

**D1. Historic Name:** None

**D2. Common Name:** None

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

The Woodward Street Reconstruction Historic District is a medium-scale residential enclave located along Woodward Street, a narrow one-block street near the northern edge of San Francisco's Inner Mission District. It features a largely uniform streetscape of two- to three-story Classical Revival style buildings constructed in the years immediately following the 1906 Earthquake and Fire: 14 of the 19 district contributors (74%) were constructed between 1906 and 1908, while the remaining 6 District Contributors (26%) were constructed by 1912, resulting in a consistent streetscape in terms of scale, massing, style, form, use, and materials. In addition to its association with post-1906 reconstruction, the Woodward Street Historic District represents an unusual clustering of "Romeo" flats, a building style endemic to San Francisco and constructed only in the years immediately following the 1906 Earthquake and Fire. "Romeo" flats are characterized by wide, angled bay windows, a common central stairwells providing access to individual flats (usually 4-6 units), and most prominently, the presence of open wrought-iron balconies at staggered levels of the stairwell. On occasion, the stairwell is enclosed, with fixed windows providing light and ventilation. Within the Woodward Street Reconstruction District, 10 of the 21 contributing buildings (51%) are Romeo flats. (Continued on Page 2.)

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

The boundary of the historic district encompasses all properties along both sides of Woodward Street, with the exception of the lot that is located at the southwest corner of Woodward and 14<sup>th</sup> Streets, and the two lots that are located at the northwest corner of Woodward Street and Duboce Avenue. (See map on Page 6.)

**\*D5. Boundary Justification:**

The boundary of the historic district contains a coherent grouping of thematic contributors, while excluding non-contributors (altered properties and non-thematic properties) to the extent feasible. In the areas immediately surrounding the historic district, fewer than half of the properties are considered both thematic and intact.

**\*D6. Significance:** **Theme:** Post-Fire Rebuilding; Edwardian-Era Architecture **Area:** Inner Mission North, San Francisco  
**Period of Significance:** 1906-1912 **Applicable Criteria:** California Register of Historical Resources Criteria 1 & 3  
(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

*Criterion A:* The historic district is eligible for listing in the California Register of Historical Resources under Criterion 1 at the local level, because it is associated with events that have made a significant contribution to the broad patterns of local or regional history. The historic district contains buildings that are significant because they are the products of the major rebuilding efforts that occurred within vast destroyed areas of the Inner Mission North and in San Francisco after the earthquake and fires of April 1906. In the years and decades that followed the disaster, which involved citywide upheavals and socioeconomic reorganization, San Francisco was entirely reconstructed and up-built in a manner that was unprecedented in scope and pace. The development of this residential alley enclave is directly associated with this period of post-fire reconstruction.

*Criterion C:* The historic district is eligible for listing in the California Register of Historical Resources under Criterion 3 at the local level, because it embodies the distinctive characteristics of type, period, region, and methods of construction, and it possesses high artistic values. The historic district exhibits architectural value that is expressive of San Francisco's "Edwardian" era. During this period, which included the post-fire rebuilding and up-building of San Francisco, the Inner Mission North was reconstructed in mostly uniform, Beaux Arts-influenced architectural styles. The historic district includes excellent examples of: Classical Revival (or Roman Revival), which predominates; Mission Revival; Craftsman; as well as local variants that combined stylistic elements. (Continued on Page 7.)

**\*D7. References** (Give full citations including the names and addresses of any informants, where possible.): (See Page 13.)

**\*D8. Evaluator:** Mary Brown, Preservation Planner (edited by Matt Weintraub) **Date:** April 2011  
**Affiliation and Address:** San Francisco Planning Dept., 1650 Mission St, Ste. 400, San Francisco, CA 94103-2479

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**\*D3. Detailed Description:** *(continued from Page 1)*

Buildings within the district are semi-attached, between two and three stories in heights. They are built to the full width of their lots and abut the front property line and are often fronted by small street trees. The majority are three- to six-unit residential flats. Nearly all of the buildings on Woodward Street are wood balloon-frame, clad with wood siding (typically channel drop or flush) and are capped with flat roofs. Lots on the west side of Woodward Street are generally 25 x 65 feet, while lots on the east side are slightly deeper, generally measuring 25 x 70 feet. All lots on Woodward Street have a depth much shallower than the 25 x 100 foot lots commonly found in the Mission District. Three lots in the district have street frontages between 50 and 100 feet.

