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Historic Preservation Commission
Executive Summary
Historic Resource Survey Findings
HEARING DATE: OCTOBER 20, 2010

Date:	October 14, 2010
Case No.:	**2010.0505U**
Project:	South Mission Historic Resources Survey
Staff Contact:	Matt Weintraub – (415) 575-6812
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Reviewed By	Tim Frye – (415) 575-6822
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Recommendation:	**Adoption of survey findings**

REQUESTED COMMISSION ACTION

The Planning Department requests the Historic Preservation Commission to adopt, modify or disapprove a Motion to adopt the South Mission Historic Resources Survey as recommended by the Planning Department, consisting of:

- 2,099 California Department of Parks and Recreation Primary Records (DPR 523A forms);
- National Register of Historic Places Multiple Property Documentation form (NPS Form 10-900-b) and appendices; and
- Survey Inventory documenting 3,782 individual buildings and 13 historic districts (including electronic database, photography, year built, property type classifications, assessments of architectural integrity, and resource evaluations). Survey materials and findings can be found on the South Mission Historic Resources Survey webpage at http://southmission.sfplanning.org.

PROJECT BACKGROUND

The South Mission Historic Resources Survey was conducted in order to provide information on the location and distribution of historic resources within the Eastern Neighborhoods Mission Area Plan for the purposes of long-range policy planning. The survey also provides information for use in permit processing, environmental review, and making recommendations for official nominations to historic registers. The South Mission Historic Resources Survey is one of three Department survey projects that will provide historic resource information for the Eastern Neighborhoods Mission Area Plan. The other survey projects are the Inner Mission North Survey and the Showplace Square-Potrero Hill/Northeast Mission Survey.

The Department conducts historic resource surveys as planning tools that gather data and identify historic buildings, structures, sites, objects, and historic districts. The Department's survey activities, including adopted materials and findings, are reported to the California Office of Historic Preservation

through the Federal Certified Local Government Program, and conform to State and Federal standards. National Register of Historic Places and California Register of Historical Resources criteria are utilized to evaluate properties. Surveys apply the Office of Historic Preservation's rating system for historic resources, the California Historical Resource Status Code (CHRSC) System (see attachment). The CHRSC rating assigned to each property by the South Mission Historic Resources Survey is included in the Survey Inventory database.

PROJECT DESCRIPTION

The survey area is comprised of approximately 100 blocks bounded by 20th Street to the north (as well as 18th Street between Florida Street and Potrero Avenue), Cesar Chavez Street to the south, Potrero Avenue to the east, and Guerrero Street to the west. Survey materials include: 2,099 California Department of Parks and Recreation Primary Records (DPR 523A forms); a National Register of Historic Places Multiple Property Documentation form (NPS Form 10-900-b) and appendices; and a comprehensive Survey Inventory (which is also included in appendices to the Multiple Property Documentation form). The Department was assisted on the survey project by the architecture firm of Page & Turnbull.

The components of the survey are further described in the following sections.

Historic Contexts

The survey utilized four separate historic context statements that pertain to the Mission District and that have been adopted by the Historic Preservation Commission or the Landmarks Preservation Advisory Board. These context statements are:

- *City within a City: Historic Context Statement for San Francisco's Mission District* (2007), produced by the Department and adopted by the Landmarks Preservation Advisory Board on December 5, 2007. This context statement covers the entire residential/commercial neighborhood area of the Mission District. The context statement will be updated by the Department to incorporate the findings of the South Mission Historic Resources Survey.
- *Inner Mission North 1853-1943 Context Statement, 2005*, produced by the Department and adopted by the Landmarks Preservation Advisory Board on March 15, 2006. This context statement covers the northern portion of the Mission District.
- *Historic Context Statement, Market & Octavia Area Plan Historic Resource Survey* (2007), produced by the Department and adopted by the Landmarks Preservation Advisory Board on December 19, 2007. This context statement covers parts of the northern portion of the Mission District as well as several other neighborhoods bordering the mid-Market Street area.
- "Historic Context" in *Revised Mission Dolores Neighborhood Survey* (2009), produced by the Mission Dolores Neighborhood Association and adopted by the Historic Preservation Commission on March 17, 2010. This context statement covers the neighborhood surrounding Mission Dolores.

Field Survey

The field survey involved gathering baseline property information for all buildings located within the South Mission survey area. The field survey information was stored in a Survey Inventory database that

includes many of the same information fields that are found on California Department of Parks and Recreation Primary Records (DPR 523A forms), such as:

- Photography,
- Year built,
- Source for year built,
- Property type classification,
- Architectural style or type.

The Survey Inventory database also includes additional information fields not found on Primary Records that are pertinent to resource identification and evaluation. These information fields include:

- Level of retention of historic features, materials, and character,
- Notes indicating property development history, former land uses, historic and cultural associations, and other special property conditions that may be present.

In addition to creation of the Survey Inventory database, the field survey included completion of 2,099 California Department of Parks and Recreation Primary Records (DPR 523A forms) that document approximately 2,117 buildings (including several Primary Records that document multiple semi-attached buildings and multiple detached buildings on single lots). Primary Records were completed using the same property information that was gathered and stored in the Survey Inventory database, as well as written architectural descriptions. Completion of Primary Records was prioritized for three general categories of properties located within the survey area:

1) Properties with underlying zoning or land-use controls that changed significantly under the Eastern Neighborhoods Area Plan;

2) Properties located along Mission, Valencia, and 24th Streets;

3) Properties visibly retaining a high degree of exterior historic materials, features, and character.

Multiple Property Evaluation

Resource evaluation involved the completion of a National Register of Historic Places Multiple Property Documentation ("MPD") form (NPS Form 10-900-b) that provides a contextual framework for multiple-property resource evaluation of Mission District neighborhood properties. The MPD contextual framework allows for comparative analysis of properties and areas, using the information contained in the Survey Inventory, against the thematic contexts and resource eligibility requirements outlined in the MPD form. The resulting identification of individual historic resources and historic districts located within the survey area was documented on appendices that are attached to the MPD form for the Mission District, as well as in the Survey Inventory.

Purpose

The MPD form and appendices are substitutes for individual California Department of Parks and Recreation Building, Structure, and Object Records (DPR 523B forms) and District Records (DPR 523D forms), which are otherwise required in order to provide complete survey documentation. According to the National Park Service's National Register Bulletin, *How to Complete the National Register Multiple*

Property Documentation Form (1999) ("NPS Bulletin"), which is attached: "The Multiple Property Documentation Form streamlines the method of organizing information collected in surveys and research for registration and preservation planning purposes. The form facilitates the evaluation of individual properties by comparing them with resources that share similar physical characteristics and historical associations." The California Office of Historic Preservation accepts resource evaluations that are completed using established documentation formats of the National Register of Historic Places.

Nominations

Completion and adoption of the MPD form does not result in properties being listed on the National Register of Historic Places (or the California Register of Historical Resources). Completion and adoption of the MPD form results in determinations of eligibility of buildings and areas for listing on the National Register of Historic Places. According to the NPS Bulletin: "The Multiple Property Documentation Form is a cover document and not a nomination in its own right, but serves as a basis for evaluating the National Register eligibility of related properties. It may be used to nominate and register thematically-related historic properties simultaneously or to establish the registration requirements for properties that may be nominated in the future. The nomination of each building, site, district, structure, or object within a thematic group is made on the National Register Registration Form (NPS 10-900)." In addition to determinations of eligibility of properties for listing on the National Register of Historic Places, the completed MPD form for the Mission District included determinations of eligibility of properties for listing on the California Register of Historical Resources. These evaluations were accomplished by referencing the California Office of Historic Preservation Technical Assistance Bulletin #6, *California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)* (2006), which is attached. The bulletin is currently being revised by the California Office of Historic Preservation.

Methodology

The MPD context-based methodology provides several different approaches for conducting surveys based on the nature of historic properties, the purpose or need for evaluating and managing historic properties, and the informed judgment of the documentation preparer. These MPD approaches include: thematic (for properties associated by topic); chronologically-based (for a particular period of time); and geographically-based (for a particular area). The completed MPD form for the Mission District utilizes a geographic-based approach for identifying and evaluating resources located within the survey area. According to the NPS Bulletin: "If there is a need to know more about properties in a particular area, such as when a Certified Local Government [e.g. the City and County of San Francisco] wishes to survey and inventory the resources within its jurisdiction [e.g. within the Mission District], then a geographically-based approach would be appropriate. A geographically-based historic context may be at the scale of a community, town, city, county, State, region, nation, or physiographic area and may treat all or some of the themes and periods in a given area...For geographically based historic contexts, the following may be addressed: the developmental phases in the area's history; the economic, social, and political forces that affected the area's physical form, and factors that gave the community or area its own distinct character separate from that of like or other settlements." The completed MPD form for the Mission District also identifies chronological periods of development within the geographically-based approach.

ENVIRONMENTAL REVIEW

In 2005, the Planning Department determined the Survey Program, including this historic resources survey, exempt under Class 6 of the California Environmental Quality Act (CEQA). Section 15306, *Information Collection* of the CEQA Guidelines states the following: "Class 6 consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environment resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted or funded."

OWNER NOTIFICATION AND COMMUNITY OUTREACH

On September 3, 2010, the Department sent notice of the availability of survey materials and findings, dates of community meetings, and date of the first Commission hearing to owners of property located within the survey area, including a web address to the South Mission Historic Resources Survey webpage (http://southmission.sfplanning.org). Also on September 3, the survey materials and findings were posted for public review on the webpage, which included an interactive Google Map that allowed property owners and members of the public to easily find and view survey information for specific properties and areas.

On September 7, an announcement of survey materials, findings, and meetings was mailed/emailed to City mailing lists that included: the Eastern Neighborhoods Mission Area Plan list; Mission District service organizations and associations list; Supervisor Campos' mailing list; Planning Commissioners and Historic Preservation Commissioners; and the Historic Preservation Commission agenda list. On September 8, a classified advertisement was published in *El Tecolote*, a bilingual newspaper published and distributed in the Mission District. Also on September 8, announcements were posted on streetlamps and on community bulletin boards on Mission, Valencia, and 24th Streets within the survey area. (See attached Notice and Announcement.)

The Department hosted two community meetings on September 22 and 25, 2010 that included a presentation on survey process and findings by Department staff, a group question-and-answer period, and a breakout session where members of the community could review survey materials and discuss topics of interest with Department staff.

At the Historic Preservation Commission meeting of October 6, 2010, Department staff provided an informational presentation and received Commissioner and public comment.

The following is a timeline of the notification and outreach activities that occurred for the South Mission Historic Resources Survey. There are no requirements for public notification for endorsement or adoption of historic resource surveys beyond standard hearing notice.

NOTICE AND OUTREACH	DATE	NOTICE PERIOD*
Survey Materials and Meeting Dates Posted on Department Website	September 3, 2010	47 days
Notice/Announcement Mailed Notice to Property Owners	September 3, 2010	47 days
Announcement Mailed/Emailed to City Mailing Lists	September 7, 2010	43 days
Classified Advertisement in *El Tecolote*	September 8, 2010	42 days

Announcement Posted on Streetlamps on Mission, Valencia, & 24th Streets	September 8, 2010	42 days
Community Meeting #1 (Cesar Chavez School)	September 22, 2010	28 days
Community Meeting #2 (Cesar Chavez School)	September 25, 2010	25 days
Informational Presentation to the Historic Preservation Commission	October 6, 2010	14 days

*Prior to adoption hearing scheduled for October 20, 2010.

