and three along 15th Street. The Shotwell Street façade is symmetrically planned. The stucco-clad ground floor contains a pair of metal double-leaf garage doors in the six outer bays, and a gated, recessed entry at the sidewalk in the central bay. The rusticated wood-clad second floor contains combination triple windows in the first, third, fifth and seventh building bays, and a single window in the second and sixth. A belt course divides the façade between the second and third floors. A single window is located at the landings between the second and third, and third and fourth floors of the central bay. The third and fourth floors each contain a sculpted bay window in the first, third and fifth building bays. There is an octagonal bay with five exposed facets at the corner of Shotwell and 15th Streets. There is a single window in the second and seventh building bays. The 15th Street façade is similarly finished as the primary façade. The ground floor contains two small single windows. The second floor contains a single window in the first building bay. The second, third, and fourth floors each contain a small single window in the second building bay, and a sculpted bay in the third.

The windows are 1/1 double-hung wood sash. The entablature has a plain frieze, a band of dentil molding, a band of egg-and-dart molding, 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 looking west 7/15/2004

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

1905 Historic

Assessor

***P7. Owner and Address:**

JOHN E WAI
1981 LIVING TRUS
PO BOX 641045
SAN FRANCISCO CA 94164

***P8. Recorded by:**

Planning Department City & County of
San Francisco

***P9. Date Recorded** 9/17/2004

***P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005), 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 2 *Resource name(s) or number **100-110 Shotwell**

CHR Status Code: **3CD**

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Family Property

B4. Present Use: Multiple Family Property

***B6 Construction History:**

***B5 Architectural Style:** Classical Revival

No relevant records at DBI. From 1886 to at least 1909, the site of this building was part of a larger parcel owned by Daniel McLeod. In 1899, the parcel contained four small buildings, three dwellings, and a saloon at the corner. Shortly before the earthquake of 1906, it appears that McLeod had the corner building and two dwellings replaced with this apartment building. Six garages were added before 1940. In 1935, it was owned by Reggiardo Giuseppe & Domitella, and in 1946 by Massimino Alfio, and in 1962 by Alfio & Pasqualina Massimimio.

***B7. Moved?** Unknown **Date:** _____ 0

Original Location _____

***B8. Related Features:** IMN pre-4/18/06 earthquake district

B9a. Architect: unknown

B9b. Builder: unknown

***B10. Significance:** **Theme** Pre-April 1906 construction

Area: San Francisco

Period of Significance 1850-1906 **Property Type** Enclosed Romeo Flats **Applicable Criteria** National or California Register: CR 1, 3

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

CONTEXT: This enclosed Romeo flats building is a representative of the Classical Revival style, and dates from the reconstruction period of development (May 1906-1913). The Romeo flats building type is unique to San Francisco, and was only built between about 1880 and 1920. Romeo Flats are multi-unit, residential buildings with three building bays, and an open or enclosed central winding stair hall in the central bay dividing the façade vertically. When enclosed, windows are located at the landing between each floor of the central bay. With two narrow flats per floor, buildings usually incorporate four or six apartments per building. A main entry in the central bay is located at the sidewalk flanked by a raised basement. The central hall stair is open to the elements, which provides opportunity to call-out to those located below. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. Persons associated with this building do not appear to have made significant contributions to our history to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4.

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

FEATURES: Character-defining features that should be preserved include, but may not be limited to: the cladding materials and fenestration pattern on the street façade(s); projecting bay windows; double-hung wood sash; and projecting cornice.

B11. Addl. Resource 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. Apartment House Directory, 1962 Ed., Donaldson, Paul L. Water Department Tap Records, Building Permit Applications.

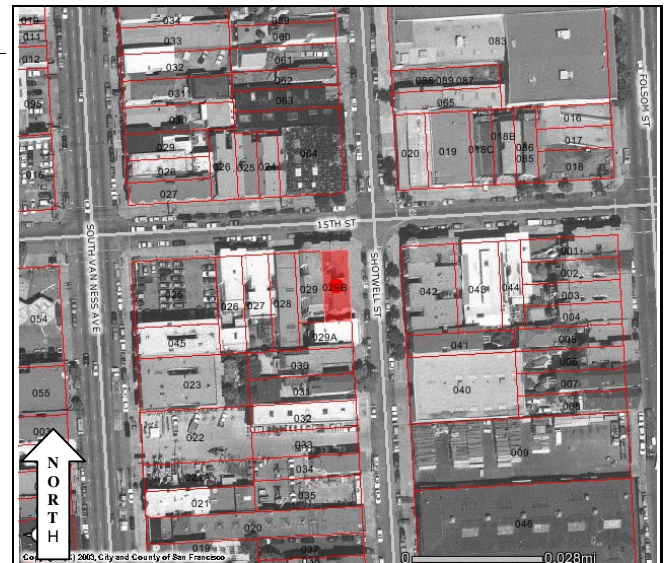
B13. Remarks: AS

***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

Page 1 of 2 Resource name(s) or number(assigned by recorder) **112-118 Shotwell**