Woodward Street is one of three interior streets located within the larger block bounded by Duboce Avenue to the north, Mission Street to the east, 14<sup>th</sup> Street to the south, and Valencia Street to the west. Woodward Street is a narrow, 22-foot wide street with 9-foot sidewalks used primarily by its residents. Very little vehicular through-traffic enters Woodward Street; however, its boundary streets are now major traffic thoroughfares. Duboce Avenue is a major traffic arterial featuring a raised section of Central Freeway (Highway 101) as well as an 80-foot, street level right-of-way beneath it. This widened surface-level road moves seven lanes of two-way traffic plus curbside parking. 14<sup>th</sup> Street is a one-way eastbound neighborhood-serving street with two lanes of moving traffic plus curbside parking.

The Woodward Street Reconstruction Historic District is an unusually cohesive residential enclave set within an area of disparate land uses. Across 14<sup>th</sup> Street, at the southern boundary of Woodward Street, is the Mission Armory, an imposing Moorish-style clinker brick fortress built in 1912. The armory (San Francisco Landmark No. 108) encompasses its entire 240 by 286 square foot lot. The western boundary of the district abuts a parking lot, a Greek Orthodox Cathedral, and 1920s-era brick industrial buildings. To the east is a mixed-use block of Classical and Mediterranean Revival flats, a gas station, and industrial warehouses. Included within the District are five non-contributing buildings constructed outside of the 1906-1912 Period of Significance; these non-contributors are generally compatible in terms of use and scale.

Character-Defining Visual Characteristics

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

- The early 20<sup>th</sup> century, Edwardian-era architectural styles that are uniformly applied throughout the historic district, as well as local variations that combine stylistic influences.
- The generally consistent form, scale and massing of structures: mostly two to three stories in height; rhythmic bay windows; and matching floor levels that allow larger and smaller buildings to relate to each other.
- The urban development pattern that maximizes utilization of street frontages, minimizes setbacks at front yards and side yards, provides ground floors that are designed for pedestrian access, and results in mostly unbroken streetscapes.
- The distinctive layout of buildings around an alley-street that forms a residential enclave in the subdivided, square city block, which is characteristic of neighborhood development in the Inner Mission North.

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

- Architectural styles and/or types, including: Classical/Roman Revival (columns/pilasters; pediments/porticos; boxed eaves with cornices, dentils, modillions, frieze bands); Mission Revival (wood and/or smooth stucco facing; Spanish tile accents; overhanging sloped roofs; curved parapets); and Craftsman (brick/clinker-brick base; box bay windows; divided-light upper sash; overhanging eaves with knee-braces and/or exposed beams/rafters); as well as examples of vernacular construction that represent the historical period (such as small residential buildings that were constructed during the early post-fire period).

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- Height, form and massing, which is generally consistent, but that may vary among individual structures, including: heights from two to three stories, façades with bay windows; and unbroken horizontal rooflines.
- Cladding materials, which are predominantly wood (including cove/shiplap siding, flush siding, and/or shingles), and which also includes stucco as a secondary facing material, with brick and/or cast stone bases.
- Entrance/fenestration patterns that are orderly and symmetrical, and which utilize wood doors, wood windows (typically double-hung; may also be casements), and bay windows (typically angled; may also be square and/or rounded).
- Ornamentation and detailing, which typically include: wood cornices and trim; wood surrounds at entrances and windows; porticos, hoods, and/or entablatures; cast plaster ornament applied to flat façade surfaces; and other features such as patterned wood shingles, Spanish tile accents, and rafters/vigas.
- Rooflines, which usually terminate in horizontal entablatures, but which may also include shaped parapets.