PUBLIC COMMENT

The following is a summary of comments received from the public and property owners:

- 38 property owners contact the Department by phone, fax, email and/or mail.
- 21 property owners inquired about the effects of historic status (e.g. review process, incentives, etc.).
- 6 property owners provided additional information regarding their properties (e.g. alterations, etc.).
- 3 property owners objected to assessments of their properties as historic resources.
- 1 neighborhood organization (Liberty-Hill Neighborhood Association) provided comments regarding a proposed historic district.
- Approximately 80 people attended the 2 community meetings.

ISSUES AND OTHER CONSIDERATIONS

- All of the properties located within the survey area are also located within the Eastern Neighborhoods Mission Area Plan.
- None of the properties located within the survey area were included in any other recent historic resources survey.
- Three property owners have expressed concern that their buildings were found to be a historic resource by this survey, including: 3150-3164 22nd Street (2 property owners) and 728 Hampshire Street (1 property owner). No new factual information has been provided to staff that would provide a basis for reassessing the buildings otherwise.
- The survey findings will be used to review future projects for the purposes of the California Environmental Quality Act (CEQA) and may be used to develop and update Historic Preservation policies and objectives within the Eastern Neighborhoods Area Plans.

The Planning Department requests the Historic Preservation Commission to adopt, modify or disapprove a Motion to adopt the following information as accurate and complete:

- **All 2,099 California Department of Parks and Recreation Primary Records (DPR 523A forms)**;
- **The National Register of Historic Places Multiple Documentation Form (NPS Form 10-900-b) and appendices**;

- **The Survey Inventory**.

BASIS FOR RECOMMENDATION

- Planning Department has reviewed the findings internally, and concurs with said findings.
- Public notice has not yielded, as of this writing, definitive corrections to resource assessments.

RECOMMENDATION:	Adoption of survey findings

ATTACHMENTS:

Draft Motion

South Mission Historic Resources Survey Materials (previously distributed on September 23, 2010)

- 2,099 California Department of Parks and Recreation Primary Records (DPR 523A forms) on CD-ROM,
- Survey Inventory database on CD-ROM,
- Map 1 and List of Comprehensive Historic Resource Survey Findings,
- Map 2 and List of Individual Historic Resources,
- Map 3 and List of Historic Districts (13) and Contributors,
- Historic Districts Summary Table and Descriptions,
- *City within a City: Historic Context Statement for San Francisco's Mission District.*

National Register of Historic Places Multiple Documentation Form (NPS Form 10-900-b)

National Register Bulletin, *How to Complete the National Register Multiple Property Documentation Form* (1999)

California Office of Historic Preservation Technical Assistance Bulletin #6, *California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)* (2006)

California Historical Resource Status Codes

South Mission Historic Resources Survey Owner Notification Letter and Meeting Announcement

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Preservation Commission
Motion 00##

HEARING DATE: OCTOBER 20, 2010

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Reviewed By	Tim Frye - (415) 575-6822
	tim.frye@sfgov.org

ADOPTION OF: **South Mission Historic Resources Survey**

PREAMBLE

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

WHEREAS, that the *South Mission Historic Resources Survey* consists of several elements including:

- 2,099 California Department of Parks and Recreation Primary Records (DPR 523A forms),
- National Register of Historic Places Multiple Property Documentation form (NPS Form 10-900-b) and appendices,
- Survey Inventory documenting 3,782 individual buildings (including photography, year built, property type classifications, assessments of architectural integrity, and resource evaluations).

WHEREAS, that the *South Mission Historic Resources Survey* was prepared by a qualified historian in accordance with the Secretary of the Interior's Standards and State Office of Historic Preservation Recordation Manual as outlined in Resolution No. 527 of June 7, 2000, adopted by the previous San Francisco Landmarks Preservation Advisory Board; and in accordance with the National Park Service's National Register Bulletin, *How to Complete the National Register Multiple Property Documentation Form* (1999).

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

WHEREAS, that a copy of the duly adopted the *South Mission Historic Resources Survey* will be maintained in the Planning Department Preservation Library and on the Planning Department's website.

WHEREAS, that future City Landmark and Historic District Nominations to Article 10 of the Planning Code may demonstrate historic significance by reference to the: *South Mission Historic Resources Survey.*

WHEREAS, that in the future, in evaluating surveyed properties, historic significance may be demonstrated by reference to the: *South Mission Historic Resources Survey.*

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby adopts the *South Mission Historic Resources Survey*, including:

- All **2,099 California Department of Parks and Recreation Primary Records (DPR 523A forms)**,
- The **National Register of Historic Places Multiple Documentation Form (NPS Form 10-900-b)**, and
- The **Survey Inventory.**

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Commission Secretary to transmit a copy of the adopted survey materials and this Motion No. 00##, to the State Office of Historic Preservation and to the Northwest Information Center at Sonoma State University for reference.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on October 20, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED

NPS Form 10-900-b (Rev. 01/2009) OMB No. 1024-0018 (Expires 5/31/2012)

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items

X New Submission _____ Amended Submission

A. Name of Multiple Property Listing

Historic Neighborhoods of the Mission District, San Francisco, California

B. Associated Historic Contexts

(See Continuation Sheets, pages B-1 to B-2.)

C. Form Prepared by

name/title Matt Weintraub, Preservation Planner
organization San Francisco Planning Department date October 14, 2010
street & number 1650 Mission Street, Suite 400 telephone 415-575-6812
city or town San Francisco state CA 94103 -2479
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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.
(_____ See continuation sheet for additional comments.)

Signature and title of certifying official | Date

State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper Date of Action

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Fill in page numbers for each section in the space below.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

n/a
Name of Property San Francisco, California
County and State Historic Neighborhoods of the Mission District
Name of multiple listing (if applicable)

Section number B Page 1

B. Associated Historic Contexts

This Multiple Property Documentation Form utilizes a geographic-based approach to understanding the historic contexts of the neighborhoods of the Mission District, San Francisco, California. According to the National Park Service, a geographic-based approach is appropriate when there is a need to know more about historic properties in a particular area, such as when a Certified Local Government (i.e. the City and County of San Francisco) wishes to survey and inventory the resources within its jurisdiction (i.e. within the Mission District). For geographic-based historic contexts, the following may be addressed: the developmental phases in the area's history; the economic, social, and political forces that affected the area's physical form; and factors that gave the area or community its own distinct character separate from that of like or other settlements.[1]

The following table summarizes geographic-based historic contexts for identifying and evaluating historic properties within the residential and commercial neighborhood areas of San Francisco's Mission District. These geographic-based historic contexts, or themes, are also organized according to successive periods (defined generally, not precisely, by year dates), which span history from the late 18th century to the mid-20th century. Each historic context/theme is associated with certain property types that developed during the thematic period, of which examples may qualify as historic resources.

Context/Theme	Geographic Area/Sites (general)	Period
Early History: Ohlone, Spanish, and Mexican	Mission Dolores area	pre-1850
U.S. Expansionism and Pioneer Settlement	Southern Mission (south of 20th Street)* East and west edges of Inner Mission North (east of Shotwell Street /South Van Ness Avenue/Capp Street; west of Dolores Street)* *These areas were not destroyed by the Earthquake and Fires of 1906.	1850-1880
Streetcar Suburbs of the Gilded Age	Southern Mission (south of 20th Street)* East and west edges of Inner Mission North (east of Shotwell Street /South Van Ness Avenue/Capp Street; west of Dolores Street)* *These areas were not destroyed by the Earthquake and Fires of 1906.	1880-1906
Post-Earthquake and Fire	Inner Mission North (bounded by Market Street to north, 20th Street to south, Shotwell Street /South Van Ness Avenue/Capp Street to east, and Dolores Street to west)* *This area was destroyed by the Earthquake and Fires of 1906.	1906-1920
Interwar Period: Modernizing the Mission	In-fill sites Commercial corridors (Mission, Valencia, 16th and 24th Streets)	1920-1941
World War II and Postwar Period	"Mission Miracle Mile" commercial corridors (Mission, Valencia, 16th and 24th Streets)	1941-1960

[1] National Park Service, *National Register Bulletin: How to Complete the National Register Multiple Property Documentation Form* (1991; rev. 1999), 11.

Summary of Significance

The Mission District is the oldest settled part of San Francisco – people have continuously inhabited the area for hundreds and perhaps thousands of years – and its built environment uniquely possesses examples of all of San Francisco's development periods. The Mission was one of the first places settled by early peoples: early Native Americans, early Spanish missionaries, early Mexican ranchers, and early American settlers. Through a succession of cultural regimes and overlays of development, the area of the Mission District has always retained individuality within the larger City. In 1968, San Francisco's first City-adopted survey of historic buildings, *Here Today*, stated: "The Mission is the most self-contained of San Francisco's districts, and outer Mission Street is like the main street of a small city. Traditionally, Mission residents have been particularly conscious of their community…[T]he Mission still seems to be a city within the city of San Francisco."[2]

The Mission District is located in the eastern part of San Francisco, south of Market Street and downtown. The Mission comprises one of the City's largest residential and commercial districts, a collection of interrelated neighborhoods covering approximately 100 square city blocks (excluding the northeast Mission District, a former lagoon that developed as part of the City's large industrial/commercial base.) The Mission District is also known as the Inner Mission, which is differentiated from the area south of Bernal Heights that is referred to as the Outer Mission. The Inner Mission is further divided into the Inner Mission North (or northern Mission), located generally north of 20th Street, and the Inner Mission South (or southern Mission), located generally south of 20th Street. In addition so this simple division, the Mission District is comprised of various interconnected and overlapping neighborhoods that are distinguished by location, uses, building types, and historical development patterns. These neighborhoods include: the Mission Dolores neighborhood in the Inner Mission North; Horner's Addition, located west of Valencia Street; the Mission-Valencia Streets mixed-use corridor; the central Mission District, located between South Van Ness Avenue and Harrison Street; the eastern Mission District, located east of Harrison Street; the Precita Creek area, located south of 24th Street; and the Bernal Gap area in the southeastern corner of the Mission District.

(See Mission District Historic Neighborhoods Reference Map on Page G-2.)

[2] Junior League of San Francisco, *Here Today: San Francisco's Architectural Heritage* (San Francisco: Chronicle Books, 1968), 102.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

n/a
Name of Property San Francisco, California
County and State Historic Neighborhoods of the Mission District
Name of multiple listing (if applicable)

E. Statement of Historic Contexts

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

n/a
Name of Property San Francisco, California
County and State Historic Neighborhoods of the Mission District
Name of multiple listing (if applicable)

I. Summary

The historic properties of the neighborhoods of the Mission District, San Francisco, California, are significant on the local level under National Register Criterion A/California Register Criterion 1 in the thematic areas of Settlement/Migration, Immigration, Community, Commerce, and Government; and under National Register Criterion C/California Register Criterion 3 in the thematic areas of Architecture and Landscape Architecture. They include properties that date from significant periods of development spanning more than a hundred years, from the mid-19th century to the mid-20th century (as well as a single late 1700s property, the Mission Dolores chapel). Resources dating to the second half of the 19th century include some of San Francisco's relatively rare pioneer-era buildings, as well as buildings that represent "Victorian-era" development. Resources dating to the first half of the 20th century are associated with the City's post-earthquake/fire reconstruction, interwar-period neighborhood development, and modernizing of the retail economy.