P1. Other Identifier:

Form Number 78

P2. Location: Not for Publication Unrestricted

***a. County** San Francisco

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

c. Address 112 118 Shotwell ST

City San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3552 029A

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a three-story, three-bay, frame Enclosed Romeo Flats building clad in stucco. The brick-clad ground floor contains a service door in the first building bay, a gated main entrance in the central bay, and a single-panel overhead garage door in the third building bay. 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 second and third floors of the central bay. The second floor contains a combination triple window in the first and third building bays. The third floor contains a sculpted bay window in the first and third building bays. Both bay windows are supported by three plaster scroll brackets, and feature a wooden balconette in the spandrel of the central face. The single window in the central bay between the second and third floors likewise has a wooden balconette. The projecting bays have a Moorish plaster frieze, and small metal-clad roofs.

The windows are a combination of 1/1 and 5/1 double-hung wood sash. The lower sash is larger than the upper. The shaped, coped parapet is a continuation of the main building wall. 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 looking west 7/15/2004

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

1914 Historic

Building permit

***P7. Owner and Address:**

SIMMONITE KEVIN M&MARIA P

PO BOX 27632
SAN FRANCISCO CA 94127

***P8. Recorded by:**

Planning Department City & County of
San Francisco

***P9. Date Recorded** 9/17/2004

***P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005)

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 RECORDPage 2 of 2 *Resource name(s) or number **112-118 Shotwell**CHR Status Code: **6L****B1. Historic Name:****B2. Common Name:****B3. Original Use:** Multiple Family Property**B4. Present Use:** Multiple Family Property***B6 Construction History:*****B5 Architectural Style:** Mission Revival

From 1886 to at least 1909, the site of this building was part of a larger parcel owned by Daniel McLeod. In 1899, the parcel contained four small buildings, three dwellings, and a saloon at the corner. Shortly before the earthquake of 1906, it appears that McLeod had the corner building and two dwellings replaced with an apartment building. The site of this building was the rear yard for the apartment building until this structure was erected for John Rippe, who maintained ownership to at least 1920. Building permit approved April 1914. In 1935, it was owned by Camile V & Emille V Roy., and in 1946 by Marie & Elmo Yeazell.

B7. Moved?** No**Date:** _____ 0**Original Location** _____B8. Related Features:****B9a. Architect:** none**B9b. Builder:** F.W. Lurmann***B10. Significance:** Theme Early Infill Development**Area:** San Francisco 1906 fire-zone**Period of Significance** 1914-1930**Property Type** Enclosed Romeo Flats**Applicable Criteria****National or California Register:** none

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

CONTEXT: This enclosed Romeo flats building is a representative of the Mission Revival style, and dates from the early infill period of development (1914-1930). The Romeo flats building type is unique to San Francisco, and was only built between about 1880 and 1920. Romeo Flats are multi-unit, residential buildings with three building bays, and an open or enclosed central winding stair hall in the central bay dividing the façade vertically. When enclosed, windows are located at the landing between each floor of the central bay. With two narrow flats per floor, buildings usually incorporate four or six apartments per building. A main entry in the central bay is located at the sidewalk flanked by a raised basement. The central hall stair is open to the elements, which provides opportunity to call-out to those located below. It is a standard in its context but is not important because its context lacks cultural or architectural significance.

ASSESSMENT: (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) There is no evidence that the history of this property is associated with any persons or events of recognized significance in National, California, or San Francisco's history, nor is the architect, designer, or builder identified in association with its construction, to qualify per Criteria A/1 or B/2. This property is not the work of a master, but is typical of modest structures of similar vintage in the Mission in its design and construction method. It does not possess high artistic values, is not distinctive, nor does it belong to distinguishable entity whose components may lack individual distinction per criterion C/3. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4. For these reasons, this property is determined ineligible for the National, or California Registers, or local listing or designation through local government review process; however, it retains sufficient design integrity to warrant special consideration in local planning.