Woodward Gardens

Woodward Street is named after Woodward's Gardens, a private "pleasure garden" that occupied the southern two-thirds of the block from 1868 to 1893. The site of Woodward's Gardens is State Historic Landmark #454.

Prior to widespread residential and commercial development, the Mission District was known for its numerous recreational facilities, beer halls, resorts, and pleasure gardens. One of the earliest resorts, The Willows, was located on Mission Street between 18<sup>th</sup> and 19<sup>th</sup> Streets. Odeum Gardens, another early resort, was located at 15<sup>th</sup> and Dolores Streets. At six-acres, the largest attraction was Woodward's Gardens which featured museums, conservatories, ponds, auditorium, zoo, and other amusements. The opening of Woodward's Gardens heralded a shift from the rowdy and bawdy Gold Rush resorts and roadhouses to family-oriented entertainment. The Gardens displayed exotic live animals, replicas of European artworks, and other attractions that appealed to the growing middle-class population. The original Woodward's Gardens occupied the lower two-thirds of the block bounded by Duboce Avenue and Valencia, Mission, and 14<sup>th</sup> Streets. The gardens eventually expanded south to 15<sup>th</sup> Street; a pedestrian tunnel underneath 14<sup>th</sup> Street connected the sections.

Woodward's Gardens, however, did not cover the entire block – at the north end, on Ridley (Duboce Avenue) numerous structures directly abutted the Gardens. According to the 1889 Sanborn Fire Insurance Map, these properties featured scattered buildings including a dwelling, vacant lots, outbuilding and a stable. Buildings in the larger block bounded by Valencia, Ridley (Duboce), Mission, and 14<sup>th</sup> Street included small-scale one- to two-story dwellings, three laundries, outbuildings, stables, and at least one commercial building, all of which abutted the Woodward's Garden pleasure ground.

By the 1880s, competition from the newly opened Golden Gate Park and other pleasure grounds led to a decrease in popularity and attendance at Woodward's Gardens and it was largely dismantled in 1893. The remaining structures from the gardens were destroyed in the fire of 1906.

By 1899, several major changes in both use and name had occurred. Ridley Street was renamed Hermann Street (and later renamed Duboce Avenue), Woodward's Gardens was closed and a street bisected the site of the former gardens. Originally called Jessie Street and later renamed Woodward Street, the new narrow street opened the interior of the block up subdivision and residential development. The 1899 Sanborn map shows that approximately half of the lots facing Woodward Street contained construction, including: 10 two-story over basement residential flats building on Woodward Street; a College of Physician's and Surgeons campus that was under construction at the northwest corner of Jessie (Woodward) Street at 14<sup>th</sup> Street; and a one-story sculptor's studio at the northeast corner.

After the closing of the Gardens, the Museum building – formerly the residence of R.B. Woodward – was converted into residential flats fronting on Jessie (Woodward) Street. That building was destroyed by the fires of April 1906, and

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irregular lot lines at 55 Woodward Street denote its former location. The only other physical remnant of Woodward's Gardens – the Pavillion, which was possibly still open at that time – was located a block away on Valencia Street.

### Romeo Flats

Endemic to San Francisco, the "Romeo" flats building type was a common building type of the post-1906 reconstruction era, that contributed to the densification of San Francisco. "Romeo" flats are multi-unit (usually six units, occasionally four units) residential buildings characterized by an interior stairwell in the center bay that divides the façade vertically. There are two types of stairwells. The most common stairwell, and one that earned the building type its moniker, is open to the elements and features a wrought iron railing at the staggered balconies. The second type of stairwell does not contain balconies; it is enclosed and features a central window, with a range of detailing, at the staggered landings. "Romeo" flats feature Classical Revival features including columned entries and porticos, symmetrical entryways, pedimented hoods, and cornices adorned with block modillions.

"Romeo" flat buildings are generally three-stories over raised basement (or two-stories, if a four-unit building) built out to the front property line. The buildings are usually massive in scale and often occupy a significantly larger percentage of the total lot area than the buildings destroyed in the 1906 disaster. The units flanking the central stairwell are small and narrow, providing a space suitable for bachelors or small families. Siding is commonly flush wood or rustic channel drop.