Properties may also be found to be significant under National Register Criterion B/California Register Criterion 2 if they are associated with the lives of important persons in history. Generally, evaluation of properties under Criterion B/2 is beyond the scope of this Multiple Property Documentation Form, and must occur through individual property research. However, many properties that might be considered to be significant under Criterion B/2 are also identified as being significant under Criteria A/1 and C/3, and therefore do not require additional study to determine historic status. In some cases, properties determined not eligible under Criteria A/1 and C/3 merit further individual property research that may either discover or disprove significance under Criterion B/2.

Properties of an archeological (sub-surface) nature in the Mission District with potential to yield information important in prehistory or history may also be found to be significant under National Register Criterion D/California Register Criterion 4. However, evaluation of archeological properties under Criterion D/4 is beyond the scope of this Multiple Property Documentation Form, and must occur through other property research that involves sub-surface investigation.

II. Early History: Ohlone, Spanish, and Mexican, pre-1850

Natural Geography

The Mission District occupies a broad valley in the eastern part of the San Francisco Peninsula. The relatively flat valley floor is bounded on three sides by hilly ranges – Potrero Hill to the east, Bernal Heights to the south, and the San Miguel Range to the west – that protect the area from the region's ubiquitous winds and fog. The climate of the Mission is warmer and sunnier than in other parts of San Francisco, which might be fog-bound less than a mile away. In recent geological times, before modern human activity filled in the coastline, a cove of San Francisco Bay extended into the area from the northeast. The cove, Mission Bay, was linked to navigable inland creeks and marshes that penetrated the wide valley, fed by runoff from the nearby hills.

These historic natural conditions for the area – pleasant climate, flat land, sources of fresh water, and waterfront access – played a role in early habitation of the area by Ohlone and later by Europeans and Americans. As well, the Mission valley served as a primary thoroughfare for historic peoples travelling by land, since it was the most convenient way to access the northern tip of the Peninsula (including downtown San Francisco and the Golden Gate) from points south (such as San Jose) before the filling of marshy coastlines and leveling of towering dunes allowed for establishment of other routes in the late 19th century.

Ohlone

People have lived around the San Francisco Bay for thousands of years, perhaps involving several migrations and successions of peoples from around the Pacific Rim. By the late 1700s, dozens of villages ringed the shorelines of San Francisco Bay, and approximately 10,000 people comprising about forty different tribelets lived in the area from San Francisco to Monterey. They spoke similar, but distinct languages that are categorized today as belonging to the Ohlone family, one of several dozen geographically-based linguistic families that characterized California's first peoples. The northern part of the San Francisco Peninsula was located within the Yelamu tribal territory. The Yelamu lived in seasonal villages in and around the sunny, stream-fed valley of today's Mission District.

The Ohlone constructed housing and canoes of reeds and thatch. They caught fish and shellfish in the bay, hunted game in the hills and water fowl in the marshes, and gathered roots, berries, nuts, and greens. Ohlone culture included song, dance, ritual, dress, body art, and weaving; they are not known to have built permanent structures or created written records (although baptism and death records exist from the Spanish mission period). In *The Ohlone Way*, Margolin drew from many available sources of information, each a partial "window" into Ohlone life-ways, and provided this reconstruction:

> Before the coming of the Europeans, for hundreds – perhaps thousands – of years, the Ohlones rose before dawn, stood in front of their tule houses, and facing the east shouted words of greeting and encouragement to the rising sun. The men were either naked or dressed in short capes of woven rabbit skin. Their noses were pierced. The women, their faces tattooed, wore skirts made of tule reeds and deer skin. On especially cold mornings the men daubed themselves with mud to keep warm.[1]

However, a century after European contact, peoples such as the Ohlone were scarce in California. They were missionized by the Spanish, displaced by the Mexicans, and driven out by the Americans. "Entire cultures were

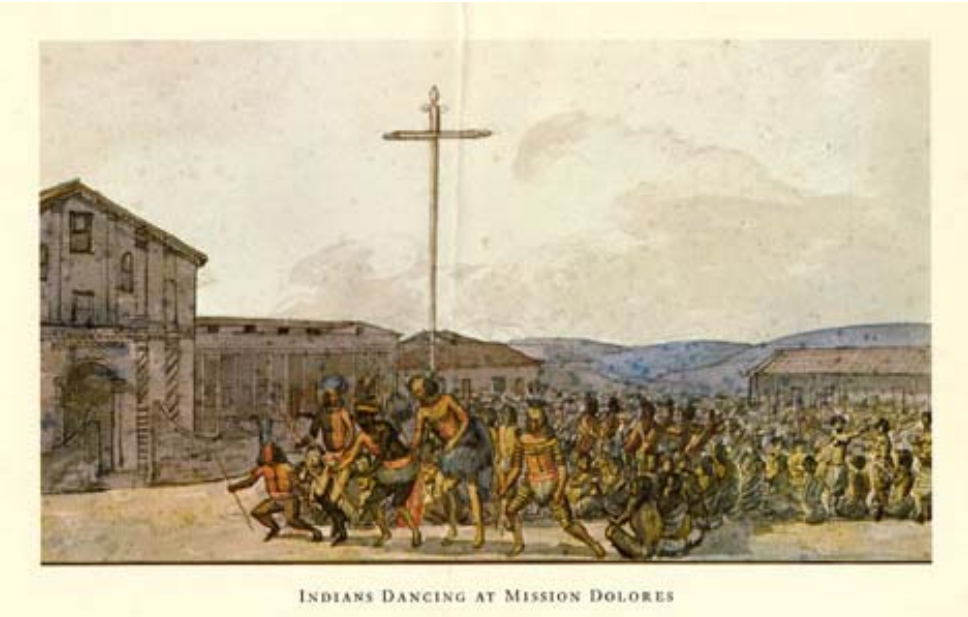
[1] Malcolm Margolin, *The Ohlone Way: Indian Life in the San Francisco-Monterey Bay Area* (Berkeley: Heyday Books, 1978), 4.

destroyed in a remarkably short time…In the Bay Area the decline of the Indian population was even more drastic than in California as a whole."[2] California's "prehistory" was overwhelmed so quickly and entirely by European-descended settlers that U.S. perspectives "have shied away from awarding Indians the status of full participants" in history. According to Mann's *1491: New Revelations of the Americas Before Columbus*: "This criticism applies primarily to historians of North America. South of the Rio Grande, the indigenous influence on colonial and post-colonial society has been celebrated for decades…as would be expected in a place where three-quarters of the population claims some Indian descent."[3]

Spanish Mission

In 1776, Spain established its northernmost California colony on the San Francisco Peninsula. While a small garrison of soldiers set up a military presidio on the Golden Gate, and settlers scattered about the hills and valleys, Fathers Francisco Palou and Pedro Cambon established Mission San Francisco de Asis (more commonly referred to as Mission Dolores) near a stream and lagoon system at the northern end of the valley that became the Mission District. Within a few years, the Catholic priests had induced over a thousand native "neophytes" to relocate from their villages to the mission settlement, where they were baptized and coerced into farming and ranching. In *The Ohlone Way*, Margolin characterized the Franciscan priests at Mission Dolores as "Utopian visionaries who had come to the New World to set up the perfect Christian community of which the Indians were to be the beneficiaries."[4]

Mission Dolores grew during the 1780s into a small complex of adobe and kilned tile structures around a quadrangle that included dwellings and living quarters, workshops, mills, a granary, storehouses, and washhouses. Low walls delineated pasture lands in and around the surrounding valley. The cornerstone for the all-important permanent chapel was laid in 1782, and it was completed in 1791. Father Junipero Serra visited during its construction. The Mission Dolores chapel stands today as a testament to Spanish colonial architecture and neophyte craftsmanship. However, the Dolores settlement was unable to produce valuable agricultural exports for Spain, as did other Bay Area missions that were located in kinder climates and on better soils. The Dolores neophyte



"Indians Dancing at Mission Dolores" by Louis Choris (not dated). Courtesy of the San Francisco Public Library Historical Photograph Collection.

[2] Charles Wollenberg, *Golden Gate Metropolis: Perspectives on Bay Area History* (Berkeley: Institute of Governmental Studies, University of California: 1985), 30-31.
[3] Charles C. Mann, *1491: New Revelations of the Americas Before Columbus* (New York: Vintage Books, 2006), 380-381.
[4] Malcolm Margolin, *The Ohlone Way: Indian Life in the San Francisco-Monterey Bay Area* (Berkeley: Heyday Books, 1978), 159.

population was decimated by diseases, more so even than at other missions and its desertion rate was also high. After reaching its zenith in the 1790s, Mission Dolores declined through the early 1800s, until the new nation of Mexico dissolved it in 1834. At that time, most of the former neophytes departed; some resettled around southern San Francisco Bay, others retreated to California's hilly hinterlands, and a few stayed in private employ as ranch hands or servants.

The California missions ultimately failed to prepare and integrate natives for citizenship within ten years, as proposed by the original mission plan, although neophyte laborers and craftsman contributed much to the Spanish colonial economy. The mission system was the first step in disruptive European contact for California's first peoples, an uneven exchange of cultural values, economic systems, and diseases that intensified during the Mexican and U.S. periods. During the half-century of missionization, "damage to Ohlone life was irrevocable. Basketmaking and other basic crafts were neglected and lost. As different tribelets and cultures mixed together, rituals and dances became muddled, and native languages were dropped in favor of the more generally understood Spanish or in some cases the language of the dominant Indian group at the mission."[5]

Mexican Pueblo

Mexico won its independence from Spain in 1821, ending the European nation's grasp on California lands and opening it up for foreign trade. Commercial pueblos developed, such as the harbor village of Yerba Buena on a cove of San Francisco Bay in the mid-1830s. The Mexican government also ordered the disbanding of the missions, including Mission Dolores in 1834, and facilitated the commercialization of former mission lands into cattle ranches. The result was a booming hide and tallow industry in the Bay Area, as described in Scott's *The San Francisco Bay Area: A Metropolis in Perspective*:

> Almost from the beginning of the Mexican period, rancho and mission became linked with an economic system that stretched all the way around the Horn to soap, candle, and shoe factories in Massachusetts, Rhode Island, Connecticut, and other Atlantic seaboard states. Republican Mexico reversed the centuries-old monopolistic trade policies of Spain and opened California ports to ships of all nations. Through the Golden Gate sailed Yankee vessels seeking chiefly hides for the New England leather industry.[6]

During the late 1830s and early 1840s, Mexico divided most of the San Francisco Peninsula, including the hills around the Mission valley, into vast rancho tracts that were granted to Mexican citizens. Other areas, such as the Bay waterfront and most of the Mission valley flatlands, were designated as pueblo lands for common use by citizens. The parish church that was formerly Mission Dolores retained a small tract of land that contained the old chapel and mission complex. Despite its reduction in status, the mission chapel remained at the social and geographic center of Hispanic society, and a ranching village of *Californios* (California-based Mexicans) coalesced around it and along the wagon-roads that met in front of the chapel. The oldest road, El Camino Real, ran south all the way to San Jose; and the newer path, Mission Road, cut east and north to the waterfront and the port of Yerba Buena, where cattle were driven from all over the region.

The *Californios* ranching village in the northern Mission valley, which consisted of about forty adobes and a few wood-framed structures, was home to several prominent Mexican citizens and landowners. These included: Francisco Guerrero, an *alcalde* (mayor) and *juez del campo* (justice of the peace) who owned a tract in the village; Francisco de Haro, also an *alcalde*; Jose Bernal, the former mission majordomo; and Candelario Valencia, a presidio soldier. Alexander and Heig's *San Francisco: Building the Dream City* described the *Californios* village and

[5] *Ibid*, 164.
[6] Mel Scott, *The San Francisco Bay Area: A Metropolis in Perspective* (Berkeley: University of California Press, 1959), 18.