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

FEATURES Character defining features that should be preserved include but may not be limited to: the surface treatment, fenestration pattern, size and location of the garage entry, double-hung wood windows with divided-light upper sash, projecting bay windows, integrated window boxes, cast plaster ornamentation, and shaped parapet.

B11. Addl. Resource 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.

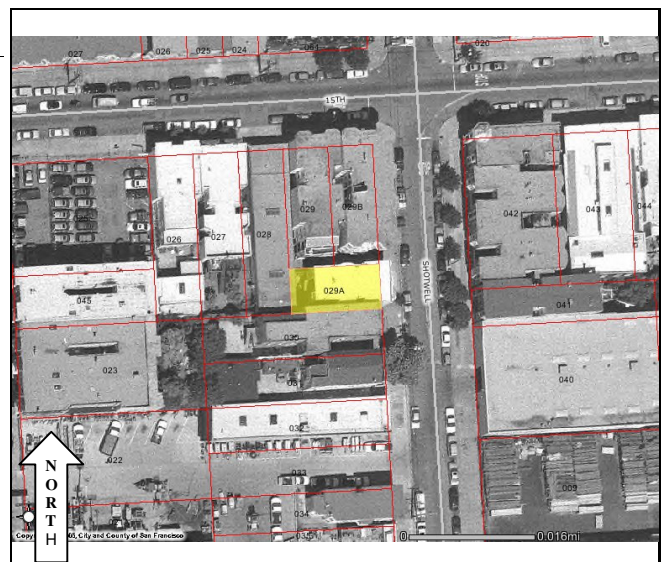
B13. Remarks:***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department

1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

Page 1 of 2 Resource name(s) or number(assigned by recorder) **120-122 Shotwell**

P1. Other Identifier:

Form Number 79

P2. Location: Not for Publication Unrestricted

***a. County** San Francisco

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

c. Address 120 122 Shotwell ST

City San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3552 030

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a three-story, two bay, frame residential flats building clad in shiplap siding. The building is semi-attached, and is set back from the sidewalk several feet. There is a side setback of about six feet on the southern side for about twenty feet, with an "L" that brings the building to the full width of the lot. The ground floor contains a pair of double-leaf garage doors, and a set of wooden stairs leading from the sidewalk to the main entrances on the second floor. The second floor contains a single window on the forward face of the side "L", a square bay in the first building bay, and a paneled, recessed entry containing two sash doors and transoms in the second bay. The third floor contains a single window on the forward face of the side "L", a square bay in the first building bay, and a single window in the second.

The façade is divided by belt courses at the base of the second and third floors. The windows are 1/1 double-hung wood sash. The bay window has paneled spandrels on the second floor, and a wood-shingle clad skirt on the third floor. The entablature contains a paneled frieze, brackets and a projecting modillion cornice. The roof is flat

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

Style or Period Stick / Eastlake

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



P5b. Photo: (view and date)
View looking west 7/15/2004

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

1890 c. Historic

Assessor / Estimate

***P7. Owner and Address:**

LOPEZ JOSE E & MARTHA

120 SHOTWELL ST
SAN FRANCISCO CA 94103

***P8. Recorded by:**

Planning Department City & County of
San Francisco

***P9. Date Recorded** 9/17/2004

***P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005), 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 2 *Resource name(s) or number **120-122 Shotwell**

CHR Status Code: **3CD**

B1. Historic Name: 110-112 Shotwell

B2. Common Name:

B3. Original Use: Multiple Family Property

B4. Present Use: Multiple Family Property

***B6 Construction History:**

***B5 Architectural Style:** Stick / Eastlake

In 1886, the site of this building was occupied by a small single-family dwelling located towards the rear of the lot, owned in 1894 by Richard Tobin, who maintained ownership to at least 1909. It was replaced by the present building by 1899. In 1929, a garage door was installed on the ground floor. (no water tap records for this property) In 1935, it was owned by Betti Annibale O & Dominica; Fontana Ernesto & Zelmira. In 1946, it was owned by Lopez Benj & Josephine.