Concentrations of "Romeo" flats are found in areas of San Francisco most impacted by the 1906 fire and subsequent reconstruction including the Mission District, South of Market area, Western Addition, Hayes Valley, and North Beach. "Romeo Flats" along Woodward Street were constructed from 1906-1908, while in the larger Inner Mission North survey area, "Romeo" flats were constructed up until 1912.

Designed to house large numbers of people on a single lot, "Romeo" flats came under increased scrutiny and criticism by housing reformers by 1909, particularly in North Beach. The building's footprint often resulted, even on Woodward Street, in buildings that covered nearly the entire lot, resulting in limited light and airflow. Reformer's argued that Romeo flats were technically tenements, yet due to technicalities, were able to evade requirements of the tenement housing law (such as a ten-foot open space requirement at the rear of buildings). An article in the *San Francisco Chronicle* (1909) noted that:

"There is much feeling on the part of those interested in this movement for better accommodations with more air and light for those of the poorer classes who are forced to herd together in the tenements which masquerade under the name of "flats." It is felt that while the letter of the law is being to some extent observed, the spirit is certainly being violated. It is pointed out that the object of the law was to give better accommodations to those who are obliged to occupy cheap apartments, and that this object is nullified by the erection of houses which, by a slight alteration in the entrances, are withdrawn from the tenement house class."

However, it should be noted that North Beach and the Telegraph Hill area, not the Mission District, were the primary targets of housing reformers, and that census analysis of the first "Romeo" flats on Woodward Street reveals working-class residents, with family sizes appropriate for these smaller-scale dwelling units. As noted by architectural historian Michael Corbett, flats and "Romeo" flats were considered desirable places to live; Corbett quotes a 1908 article in the *San Francisco Call*: "These buildings...are built after the best patterns, stout, substantial, neat, modern in every detail and of a pleasing appearance to the eye.... These buildings are rented or leased or bought long before their completion is an assured fact because they are good investments." Several Romeo flats on Woodward Street feature elaborate ornamentation, including Palladian windows.

Citywide construction of "Romeo" flats was phased out by 1910, the result of campaigns by social reformers to improve the sanitary conditions of what they considered to be tenement buildings. Limits introduced in 1909 included limiting the floor-area-ratio to 90% of corner lots and 70% of mid-block lots and minimum front set-backs.

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Contributors

The coherence of the Woodward Street Reconstruction Historic District relies upon the existence of its contributing properties. Contributors to the California Register of Historical Resources (CRHR)-eligible historic district are properties that collectively convey associations with the significant historic theme of reconstruction following the 1906 disaster and therefore have assigned California Historical Status Codes (CHRSC) ratings of "3CD".

The following list includes information for the 19 contributing properties located within the Woodward Street Reconstruction Historic District:

APN	Address	Street	Year Built	CHRSC	Property Type	Style
3532/012A	320-326	14 <sup>th</sup> St.	1908	3CD	Mixed-Use	Classical Revival
3532/043	14-18	Woodward St.	1907	3CD	Romeo Flats	Classical Revival
3532/044	22	Woodward St.	1912	3CD	Flats	Classical Revival
3532/049	48-52	Woodward St.	1908	3CD	Romeo Flats	Classical Revival
3532/050	54-56	Woodward St.	1907	3CD	Romeo Flats	Classical Revival
3532/051	58-60	Woodward St.	1907	3CD	Romeo Flats	Classical Revival
3532/052	64-68	Woodward St.	1908	3CD	Flats	Classical Revival
3532/053	70-74	Woodward St.	1910	3CD	Flats	Classical Revival
3532/054	76-80	Woodward St.	1910	3CD	Flats	Classical Revival
3532/055	82	Woodward St.	1912	3CD	Flats	Classical Revival
3532/056	85-87	Woodward St.	1908	3CD	Romeo Flats	Classical Revival
3532/056A	81-83	Woodward St.	1908	3CD	Romeo Flats	Classical Revival
3532/057	75-77	Woodward St.	1907	3CD	Romeo Flats	Classical Revival
3532/058	71-73	Woodward St.	1907	3CD	Romeo Flats	Classical Revival
3532/059	65-69	Woodward St.	1906	3CD	Romeo Flats	Classical Revival
3532/060	55-63	Woodward St.	1907	3CD	Romeo Flats	Classical Revival
3532/062	43-47	Woodward St.	1907	3CD	Flats	Classical Revival
3532/064	35-37	Woodward St.	1907	3CD	Residential Hotel	Classical Revival
3532/065	25	Woodward St.	1907	3CD	Flats	Classical Revival
3532/065A	19-23	Woodward St.	1907	3CD	Flats	Classical Revival
3532/067	1	Woodward St.	1911	3CD	Apartments	Spanish Colonial Revival