Yerba Buena as separate communities:

> For a brief time it was thought that the mission pueblo would outdistance its Yerba Buena neighbor. Efforts to incorporate the Dolores Pueblo failed, however, and it was annexed by San Francisco in 1850. Although they were eventually united, there were distinct early differences between Yerba Buena and the Dolores Pueblo. Yerba Buena was essentially an Anglo town, given over entirely to commerce, while the Dolores Pueblo was predominantly an Hispanic social center. With the old mission church as its nucleus, the pueblo attracted ranchers from all over Northern California. They came to attend baptisms and weddings, or to enjoy family gatherings.[7]

Map of Mexican land grants (approximate) within the boundaries of San Francisco. Source: James Beach Alexander and James Lee Heig, *San Francisco: Building the Dream City* (San Francisco: Scottwall Associates, 2002), 36.

Even the U.S. Navy's capture of San Francisco Bay in 1846, the renaming of Yerba Buena to San Francisco in 1847, and Mexico's ceding of California to the U.S. in 1848 did not fundamentally change the economic and cultural position of the Dolores "pueblo." The *Californios* were supposedly assured of their land ownership rights by the Treaty of Guadalupe Hidalgo. However, during and after the Gold Rush that began in 1849, the Mission Dolores area was ultimately engulfed and taken over by an influx of "Yankee" settlers and speculators. "Before the close of the Sixties nearly all trace of the Spanish occupation had been effaced. There was still an isolated adobe, but the low walled houses with their red curbed tiles which a few years earlier had marked the Mission Dolores as a place to visit had practically disappeared."[8]

[7] James Beach Alexander and James Lee Heig, *San Francisco: Building the Dream City* (San Francisco: Scottwall Associates, 2002), 31.
[8] John P. Young, *San Francisco: A History of of the Pacific Coast Metropolis* (The S.J. Clarke Publishing Company: San Francisco, 1912), 412, http://www.archive.org/stream/sanfranciscohist01youn#page/n11/mode/2up (accessed October 13, 2010).

III. U.S. Expanionism and Pioneer Settlement, 1850-1880

Bonanza Age

The period of U.S. pioneer settlement in San Francisco's Mission District began at the Gold Rush and continued through approximately the first three decades of the City of San Francisco's (and State of California's) existence. During this "bonanza age" of incredible growth and expansion, San Francisco was transformed from a harbor village of a few hundred maritimers, merchants, and craftsmen, into a crowded entrepot teeming with hundreds of thousands of immigrants. The adolescent period of City history was described in *North America: The Historical Geography of a Changing Continent*:

> San Francisco, the primary port city and gateway to the mining regions of California, grew rapidly in the 1850s. New mining strikes in landlocked Nevada, along with an expanding local agricultural base, assured San Francisco of a strong economy. By 1860, with a population of 234,000, it dwarfed its nearest rivals and was beginning to establish hegemony over the entire Far West. San Francisco became a great commercial emporium, almost a city-state, commanding lumber and agricultural products from the Pacific Northwest, gold and silver from the interior, and cattle from southern California…By 1880, San Francisco and its surrounding region was the most urbanized area in the West and contained a population of almost 360,000, greater than all other cities in the Far West combined or any single western state outside of California.[9]

The growth of the city during its first three decades prompted agricultural, recreational, and ultimately residential development of the Mission District and expansion of U.S. culture and economics into the area. The period saw the foundations of urbanization laid in the Mission District, located at the periphery of the waterfront-based "instant city." During this time, the Mission District's former village sites and hunting and gathering lands of Native Americans, and the ex-pasture lands of the Spanish mission and the Mexican ranchos, were bought, sold, squatted, cultivated, platted, graded, filled, and built upon by the first generation of intrepid San Franciscans.

Settlers, Squatters, and Swindlers

During the 1850s, the broad valley that became known as the Mission District filled with low-intensity uses such as farms and pastures, scattered homesteads, resorts such as the Willows (located at the former Mission Dolores lagoon), and two racetracks. While most newcomers settled closer to the commercial harbor, where transportation, employment, and shipping were focused, and where the "instant city" came into being, others sought what they saw as open country to the west and south, including the Mission valley and nearby hills. "The ink on this treaty [of Guadalupe Hidalgo] was hardly dry when California was inundated by thousands of Yankee migrants who, under the banner of Manifest Destiny, began helping themselves to the choicest pieces of land. Squatters arrived and settled on land that looked empty; boundaries of Mexican land grants were approximate at best."[10]

Clouded and contested land titles resulted. The distinction between settlers and squatters was vague, due in part to the City's Van Ness Ordinances of 1855-56 and "Outside Lands" ordinances of 1866, which granted titles based

[9] Jeanne Kay Guelke and David Hornbeck, "The Far West, 1840-1920," in *North America: The Historical Geography of a Changing Continent*, ed. Thomas F. McIlwraith and Edward K. Muller (Lanham, Maryland: Rowman & Littlefield Publishers, 2001), 273-274.
[10] James Beach Alexander and James Lee Heig, *San Francisco: Building the Dream City* (San Francisco: Scottwall Associates, 2002), 38.

on physical possession of lands (i.e. squatting). Also, a complex, lengthy, and expensive legal process to confirm

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Mission District as shown on the United States Coast Survey map, 1859.

Mexican-era titles guaranteed that *Californios* and Yankees alike "suffered mightily at the hands of squatters, speculators, swindlers, and lawyers…The time-consuming process favored wealthy individuals and companies with the resources and legal talent necessary for the long series of procedures and appeals."[11] Intensive development of the Mission District was hampered by private land title disputes as well as by the City's uncertain title to pueblo lands: the 1851 Charter established the City's southern boundary at about 20th Street, which encompassed only the northern half of the Mission valley within San Francisco, but the City claimed much more. Scott's *The San Francisco Bay Area* described the chain of events that finally led to resolution:

> In 1852 the City of San Francisco, as successor to the Pueblo of Yerba Buena, had filed a claim before the United States Land Commission for four square leagues of land, to which every pueblo was entitled under the laws of Spain and Mexico…In the meantime, reasonably certain that its title to a good part of the lands within its 1851 charter limits would be upheld, the city sought to come to terms with the squatters…the city enacted an ordinance giving title to those who had been in actual possession of lands [squatters]…The squatter warfare continued [in the Outside Lands], and it was not until the United States District Court, then the Circuit Court, and finally the Congress of the United States acted on the city's claim to pueblo lands that the thorny issue of land titles was settled, in the 1860's."[12]

Treats, Center, and Horner

Among the Gold Rush-era pioneer settlers, several proved very influential to the early physical development of the Mission District and its eventual shift to urbanization (though not all of them realized personal success in doing so). These exemplars of the U.S. pioneer era were: George Treat (1819-1907) and his brother John Treat (?-circa 1880); John Center (c.1816-1908); and John Meirs Horner (1821-1907).

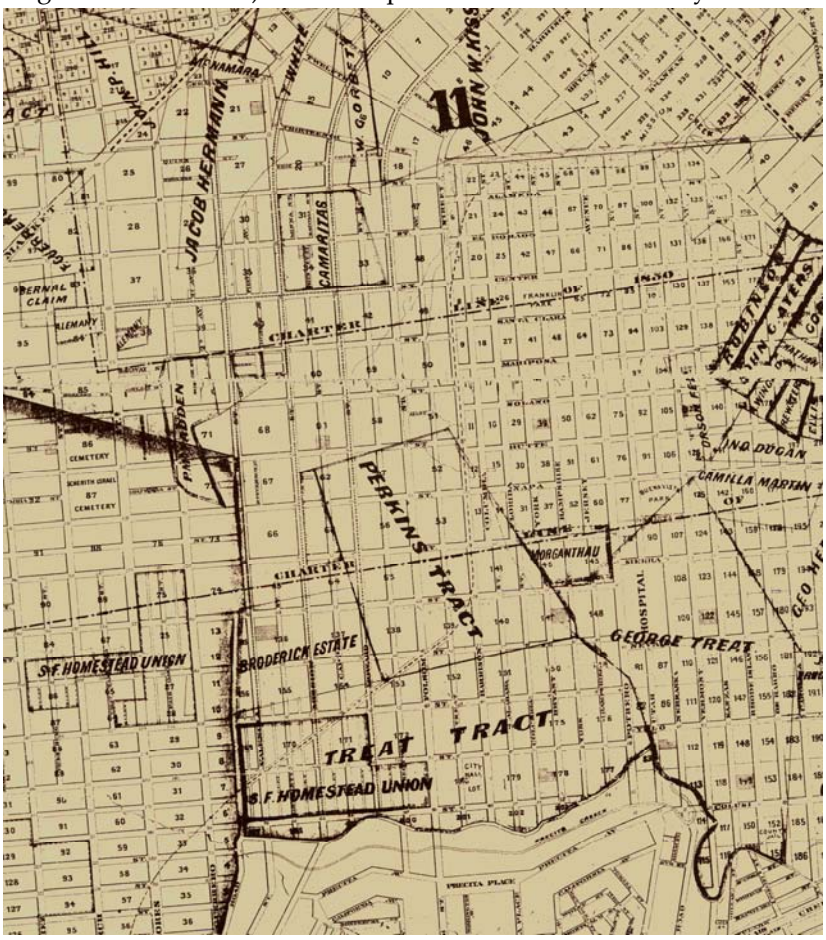
George and John Treat, U.S. army veterans from Maine, landed in San Francisco in 1849 and settled in a remote corner of the southeastern Mission valley, where they lived for many years. As early as 1850 (according to his testimony at a land title appeal hearing in 1865), George Treat built a fence along an old stone wall originally erected by mission neophytes, and thus controlled the Potrero Nuevo tract, including much of the eastern portion of today's Mission District and Potrero Hill. The Treat brothers grew commercial foodstuffs, raised cattle, and speculated in real estate; they owned very large tracts of land in the Mission District and in the Outside Lands (the Inner Sunset District). George Treat, an ardent Abolitionist and member of the First Committee of Vigilance of San Francisco, also engaged in Western mining enterprises and became a powerful local businessman. A racing aficionado, he built and ran the Pioneer Race Track (the first in San Francisco) in the southern Mission valley in the 1850s. At the end of the decade, George Treat sold the racetrack for residential development, and he likely engineered the passage of the San Francisco-San Jose Railroad through the land. His brother, farmer John Treat, apparently lived in the house that stands today at 1266-1268 Hampshire Street between 24th and 25th Streets in the southeastern Mission from at least the late 1860s (and possibly as early as the 1850s) until the late 19th century.

John Center, "father of the Mission" and "one of the most popular of all the pioneer band," emigrated with his nephew George from Scotland to San Francisco in 1849. By 1850, John Center was listed in the City Directory as a gardener located at "cor Centre [16th] and Folsom [Streets]" in the Inner Mission North, where he resided for more than a half-century. Center made a small fortune selling Gold Rush-era produce. According to his obituary: "From that time till the day of his death, he pinned his faith in the Mission district, buying land there at every

[11] Charles Wollenberg, *Golden Gate Metropolis: Perspectives on Bay Area History* (Berkeley: Institute of Governmental Studies, University of California: 1985), 98.
[12] Mel Scott, *The San Francisco Bay Area: A Metropolis in Perspective* (Berkeley: University of California Press, 1959), 43.

opportunity. So widespread were his real estate dealings that today there is scarcely an abstract of a lot in the Mission which does not bear his name." By the early 1860s, John Center's occupation was "real estate," and he backed the construction of the San Francisco-San Jose Railroad through the Mission in 1863-64. Center became a full-fledged, late 19th-century capitalist, and his John Center Company influenced development of the Mission District into the 20th century. John Center, "oldest member of the Scotch clans in San Francisco," lived and died in his home (no longer extant) at 2828 16th (formerly Centre) Street, between Shotwell and Folsom.