***B7. Moved?** No **Date:** _____ 0

Original Location _____

***B8. Related Features:** IMN pre-4/18/06 earthquake district

B9a. Architect: unknown

B9b. Builder: unknown

***B10. Significance:** **Theme** Pre-April 1906 construction

Area: San Francisco's Inner Mission

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

Applicable Criteria
National or California Register: CR 1, 3

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

CONTEXT: This residential flats building is a representative of the Stick / Eastlake style, and dates from the first generation construction period of development (c.1850- April 1906). Residential flats are a popular housing type in most of San Francisco's older neighborhoods. There is typically one residence per floor, each independently accessible from the street. The overwhelming majority of flats are built above a soft story or raised basement, with an open stair leading from the sidewalk up to an elevated entry. Most flats constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built. This building is significant as a distinctive example of the high artistic values in the fine execution of its architectural style. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant. **ASSESSMENT:** (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. Persons associated with this building do not appear to have made significant contributions to our history to qualify per Criterion B/2. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4. **INTEGRITY:** The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. **FEATURES:** Character-defining features that should be preserved include, but may not be limited to: the cladding materials and fenestration pattern on the street façade(s); open, recessed entry portico with wooden stairs, sash doors and transoms; projecting bay windows with wooden panels; double-hung wood sash; and paneled bracketed cornice. It is likely that a projecting hood or portico once projected over the stairs.

B11. Addl. Resource 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.

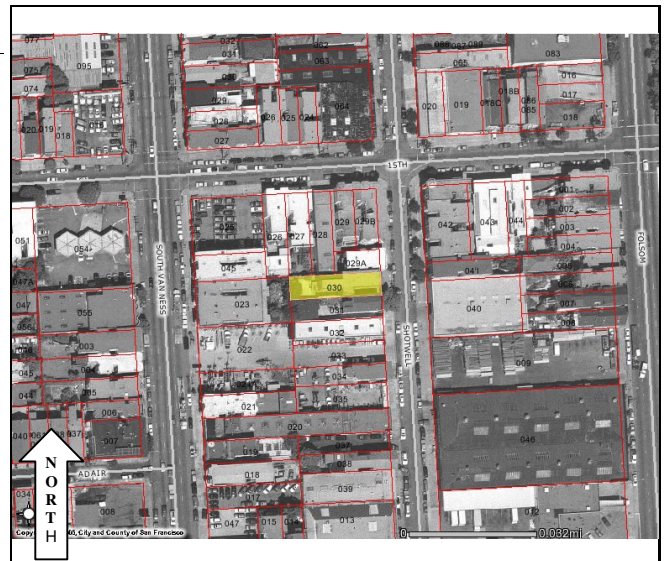
B13. Remarks: AS

***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**

P1. Other Identifier:

Form Number 80

P2. Location: Not for Publication Unrestricted

***a. County** San Francisco

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

c. Address 126 128 Shotwell ST

City San Francisco **Zip** 94103

e. Other Locational Data: Assessor's Block and Lot 3552 031

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

This building is set on an urban lot in San Francisco's Inner Mission. Standard lots are 25' wide, and generally between 70' and 120' deep. Buildings are mostly 1 to 4 stories high; are built to full lot width; and erected on, or slightly behind the front lot line. Rear yard depth varies, and light wells are common on residential buildings. This building appears to be in good condition.

This is a free-standing, two-story with a raised basement, two-bay, frame residential flats building clad in shiplap siding. The building is set back from the sidewalk several feet, and has a gated front yard. The raised basement contains a retaining wall, pedestrian door, and single window in the first building bay, and a set of wooden stairs leading to the main entrance in the second. The first floor contains a sculpted bay window in the first building bay, and two single doors with transoms within a shallow recess in the second. The second floor contains a sculpted bay in the first building bay, and a single window in the second.

The windows are 1/1 double-hung wood sash. The windows of the bay window have segmental arched top sash. The entry recess of the first floor is sheltered by an open pedimented hood supported by wooden scroll brackets. The pediment is filled with a wooden paneled sunburst. The spandrels of the bay are wood panels with rosettes. There is a bracketed and paneled cornice with a small pent roof, on the parapet. The roof is gabled.

A small single-story building is located at the rear of the lot. It contains a single garage door in the first building bay, and a workshop

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

Style or Period Italianate

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



P5b. Photo: (view and date)
View looking west 7/15/2004

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

1876 Historic

Water Record

***P7. Owner and Address:**

GARFINKEL IAN

14395 INDIAN SPRINGS RD
PENN VALLEY CA 95946

***P8. Recorded by:**

Planning Department City & County of
San Francisco

***P9. Date Recorded** 9/17/2004

***P10. Survey Type** Intensive

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

Inner Mission North Context (rev. 2005)

Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *Resource name(s) or number **126-128 Shotwell St**

CHR Status Code: **3CD**

B1. Historic Name: 114 Shotwell before 1915.