Non-contributors

The following list includes information for the five non-contributing properties located within the Woodward Street Reconstruction Historic District:

APN	Address	Street	Year Built	CHRSC	Property Type
3532/048	40	Woodward St.	1963	6Z	Ancillary
3532/061	53	Woodward St.	1968	6Z	Apartment
3532/063	39	Woodward St.	1987	6Z	Apartment
3532/071	34	Woodward St.	1928	6Z	Commercial
3532/093	15-17	Woodward St.	1997	6Z	Apartment

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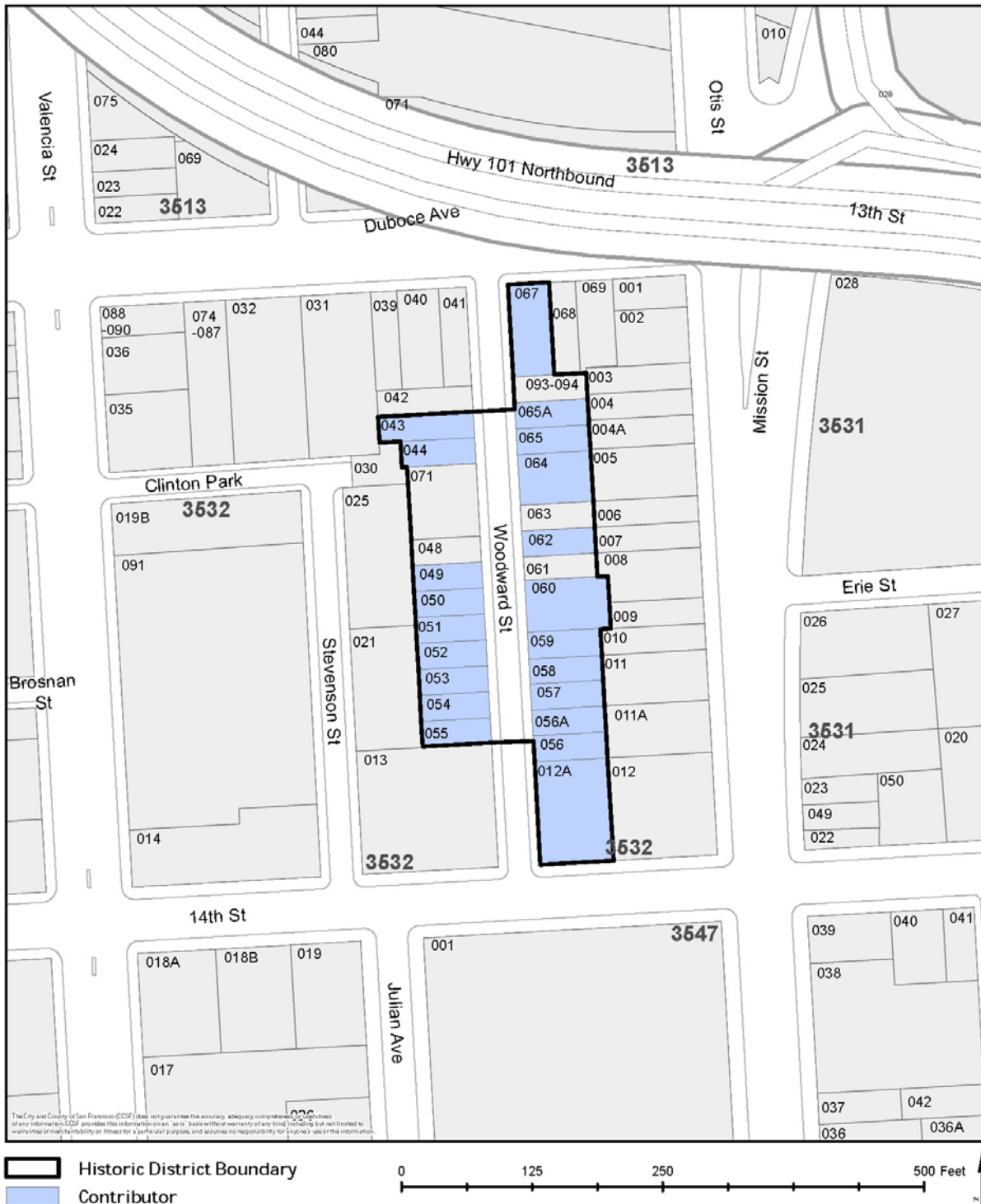
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\*D4. Boundary Description: (continued from Page 1)