John Meirs Horner of New Jersey arrived in Yerba Buena in 1846 with a Mormon group. The enterprising Horner quickly became one of California's premier agriculturists, despite being swindled into buying the same land four times and then losing much of it to squatters (according to his own account). His land speculation activities also led him to be a founder of Union City. In 1854, Horner purchased a portion of the Rancho San Miguel, a confirmed title, in the western Mission District, with speculative intent. Horner platted his lands as blocks and lots, named his new streets based on personal and religious influences, and advertised residential property for sale in Horner's Addition. However, Horner's speculation was premature; few of his lots sold, due to hilly terrain, poor access, and economic downturns. Horner lost his entire fortune in the panic of 1857 and was forced to liquidate his land holdings. Horner then retired to Hawaii, while Horner's Addition (including many of his original street names) remained platted and labeled on City Assessor maps, awaiting later development.



Mission District as shown on map of land ownership in San Francisco,

Urban Foundations

In 1866, the City's claim to pueblo lands was confirmed and its jurisdictional boundary was finalized far south of the Mission District. The Mission's street grid, adopted by earlier ordinances, became effective. The City also proceeded to confirm hundreds of private land claims to settlers, squatters, and real-estate capitalists (including several claims to John Center) throughout the wide valley in the late 1860s and early 1870s. Consequently, by the end of the decade, the crazy-quilt pattern of farms and resorts was replaced by an urban blueprint of streets, blocks, and lots on the broad valley floor. "Instead of the Mission being a single street with amply spaced houses, in the rear of which cattle grazed in meadows, it had become an indeterminate sort of place practically connected with the more densely inhabited part of the city. There was still plenty of meadowland, but houses were being erected on many streets which were rapidly taking on the shape of thoroughfares."[13]

[13] John P. Young, *San Francisco: A History of of the Pacific Coast Metropolis* (The S.J. Clarke Publishing Company: San Francisco, 1912), 412, http://www.archive.org/stream/sanfranciscohist01youn#page/n11/mode/2up (accessed October 13,

Also at that time, private companies installed omnibus and horse-drawn streetcar lines along several long north-south streets, newly extended and graded, that ran from the downtown waterfront area and into the Mission valley. Lines on (east to west) Folsom, Howard, Mission, and Valencia Streets, equally spaced two blocks apart with intervening parallel streets, formed a transit-rich environment for residential speculation and commercial enterprise in the northern Mission (the Inner Mission North) and in the central portion of the wider southern Mission District.

Meanwhile, homestead associations, such as those that purchased land in Horner's Addition and the Treat Tract, facilitated the conversion of land into individually owned residential lots. Homestead associations were popular in San Francisco in the 1860s as a way for persons of modest means to pool their money and purchase large tracts of land to be subdivided, and for early speculators to acquire groups of lots and even entire blocks for later development. In *Built for Change: Neighborhood Architecture in San Francisco*, Moudon described how homestead associations influenced the building of early San Francisco:

> In the 1860s more than 170 homestead associations arose as mediators between the land rich and the population. These corporations played a significant role in making San Francisco a city of small homes. The associations' organizers bought land in large tracts and often carried the financing while recruiting membership. Members paid…until the appropriate amount was accumulated for the members to acquire title to a small lot. Then each member would build his own house.[14]

The City's first such organization, the San Francisco Homestead Association, was active in acquiring lands owned by Mission pioneers. The Association acquired George Treat's Pioneer Race Course (approximately twelve city blocks) in the southern Mission District for $500 an acre in 1859; ten years later, the land was worth $20,000 an acre.[15] In 1864, the Association purchased another large tract in Horner's Addition in the Inner Mission North.

Early Homes and Neighborhoods

By the late 1860s and early 1870s, home construction was lucrative in the Mission District. Most residential development occurred around the horse-drawn omnibus and streetcar thoroughfares that ran through the Inner Mission North and the central-southern Mission District. The *Real Estate Circular* of February, 1868, proclaimed (without mentioning transit improvements):

> An active demand has been noticeable for lots lying within the boundary of 18th, 26th, Valencia, and Castro Streets [Horner's Addition]. This locality is occupied by rolling hills and table land, and heretofore has not been in favor with purchasers…But the perfect nature of its title, the fine view which is obtained from most of the land, and the good drainage which it will have, have lately operated favorably in elevating its prices.

In 1872, the *Circular* reported further on the area located directly in the heart of the Mission valley, and inclusive of all four major transit lines: "Between Folsom and Guerrero, Eighteenth and Twenty-third, [there are] now about 300 first and second class residences. Many of the former are not surpassed by any in the City." During the

2010).

[14] Anne Vernez Moudon, *Built for Change: Neighborhood Architecture in San Francisco* (Cambridge: MIT Press, 1986), 41.

[15] Judith Lynch Waldhorn and Sally B. Woodbridge, *Victoria's Legacy: Tours of San Francisco Bay Area Architecture* (San Francisco: 101 Productions, 1978), 9-10.

1870s, the *Real Estate Circular* advocated replacement of the horse-drawn streetcars and transit expansion in order to ensure continued residential development.

Construction of single-family dwellings prevailed during the pioneer era. Variations in sizes, styles, and lot

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Mission District as shown on the United States Coast Survey map, 1869.

layouts reflected a pattern of individualized development, as landowners built according to their own means and needs. Some early dwellings were pre-fabricated houses shipped "around the horn" from the eastern U.S.; some were moved from elsewhere in San Francisco (including the Mission District); and others were ordered from local mills and assembled on site. "From the early 1860s on, building activity was essentially independent of the East Coast. By the 1870s, the originally rather simple constructions were evolving into more sizable buildings…The new structures emerged as products of the local building industry, which continued to use the versatile wood construction with an ever-increasing sophistication."[16]

The earliest pioneer residences in the Mission were small, simple, and utilitarian: cottages and farmhouses, with square footprints and gable roofs (with additions, cross-gable), designed in folk-vernacular versions of Greek Revival, Gothic Revival, and early Italianate-style. The addition of "false-front" façades became popular as a way to disguise traditional gable boxes. "At the end of the 1860s, styles began to changes from simple flat façades with a gable roof or concealing cornices to elaborately decorated structures. Bay windows were also used extensively, and more glass and gingerbread were inserted into the façades."[17] Even true Italianate-style "villa" houses and mansions were built, rambling and fully rendered at all elevations. Residential lots in the Mission, particularly larger plots, commonly included outbuildings and structures such as wagon-houses, fuel sheds, wells, tank-houses, barns, stables, and livestock pens.

The Willows resort near Valencia and 18th Streets, 1864. Courtesy of the San Francisco Public Library Historical Photograph Collection.

The Mission District near Market Street, 1864. Courtesy of the San Francisco Public Library Historical Photograph Collection.

In addition to development of single lots, and sometimes two or three lots, by individual landowners, some speculative builders obtained larger tracts, built regular rows of "spec" homes with similar plans and finishes, and sold the finished products. Early row-houses, including attached versions where dwellings shared walls as well as detached versions separated by side yards, followed the popular Italianate-style "town-house" model that emphasized vertical front façades with heavy cornices. An early speculative builder, The Real Estate Associates constructed over a hundred houses in the Inner Mission North, filling out several blocks that were eventually bisected by the 1906 firestorm. According to Waldorn and Woodbridge's *Victoria's Legacy*:

> Many City homes of the 1870s were the products of The Real Estate Associates (TREA), a development company that built more than one thousand houses before declaring bankruptcy in

[16] Anne Vernez Moudon, *Built for Change: Neighborhood Architecture in San Francisco* (Cambridge: MIT Press, 1986), 42.
[17] *Ibid*, 42.

1881. An enormous operation for the time, TREA was San Francisco's first major tract builder. According to their claims, from 1870 to 1875 they had produced "more detached homes than any other person or company in the United States in a similar time span."[18]

Commerce also developed along established and emerging transportation routes of the Mission District. The earliest commercial strips, the Mission Road (Mission Street) and Centre (16th) Street, which conveyed travelers between downtown and Mission Dolores, featured rowdy, Gold Rush-era resorts and roadhouses. However, as the area's residential character and population grew in the 1860s and 1870s, the commercial base shifted to neighborhood shops, restaurant/saloons, personal services, mechanics, small manufacturers, and the like. In addition to the thoroughfares of Mission and 16th Streets, which carried horse-drawn streetcars, commerce also developed on Valencia Street, which featured a steam-powered railroad. In the southern Mission District, 24th Street emerged as the southernmost route across the valley, providing important east-west access, and it too became a commercial thoroughfare. Located far from downtown shopping districts, the semi-independent pioneer villages of the valley relied on the neighborhood commercial corridors and corner establishments on a daily basis.

Pioneer merchants typically constructed utilitarian, boxy single-story shops and stores with Western "false-front" façades bereft of ornament save perhaps a cornice. Behind the commercial spaces, dwelling units were often built for proprietors or boarders. Multiple-story mixed-use commercial buildings, with merchant and/or boarder housing located in upper stories, were generally more substantial, more ornate, and conformed to residential architectural patterns. Commercial and mixed-use buildings that housed skilled tradesmen, mechanics, and small industries – such as carpenters, blacksmiths, plumbers, dairies, and breweries – included wagon entrances.

During the 1870s, pioneer settlement grew from the heart of the valley toward its southern and eastern edges, and the majority of platted blocks contained one or more buildings by the end of the decade. Also during this time, private property owners provided most of the capital to grade the majority of the Mission District's streets as far south as 24th Street. Still, settlement was uneven, the overall population was sparsely distributed, and many blocks at the valley's periphery, particularly in the far eastern and southern fringes, remained vacant or filled with railroad yards, storage yards, or uses such as tanneries. Also, little or no urban services (such as water, sewers, electricity, or sidewalks) existed in the outlying Mission District. The Mission's semi-rural, low-density pattern of pioneer settlement lingered through the latter 1870s, during which time more extensive urban development was hampered by an economic recession that affected the nation as well as San Francisco.

Social and Cultural Enclaves

San Francisco, the major commercial port of the Pacific and gateway to California, attracted newcomers of all origins and backgrounds. In 1860, at the close of the Gold Rush, half of the city's population was foreign-born; ten years later, foreign-born still comprised nearly half, while those who were a generation or less removed from immigrant stock comprised four-fifths. "In addition to the Chinese, Latin American, and Australian immigrants from around the Pacific rim, Europeans also entered San Francisco in force… The crop failures of 1846 and the Revolution of 1848 caused many Germans to emigrate to California. The potato famine of the late 1840s in Ireland sparked a massive diaspora from the Emerald Isle…"[19] Consequently, San Francisco's neighborhoods formed as enclaves for diverse ethnic and cultural communities.

[18] Judith Lynch Waldhorn and Sally B. Woodbridge, *Victoria's Legacy: Tours of San Francisco Bay Area Architecture* (San Francisco: 101 Productions, 1978), 13.
[19] Brian J. Godfrey, *Neighborhoods in Transition: The Making of San Francisco's Ethnic and Nonconformist Communities* (Berkeley: University of California Press, 1988), 60.