B2. Common Name:

B3. Original Use: Multiple Family Property

B4. Present Use: Multiple Family Property

***B6 Construction History:**

***B5 Architectural Style:** Italianate

The building was erected in 1876 for Annie Horner, and occupied as a two-family dwelling. In 1886, the building was a flat-front Italianate, and there was a small cottage at the rear of the lot. By 1899, the bay window was added to the building, and the cottage was removed. From at least 1935 to 1946, the lot was owned by Elizabeth McCartney. Water tap July 28, 1876. AS. In 1948, a new concrete foundation and new front steps were constructed.

***B7. Moved?** No **Date:** _____ 0

Original Location _____

***B8. Related Features:** IMN pre-4/18/06 earthquake district

B9a. Architect: unknown

B9b. Builder: unknown

***B10. Significance:** **Theme** Pre-April 1906 construction

Area: San Francisco's Inner Mission

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

Applicable Criteria
National or California Register: CR 1, 3

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

CONTEXT: This residential flats building is a representative of the Italianate style, and dates from the first generation construction period of development (c.1850- April 1906). Residential flats are a popular housing type in most of San Francisco's older neighborhoods. There is typically one residence per floor, each independently accessible from the street. The overwhelming majority of flats are built above a soft story or raised basement, with an open stair leading from the sidewalk up to an elevated entry. Most flats constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built. This property dates from a significant period, and displays the necessary features of its type to convey its context. It is a contributor to the context, and not individually significant. **ASSESSMENT:** (Individual / district eligibility is assessed using National Register (NR) Criteria A, B, C & D; and California Register (CR) Criteria 1, 2, 3, & 4. Local significance is assessed using the NR Criteria. See also: <http://www.cr.nps.gov/nr/> or <http://ohp.parks.ca.gov/>) The context of dense residential and commercial expansion is represented under Criterion 1 by historic districts or buildings that reflect population growth, and development patterns from 1850 to 1906. Under Criterion 3, the context is represented by properties whose architectural treatments reflect their residential and/or commercial functions, both practically and symbolically. This district is not eligible for the National Register because other districts such as the Liberty Hill National Register District are better examples of this context. Persons associated with this building do not appear to have made significant contributions to our history to qualify per Criterion B/2. It is not known if the Annie Horner who had this house built was related to John M. Horner, the Mormon businessman and land developer of "Horner's Addition", part of Noe Valley and the Mission; as the Horner's wealth was depleted in the late 1850s. The Main body of the Horner clan departed for Hawaii in 1879; thus if it is proven to be an association, it was short-lived. This property was not fully assessed for its potential to yield information important in prehistory or history, per Criterion D/4. **INTEGRITY:** The building appears to be in good structural and material condition. Materially little changed from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. **FEATURES:** Character-defining features that should be preserved include, but may not be limited to: the cladding materials and fenestration pattern on the street façade(s); open, recessed entry with portico, sash doors, transoms, and wooden stairs; projecting bay windows with articulated bands and colonettes; double-hung wood windows; and bracketed and paneled cornice.

B11. Addl. Resource 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.

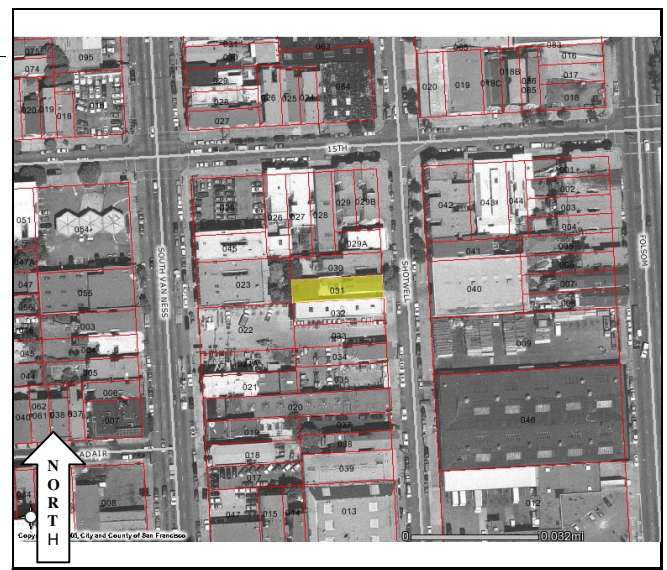
B13. Remarks:

***B14 Evaluator:** N. Moses Corrette

San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

*** Date of Evaluation:** 8/19/2005

(This space reserved for official comments)



(Sketch Map with north arrow required)

***Required information**