Boundary Map

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



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**\*D6. Significance:** (continued from Page 1)

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

Historical Context

After the Inner Mission North was destroyed by the earthquake and fires of April 1906, the initial "relief" phase, which extended into 1908, was characterized by small ad hoc cottages and shacks that provided immediate, temporary shelter for the desperate refugee population. The second phase of "rebuilding" involved the construction of permanent replacement structures, which in some instances began immediately after the 1906 disaster, and in other instances continued well into the 1910s. Within the historic district, which is part of the most urbanized area of the Inner Mission North, only a very few small, plain buildings remain intact from the early "relief" era. Most of the extant buildings represent the permanent "rebuilding" period, during which substantial multiple-story structures were erected to replace either destroyed buildings and/or the earliest temporary structures.

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

*1906 Earthquake and Fire*

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

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

The achievement of the western firebreak along Dolores Street involved an infantry of volunteer citizens and refugees from the Mission Dolores neighborhood. They raided old wells and dairies for liquids, beat back flames with wet blankets, and patrolled rooftops to extinguish sparks and embers in order to prevent the fire from spreading west of Dolores Street. In doing so, they also protected the Mission Dolores chapel, whose sturdy redwood beams and solid construction had ridden out the tumbler intact. The timely arrival of additional City firefighters and the discovery of an intact reservoir and hydrant at 20<sup>th</sup> and Church Streets also proved critical to holding the line at Dolores Street.



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

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

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

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

### *Rebuilding and Up-building*

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

"And the job was not only done, but it was done faster and better than anyone thought possible. In three years, almost all of the burned area was rebuilt... In 1909, more than half of America's steel and concrete buildings stood in San Francisco. In three years, the assessed valuation of the City was half again as much as it had been before the fire. Twenty thousand buildings – bigger, stronger, more