Two outlying areas, the Mission District and the Western Addition, developed in parallel as residential suburbs at the outskirts of the city with distinctly different social characteristics. The Western Addition, located north of Market Street and directly accessible from the financial district and downtown shopping district, was "unquestionably middle-class, often upper middle-class, based on family units and home ownership, with family heads often merchants and professionals." The Mission District, on the other hand, located adjacent to the industrial and low-rent residential South-of-Market district, was the province of upwardly mobile working classes, "an area of family units and home ownership, with family heads often skilled workers or small-scale entrepreneurs."[20]

The differing social characters of these areas also related to differing cultural compositions: in 1880, about half of the Mission District population was Irish-American, while only one or two in ten persons living north of Market Street was Irish. "As San Francisco expanded in the late 1800s, the Irish and other European immigrants tended to move away from the waterfront and settle the burgeoning working-class neighborhoods in and around the Mission District." Irish and German working-class populations comprised the Mission District's largest sector. Godfrey's *Neighborhoods in Transition* described the relative positions of these European ethnic groups in early San Francisco:

> The Irish entered near the bottom of the social pyramid, and their gradual ascent served as something of a model for other immigrant groups. Initially, Irish men often worked as laborers and in the construction trades, while the women frequently were domestic servants… In addition to being the city's largest nineteenth-century ethnic group, the Irish were clearly the mostly highly politicized as well…About equal to the Irish in numbers during the late 1800s were San Franciscans of German immigrant stock…The Germans were also inclined to specialize in certain working-class professions: San Francisco's brewery workers, for example, are said to have been mainly German. Like the Irish, Germans tended to settle in working-class neighborhoods of the city.[21]

Among cultural institutions, churches were the most important in providing immigrant communities with social cohesion and continuity. Establishment of churches in the Mission District during the U.S. pioneer era was an early indications of the nature and extent of the area's cultural communities, as explained by Godfrey:

> The founding of local churches during this period reflected the mixed social and ethnic character of the neighborhood…Episcopal churches [such as] St. John's (1857)…catered to the Anglo-Saxon middle and upper classes. German and Scandinavian Lutheran settlers set up the first foreign-language churches. The Irish came to dominate the area's Catholic parish churches: Mission Dolores, reactivated as a parish church in the 1850s; [and] St. Peter's, founded on 24th and Florida Streets in 1867…[22]

The founding of St. Peter's Roman Catholic Church by the Irish occurred in the southeastern Mission District, far from the established Inner Mission North neighborhood and the burgeoning middle-class central Mission transit corridors. St. Peter's anchored the growth of the Irish community at the far end of the valley.

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[20] William Issel and Robert W. Cherny, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (Berkeley: University of California Press, 1986), 58.
[21] Brian J. Godfrey, *Neighborhoods in Transition: The Making of San Francisco's Ethnic and Nonconformist Communities* (Berkeley: University of California Press, 1988), 73, 77-79.
[22] *Ibid*, 145.

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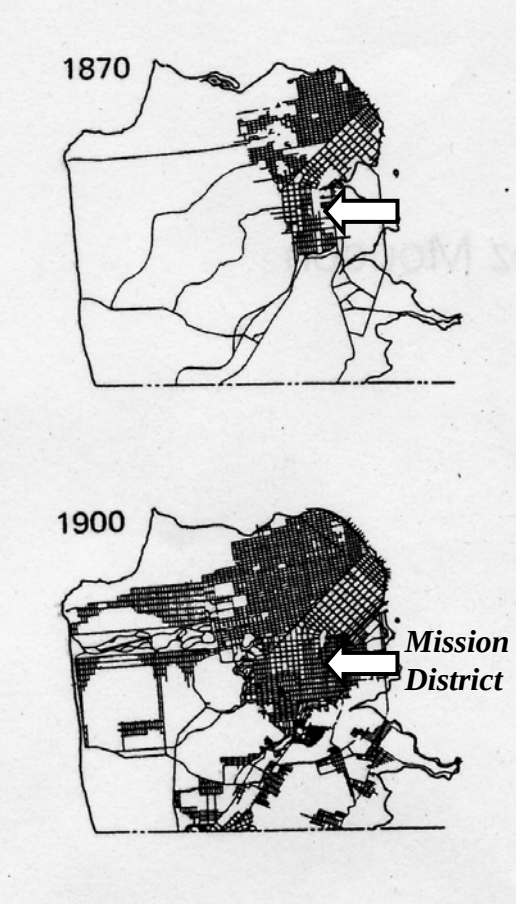
IV. Streetcar Suburbs of the Gilded Age, 1880-1906

Gilded Age

The transformation of the "instant city," which in many ways resembled an overgrown frontier town, into a true 19th-century metropolis occurred during approximately the last two decades of the century. During that time, San Francisco's economy, infrastructure, and demographics came to more closely resemble those of older, established cities located in the eastern U.S. As the nation gradually recovered from the economic panic of 1873, a renewed influx of capital investment, professional classes, labor (both skilled and unskilled), and women and families to San Francisco diversified the city from a regional shipping and manufacturing entrepot into an industrial, financial, and retail center of nationwide importance. In this way, San Francisco joined the league of "Gilded Age" cities of the late 19th century, whose self-generating economic engines were based on modern industry, mass labor, and middle-class consumption.



Growth of developed area of San Francisco, 1870-1900. Source: Anne Vernez Moudon, *Built for Change: Neighborhood Architecture in San Francisco* (Cambridge: MIT Press, 1986), 24.

In *Making San Francisco American: Cultural Frontiers in the Urban West, 1846-1906*, Berglund explained the complex changes in the physical and cultural geographies of San Francisco during the period:

Throughout the 1860s and 1870s, San Francisco continued to maintain some of the 'instant city' traits of the gold rush years as well as the characteristics of the quintessential 'walking city' – fairly compact in size, easily navigable on foot, with neighborhoods that combined workplaces and residences, in which its diverse inhabitants had regular, personal, face-to-face encounters. But the city was also in the midst of a transformation into an industrial metropolis – the opposite of a walking city in terms of size, complexity, and social geographies…From the 1880s through 1906 – the year of the earthquake and fire that devastated the city – these economic and demographic trends, hand-in-hand with patterns of increasing spatial and social segregation, continued and developed. Despite cyclic economic highs and lows, manufacturing and commercial enterprises flourished and the city advanced to rank ninth in the nation in terms of both population and industrial output…San Franciscans responded to the increase in the density of settlement that followed population growth by doubling the city's inhabited area in the 1880s.[23]

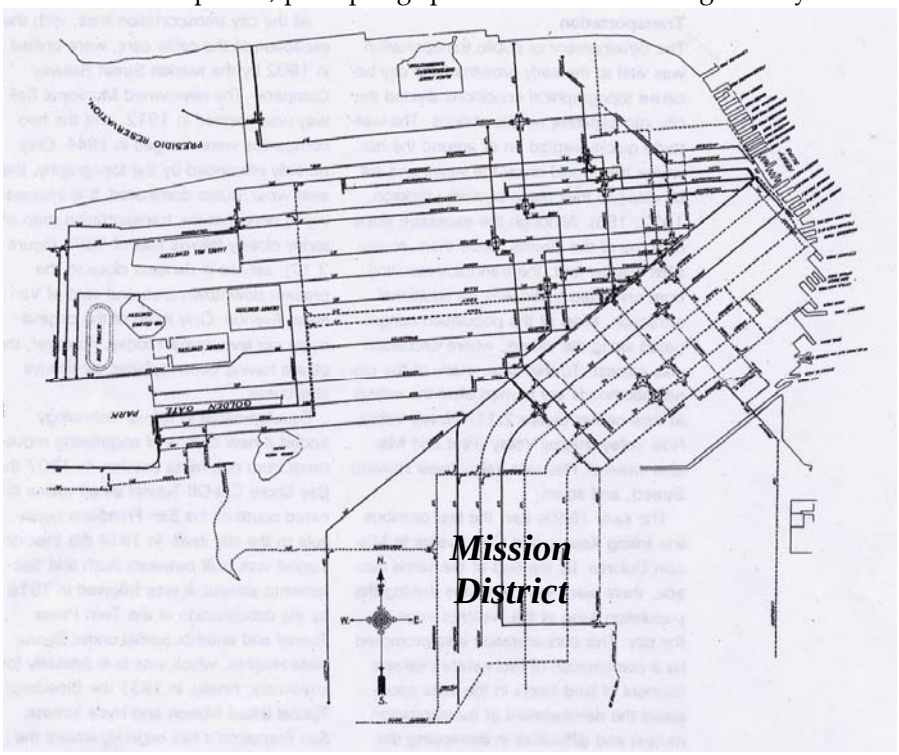
This process brought the Mission District, an area of patchy and uneven development, entirely into the urban realm. The in-migration of professionals, merchants, and working classes to San Francisco's suburban areas, in conjunction with expanded transit and urban services, spurred the build-out of the Mission District. "The 1880s and 1890s were the definitive decades for house

[23] Barbara Berglund, *Making San Francisco American: Cultural Frontiers in the Urban West*, *1846-1906* (Topeka: University Press of Kansas, 2007), 12-13.

construction, with more than a hundred thousand people moving to the city."[24] As occurred in greater San Francisco, the Mission District came to more fully embody aspects of the late 19th-century "Gilded Age": defined social geographies, industrialized infrastructure, and greater attention to orderly, attractive appearances. Yet even with increased connection to, and interaction with, the rest of the city, the Mission's individual identity within the metropolis remained pronounced. "Here in the sheltered mission valley which the padres had chosen as the only habitable spot on the San Francisco peninsula was a world that was more cosmopolitan than any other part of the city."[25]

Transit for the Masses

Transit expansions and improvements, paid for by commercial operators, played a primary role in the build-out of the Mission District at the end of the 19th century, just as the earlier installation of omnibuses and horse-drawn streetcars facilitated pioneer-era development in the Inner Mission North and the central Mission District. "The gradual extension of the living and working environment of San Francisco south and west into the Mission District and the Western Addition came with, and depended on, the construction of a network of transportation lines that rapidly connected the new areas with the central business district and the city to the suburbs."[26] This citywide transit system took shape as new technologies such as cable cars and electrified lines opened up new lands for development, prompting speculation and building activity.



Map of streetcar lines in San Francisco, circa 1895. Source: Anne Vernez Moudon, *Built for Change: Neighborhood Architecture in San Francisco* (Cambridge: MIT Press, 1986), 24.

In the outer edges of the Mission valley, where previous development was sparse and population thin, new transit lines provided access to and from the City's major working-class employment centers. A cable car line that ran on 24th and Howard Streets described a wide loop around the southern part of the City, and connected the central and south Mission areas to the industrial waterfront. Electric streetcar lines on Harrison and Bryant Streets ran directly between the eastern Mission and the South-of Market, a huge area of industries, manufacturing, and commercial plants. On Guerrero Street, in the hilly western edge of the Mission District, the San Mateo Interurban electric streetcar line was installed in 1891. By the mid-1890s, all of the Mission's older

[24] Anne Vernez Moudon, *Built for Change: Neighborhood Architecture in San Francisco* (Cambridge: MIT Press, 1986), 41.
[25] James Beach Alexander and James Lee Heig, *San Francisco: Building the Dream City* (San Francisco: Scottwall Associates, 2002), 313.
[26] William Issel and Robert W. Cherny, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (Berkeley: University of California Press, 1986), 30.

omnibuses and horse-drawn streetcar lines (with the exception of the Potrero Avenue line) were replaced with electric streetcar lines and cable car lines, which greatly improved efficiency. The transit network blanketed the wide valley floor of the working-class Mission District, with all lines running and terminating south of Market Street (while north of Market Street the transit lines that served the upper middle-class Western Addition all connected directly to downtown).

Homebuilders, Big and Small

The late 19th century witnessed renewed building activity in San Francisco, as the population surged and newcomers and established citizens alike increasingly sought to live further from the crowded downtown and South-of-Market areas. "The mid-1880s were boom years for San Francisco; construction started on at least four new buildings each working day. More cable car lines were extended to outlying neighborhoods, creating a flurry of land sales and auctions." The city fanned outward along new transit lines that ran through the Mission District as well as to entirely new outlying neighborhoods to the west and south. The City's building industry grew tremendously to meet the demand for housing. "In the 1880s and 1890s, the two major decades of home construction of the century, more than fifteen hundred individuals were building, moving and remodeling houses in San Francisco!"[27]

In *Victoria's Legacy*, Waldorn and Woodbridge identified three general groups of late 19th-century homebuilders, in order of importance: contractors; architects; and owner-builders. They ranked contractors, or commercial builders, as most influential based on their demonstrated abilities to mass produce quality products:

> While the architectural profession tends to receive the credit for home designs, contractors were actually the most important force in shaping Victorian San Francisco. More than seven hundred were building throughout the City, constructing some individual homes, but most often producing clusters of two or more alike… Contractors were the major builders of the 'suburbs,' as the outlying neighborhoods of the City were then known.[28]

Mission and 19th Streets, 1886. Courtesy of the San Francisco Public Library Historical Photograph Collection.

Howard Street (South Van Ness Avenue), 1886. Courtesy of the San Francisco Public Library Historical Photograph

[27] Judith Lynch Waldhorn and Sally B. Woodbridge, *Victoria's Legacy: Tours of San Francisco Bay Area Architecture* (San Francisco: 101 Productions, 1978), 14, 8.

Contractors built prolifically in the Mission District, where they found individuals increasingly willing to buy identical, readymade "spec" houses, rather than commission architects to design expensive, personalized dwellings or build their own. Rising costs of land and construction made attached row-houses, which maximized lot coverage and minimized cost and use of materials, more economical. "Row houses, which present a rank of identical façades lined up like soldiers along the street, often consist of several two-story double houses with mirror-image façades and floor plans; sometimes each duplex was squeezed into a 40-foot frontage, leaving just 20 feet for each dwelling. Usually built on speculation by a contractor or building association as a less expensive alternative to the free-standing single-family house, some row houses had common walls, while others were completely separate but touching, with setbacks carefully arranged to admit light to the interior rooms."[29] Despite being mass produced, "spec" housing and row-houses typically used quality materials and displayed high levels of ornamentation.

Perhaps the most important commercial builder in the Mission District during the late 1880s and early 1890s, based on quantity of product and area covered, was Gottlieb T. Knopf (1852-1926). Knopf, a German immigrant and resident of the North Beach neighborhood, identified himself as carpenter in the 1880s. After 1890, Knopf listed his occupation in the City Directory as a builder/contractor with an office on Montgomery Street; he also often Anglicized his first name to George. During this time, Knopf was involved in the row-house development of large tracts of land in the eastern Mission District, where expanded transit lines ran. The Knopf working-class row-houses, which he built in groups as large as entire blocks, epitomized the building type: semi-attached cottages in mirrored arrangements that maximized light well areas, with flat roofs (a departure from traditional gable roofs) that saved on materials and reduced costs. Knopf often punctuated his row-house developments at corner locations with two-story buildings containing storefronts and flats above. In 1906, the downtown firestorm overtook his long-time residence on Leavenworth Street, and he apparently left the City at that time with his family, though he continued to engage in land speculation in San Francisco. Knopf and his wife were laid to rest in prestigious Mountain View Cemetery in Oakland.

Other craftsman contractors, less prolific than Knopf, worked concurrently to build out the eastern Mission District. Alfred Olson (apparently also spelled Olsen on construction permits), a carpenter and builder by occupation, was active in row-house construction in the late 1880s and 1890s. Whereas Knopf built Stick-style cottages almost exclusively, Olson specialized in slightly larger homes designed in the Queen Anne style. During the time that Olson was building small groups of "spec" houses in the Mission District, he lived in various locations in the Mission and South-of-Market areas, including in a Knopf-built row-house at one point. After 1900, the itinerant Olson moved briefly to the Outer Mission and then to Ashbury Heights; and after the 1906 disaster, he appears to have left the city.

Yet another important commercial builder during the period was John Coop, head of the San Francisco Planing Mill. Coop's homes featured finely detailed, signature millwork characteristic of the Stick/Eastlake and Queen Anne styles that he surely helped to popularize. In addition to richly detailed individual homes and small groupings of row-houses in the Mission and elsewhere in the City, Coop also built his own Mission District residence in 1889, a Queen Anne-style mansion that stands today at 959 South Van Ness Avenue. The construction of the Coop House, situated along former Howard Street, one of the few upper-class neighborhoods located in the 19th-century Mission District, was a testament to the kind of affluence that could be realized in San Francisco's lucrative building industry during the late 19th century.

In addition to the numerous skilled contractors who plied their trades in house construction and speculation,

[28] *Ibid*, 22.
[29] James Beach Alexander and James Lee Heig, *San Francisco: Building the Dream City* (San Francisco: Scottwall Associates, 2002), 288.

architects contributed their trained perspectives to the cacophony of embellished designs that trumpeted forth in late 19th-century San Francisco. According to Waldhorn and Woodbridge, a quarter of the fifteen hundred builders of the late 19th century were practicing architects, who worked primarily on commission for private individuals or landowners. *Victoria's Legacy* highlighted Mission District-based architect Henry Geilfuss, a professional with working-class orientation:

> One of the most productive [architects] was Henry Geilfuss, who came to San Francisco from Germany in 1876, when he was twenty-six. He worked as a draftsman for the first two years, then began his own firm… Geilfuss is credited with several renowned Victorian homes…But Geilfuss was also responsible for hundreds of buildings in all price ranges…A favorite Geilfuss embellishment was a floral corner cover like the one gracing the cottage he built for himself in 1882. The cottage still stands at 811 Treat Avenue in the Mission District…[30]

Thomas John Welsh (1845-1914) was another immigrant architect who influenced the development of 19th-century San Francisco and the Mission District. Welsh's family emigrated from Australia to San Francisco in 1856. After schooling and brief stints as a draftsman for other firms, the young T.J. Welsh opened his own architecture firm with an office on Montgomery Street in the early 1870s. During his early career, Welsh lived in various locations within the Mission District, including on Folsom Street between 22nd and 23rd Streets, and on 19th Street near Mission Street. By the 1880s, he lived north of Market Street, and by the 1890s, his office and staff of a half-dozen worked in the Flood Building. Although much of Welsh's early work was destroyed in the citywide disaster of 1906, his firm participated in the immense rebuilding efforts. According to biographer P.A. Welsh, the *California Architect and Building Review* of 1889-1891 praised her great grandfather's early background as a carpenter, while also commenting favorably on the general class of carpenter-architects in San Francisco:

> Under the instruction and guidance of some of the master builders of his time, [Welsh] early became proficient as a mechanic…Most of the prominent architects now practicing their profession in this city, are those that have first become conversant, in a practical way, with the saw, jack plane, and trowel…Many of our churches owe their architectural beauty to [Welsh's] thoughtful study and skill. Some of the finest monuments and memorial tablets now gracing Cavalry and other cemeteries are the result of his ability. Many of our private dwellings, from the costly mansion to the humble abode of the mechanic, have been planned and erected under the same superintendence.[31]

T.J. Welsh's works in San Francisco and throughout California were voluminous and held in high regard. Consequently, various landowners in the western hilly region of upscale Horner's Addition commissioned Welsh to build individual houses for them in the 1880s. He also designed "spec" housing for real estate developer Baroness Mary E. Von Schroeder on the rural remainder of a large pioneer-era tract that occupied an entire block in the central Mission District between 22nd, 23rd, Capp Streets and South Van Ness Avenue. In 1889, more than two dozen of Welsh's signature Stick-style row-houses were built on the Capp and South Van Ness (formerly Howard) street faces of the block. The Welsh-Von Schroeder development resulted in one of the largest architecturally consistent 19th-century landscapes in the Mission (along with other uniformly-developed blocks by TREA and Gottlieb Knopf).

A third sector of the homebuilding fraternity, owner-builders, were individuals who possessed single lots or

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[30] Judith Lynch Waldhorn and Sally B. Woodbridge, *Victoria's Legacy: Tours of San Francisco Bay Area Architecture* (San Francisco: 101 Productions, 1978), 24-26.
[31] Patricia Ann Welsh, *Thomas John Welsh, Architect, 1845-1918: A Journey of Discovery* (San Francisco: PAW Productions, 1995 rev.), 18-19.

handfuls of lots and developed them according to their own whims and means. Waldhorn and Woodbridge provided this description and example:

> Owner-builders were the third most important influence on Victorian construction, and several hundred people so described themselves. The majority built only the houses in which they lived, but a few became real estate developers. For example, C.C. O'Donnell hired "daywork" to build five slightly peculiar homes in 1887 for four thousand dollars. Perhaps he also designed them, for the cluster at 1328-1346 York Street in the Inner Mission neighborhood looks like none other in the city![32]

As with many owner-built homes of the period, the actual designer of the five unusual York Street homes in the far southeastern Mission District remains unknown. Dr. Charles C. O'Donnell, former Coroner of the City of San Francisco, probably played a speculative role (not a design role) in their construction. The physician/surgeon also owned other properties in the vicinity of the York Street homes. After they were built, Dr. C.C. O'Donnell lived close by on 25th Street (near the City hospital) for a brief time in the early 1890s, before he moved his residence back to North Beach. Another individual who may have been involved in the design and/or construction of the York Street homes was George W. Fowler, who was listed on the water tap records in 1889 but is otherwise unknown.

Shotwell Street near 20th Street, 1887. Courtesy of the San Francisco Public Library Historical Photograph Collection.

Shotwell Street near 20th Street, 1887. Courtesy of the San Francisco Public Library Historical Photograph Collection.

While owner-builders sometimes imparted individuality of design to their projects, more often than not their houses were indistinguishable from contractor-built "spec" housing, due in large part to availability of standardized house designs, mass-produced materials, and highly skilled labor. In *Built for Change: Neighborhood Architecture in San Francisco*, Moudon explained how individual owner-builders and speculative contractors often achieved the same ends:

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[32] Judith Lynch Waldhorn and Sally B. Woodbridge, *Victoria's Legacy: Tours of San Francisco Bay Area Architecture* (San Francisco: 101 Productions, 1978), 27.

> …[L]and ownership patterns end up the same despite differences in the development process. Speculators generally sold the houses to private individuals, who then operated and maintained the properties in the same fashion as those initially built by individual owners. House construction did not differ substantially either because similar house forms were used indiscriminately by both private speculators and individual homeowners. Most house forms were derivations or modifications of the semi-detached and the row house, of which there were, of course, different types.[33]

In addition to the actual homebuilders – contractors like Knopf, Olson, and Coop; architects such as Geilfuss and Welsh; and owner-builders of which O'Donnell was an example – realtors worked to build out the Mission District. Among these were John Center as well as his nephew George L. Center, who maintained an office and residence in his uncle's house at 16th and Shotwell Streets by the late 1880s. While the Centers were not known as builders, their speculations and investments facilitated development in and around the Mission District.