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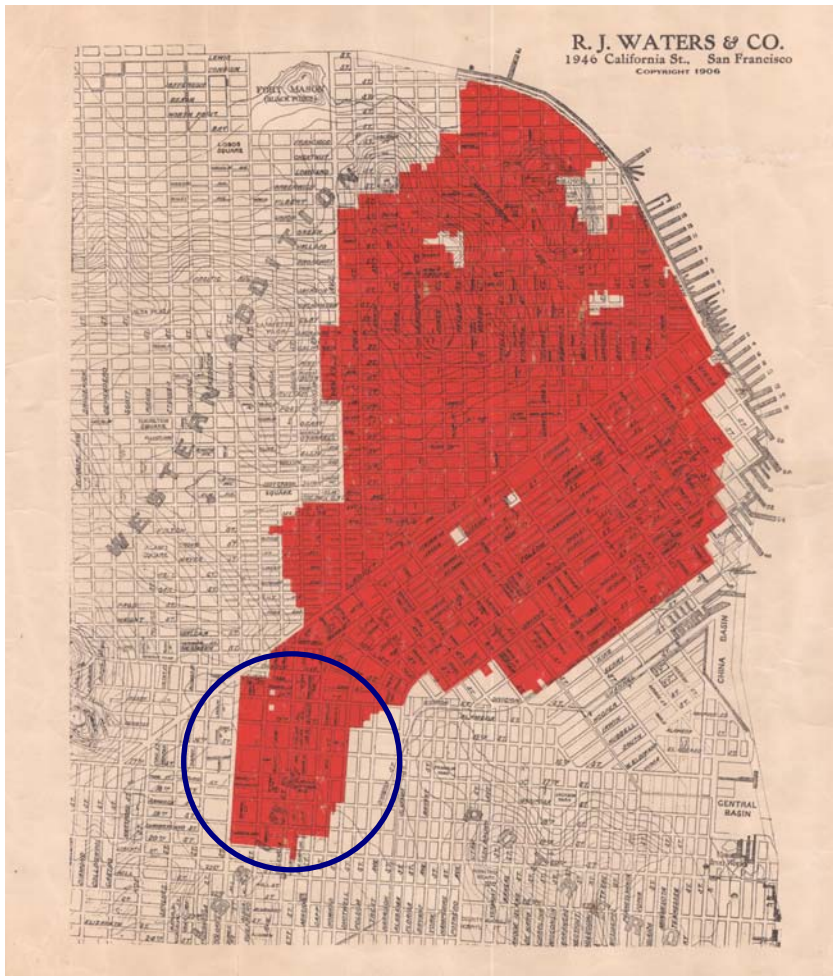
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modern than the 28,000 which went up in smoke – had been finished in that space and time.” (Pages 178-179)

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



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

Map of San Francisco showing as shaded the vast area that was destroyed by the firestorm of 1906, and that was reconstructed in phases during the years and decades that followed. The circled outline indicates the northern portion of the Mission District that was destroyed by fires and that was rebuilt. Residential reconstruction in the Inner Mission North was mostly completed during the 1910s, while reconstruction of the Mission District’s commercial corridors continued through the 1920s.

In the first year or so after the disaster, while building materials, labor, and capital were scarce, many owner-builders endeavored to construct small, plain single-family cottages just large enough to provide basic shelter. These small vernacular dwellings were

usually intended as temporary housing solutions; many were replaced with larger residential buildings within a few years, while others were retained at the backs of lots and multiple-family housing was constructed in front. More rarely, some

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property owners in the Inner Mission North bucked the trend of upbuilding and rebuilt permanent, full-size single-family houses, some of them architect-designed, rather than convert their land to rental housing.

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

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

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

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



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



Valencia Street in 1927. View south towards 16<sup>th</sup> Street. All of the buildings that appear in the photograph were constructed to replace properties destroyed in the 1906 fires. Courtesy of the San Francisco Public Library Historical Photograph Collection (Photo Id# AAB-5930).

Within the fire zone, the massive reconstruction effort over a short period of time generated swaths of remarkably consistent, early 20<sup>th</sup>-century architecture. Stylistic variations occurred, though standard façade layouts and building plans dominated. In addition to Roman Revival-derived architectural styles, other popular styles included: Mission Revival, which substituted classical features for Spanish tile accents and bell-shaped parapets; Craftsman with clinker-

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brick bases, boxy window bays, and bracketed eaves; and later Queen Anne, which was classically-influenced and featured ornament that was toned down from late 19<sup>th</sup>-century versions. Some builders expanded the Edwardian-era lexicon by artfully combining features of different styles such as Craftsman and Mission Revival, or Classical Revival with Moorish influence.

Integrity

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

*Location*

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

*Design*

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

*Setting*

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

*Materials*

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

*Workmanship*

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

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*Feeling*

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time, which results from the presence of physical features that, taken together, convey the property's historic character. Contributors retain historic design, materials, workmanship, and setting that cumulatively relate the feeling of the early 20<sup>th</sup> century. Therefore, integrity of feeling is retained.

*Association*

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



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**\*D7. References:** (Continued from Page 1)

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