Decorating the Wooden Boxes

Homebuilders of the late 19th century adapted traditional architecture to San Francisco's pattern of dense settlement, its hilly topography, and its locally available materials. In doing so, they created a city that was familiar to emigrants of eastern U.S. and European origins, yet unique in its application of style and construction methods. The Victorian-era architectural vocabulary took on a local character, as described by Walker in "Classy City: Residential Realms of the Bay Region":

> Victorian San Francisco came out looking like nowhere else, even though the architectural styles of the time originated in the East. Partly it was the almost exclusive use of wood in place of brick or stone…But mostly it was the pretensions of the nouveaux arrivées on the naked edge of the continent, who thought nothing of erecting false fronts on their houses to simulate a loftier city and decorating the facades with wild exuberance…[34]

Initially, San Francisco's pioneer-era builders attempted to recreate in wood the features and appearances of buildings in the eastern U.S. and Europe, where a tradition of brick and stone construction existed. But by the 1880s and 1890s, local architects and builders had expanded the architectural lexicon to suit the abundant and pliable Pacific Coast redwood. In *Victoria's Legacy*, Waldhorn and Woodbridge explained how this resulted in a frenzy of textures and ornament:

> The promise of redwood was fulfilled as local millwrights pushed the material to its limits, turning, sawing, carving, pressing and incising…No longer was wood used to mimic stone details or to faithfully reproduce Classical embellishment such as quoins or Corinthian columns. Breaking away from more traditional residential adornments, architects, contractors, and owners could choose from a bewitching assortment of such details as geometric strips, waffles, leaves, drips, holes and sunbursts.[35]

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[33] Anne Vernez Moudon, *Built for Change: Neighborhood Architecture in San Francisco* (Cambridge: MIT Press, 1986), 50.
[34] Richard Walker, "Classy City: Residential Realms of the Bay Area," 2004 (on-line version revised 2002), http://geography.berkeley.edu/PeopleHistory/faculty/R_Walker/ClassCity.pdf (accessed October 13, 2010). Previously published version: "Landscape and City Life: Four Ecologies of Residence in the San Francisco Bay Area," *Ecumene* 2:1 (1995): 33-64.
[35] Judith Lynch Waldhorn and Sally B. Woodbridge, *Victoria's Legacy: Tours of San Francisco Bay Area Architecture* (San Francisco: 101 Productions, 1978), 14-19.

Waldhorn and Woodbridge further described how the use of wood as the primary building material in San Francisco influenced the Victorian-era architectural styles that succeeded Italianate in fashionability during the late 19th century:

> The most popular house style of the eighties was a vertical-looking rowhouse with a three-sided rectangular bay window, whose ninety-degree angles were much easier to mass-produce than the five-sided bay of the seventies with its complex mitering and molding. The surfaces of the homes of this decade, now called "San Francisco Sticks," were laden with an abundance of wooden enrichment…[The next] decade of building brought a radical change in house style…completely different from the vertical, rectangular-bayed false-gabled rowhouses of the eighties. These "premium" homes had towers and true gabled roofs, with attic space behind them. They featured horizontal lines – plaster garlanding, frieze bands and belt cornices – rather than the vertical lines of the eighties…These structural and decorative elements define the style the today we call the Queen Anne…[36]

By the turn of the century, Queen Anne and Beaux-Arts-influenced styles had become the favorite choices of architects for high-style creations; related styles such as Eastlake, Shingle, and First Bay Tradition also flourished in the late 19th century. Yet the tried-and-true Italianate style remained a staple of residential design through the 1890s. Contractors continued to mass produce working-class cottages and flats based upon the early (and comparatively cheap) "false-front" Italianate model: simple residential boxes with flat façades and tall parapets, decorated with milled cornices and brackets. These economical, traditional housing solutions did not fall out of favor until the end of the 19th century.

Behind the exuberantly decorated façades, which differed in details from builder to builder and year to year, houses themselves followed standard plans developed to suit San Francisco's long narrow lots. Typical house plans included long corridors running front-to-back with rooms distributed to either side; "public" rooms (such as living rooms) were located at the fronts of houses and "private" rooms (such as bedrooms) were positioned at the backs. "Usually set on a custom-made base that responded to the irregularities of the topography, the Victorian house was basically a predesigned 'box' onto which many additions and adornments could be grafted to suit individual needs and tastes."[37] This allowed for great flexibility on the parts of homebuilders in determining final appearances. For instance, "spec" builder Fernando Nelson, who constructed over 4,000 homes including many in the Mission District, often decided on details after houses were already built. "According to his son, Nelson would get an idea, scrawl it on an envelope or paper bag and take it down to the Townley Brothers mill. The details would be produced in great quantities, and Nelson would then have them hauled out to the construction site and nailed onto the houses."[38]

While single-family home ownership represented the Victorian-era middle class ideal, high demand and rising costs for housing in the late 19th century priced many out. Even as builders such as Gottlieb Knopf produced row after row of small "workingman's" cottages in the eastern Mission District, construction of higher density, multiple-family dwellings increased as well. Two-family residences proliferated as variations on single-family home designs, subdivided either horizontally into flats or vertically into duplexes (in the manner of attached row-houses). Larger multiple-family housing types with three to six units, and in some cases even more, were accomplished by further stacking stories (up to three total) and/or by attaching additional volumes side-by-side,

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[36] *Ibid*, 14, 19.
[37] Anne Vernez Moudon, *Built for Change: Neighborhood Architecture in San Francisco* (Cambridge: MIT Press, 1986), 50, 56.
[38] Judith Lynch Waldhorn and Sally B. Woodbridge, *Victoria's Legacy: Tours of San Francisco Bay Area Architecture* (San Francisco: 101 Productions, 1978), 37.

often mirrored (no limit). Despite the increased living density and reduced privacy inherent to multiple-family housing, Victorian-era values dictated separate street entrances for individual units, so that each family retained the presentation of a private home from the street. The only exceptions were boarding houses and tenements, which used common street entrances.

Some houses, those of the "Gilded Age" upper classes, and particularly architect-designed homes, stood out from the contractors' row-houses and the owner-built, catalog-bought creations. Though not typical of the Mission District, quite a few "high-style" deluxe houses and mansions were constructed in certain neighborhoods. These large homes featured individualized (not mass produced) designs, with fully-detailed elevations at all sides, custom-made decorations, and expensive materials such as brick and stone. Still, even these carefully designed and crafted homes of the affluent followed a familiar façade pattern at the street, repeated throughout late 19th century and early 20th century residential architecture: bilateral division, with decorated entrance at one side, one or more bay windows, and capped by a heavily detailed cornice or gable.

Culmination of Victorian-Era Neighborhoods

The full build-out of the Mission District, from a loose confederation of pioneer settlements to a sprawling streetcar suburb that over-spilled the valley's edges, represented the peak of Victorian-era culture. The Mission shed its semi-rural character and became a class-conscious, family-oriented urban "town," replete with architecture of the "Gilded Age." In "Classy City: Residential Realms of the Bay Region," Walker speculated on the social intentions behind the construction of San Francisco's late-19th-century elaborate wood façades:

> …[T]he Victorian townscape came into being as a full-blown project of modernization by a newly-arrived bourgeoisie seeking to impose their order upon an untamed city…As the social order of the young city settled down into 'proper' class structure after the silver and railroad boom of 1860-1873, the bourgeoisie established visual order by installing miles of stately row houses on the model of London terraces. Victorian homes marched over hill and dale…Urbanity, not rusticity, was in fashion…[39]

The late 19th-century Mission became increasingly uniform in design. Many home owners updated older, pioneer-era dwellings according to newer fashionable styles by applying milled ornament such as hoods, brackets, and stick-work, by installing three-sided bay windows, and/or by expanding buildings and erecting entirely new façades. The booming speculative housing market in the Mission also facilitated the standardization of Victorian-era streetscapes, as explained by Moudon in *Built for Change: Neighborhood Architecture in San Francisco*:

> Speculative developments differed from singular properties in the way in which the houses were sited on the land: houses developed speculatively were lined up with the same setback from the street, but individually built properties exhibited varied setbacks according to the owner's whim. Furthermore, speculative builders usually lined up twenty similar houses in a row, while each individual builder chose and assembled different types of homes.[40]

The installation of Victorian-era visual order was accompanied by the installation of a full urban infrastructure in

[39] Richard Walker, "Classy City: Residential Realms of the Bay Area," 2004 (on-line version revised 2002), http://geography.berkeley.edu/PeopleHistory/faculty/R_Walker/ClassCity.pdf (accessed October 13, 2010). Previously published version: "Landscape and City Life: Four Ecologies of Residence in the San Francisco Bay Area," *Ecumene* 2:1 (1995): 33-64.
[40] Anne Vernez Moudon, *Built for Change: Neighborhood Architecture in San Francisco* (Cambridge: MIT Press, 1986), 50.

the Mission District during the 1880s and 1890s. Services such as water, sewers, street lamps, wood sidewalks, and macadamized roads expanded into the Mission valley. In 1881, pioneer settler and capitalist John Center bored wells on his property, erected giant water storage tanks, and opened the John Center Water Works, which piped water to nearby residences in the Inner Mission North. The citywide supplier Spring Valley Water Company also increasingly provided service to the Mission, though many private properties retained wells through the turn of the century. New buildings were constructed uniformly closer to the street (and older buildings were moved there), in part to meet standards for utility connections. The last remnants of streams and lagoons were filled as well. At the far southern end of the valley, Precita Creek was converted to a sewer and Army (Cesar Chavez) Street was built on top of it; consequently, the winding rural lane of Serpentine Avenue, which had followed the northern bank of the creek, was mostly abandoned and the land reclaimed for housing.

In addition to housing, commercial development expanded in the Mission District during the late 19th century. Commercial activity intensified along established retail and transit corridors of Mission and Valencia Streets, which ran the entire north-south length of the Mission valley, and 16th and 24th Streets, the primary east-west corridors. These linear shopping districts contained all of the commercial uses that a semi-independent town required: restaurants, breweries, dance and music halls, skating rinks, billiard halls, drugstores, laundries, carpenters, plumbers, blacksmiths, bakeries, dairies, furniture repair, hotels, and undertakers. In addition, corner stores, saloons, and services such as liveries and coal depots were scattered throughout every neighborhood.

Throughout the late 19th century, commercial architecture in the Mission District remained utilitarian. Typical commercial buildings were single-story with flat storefronts and tall, plainly decorated parapets. By the 1890s, retail activity supported construction of large arcade-like buildings for multiple commercial tenants, such as the Mission Market at the busy intersection of Mission and 16th Streets, as well as multiple-story, single-tenant commercial buildings. As the growing demand for housing opened up a rental and boarding market, construction of mixed-use, residential-over-commercial buildings became common. These mixed-use buildings, two to three stories in total with dwelling units located above ground-floor shops, generally followed residential patterns and styles of architecture, except that inclusion of storefronts resulted in subordination of residential entrances, which were prominent features of residential design.

By the turn of the century, the vast Mission District was almost entirely developed as a burg of the San Francisco metropolis, an area united by geography and settlement patterns, yet large enough to contain its own variations and internal divisions. In *San Francisco, 1865-1932: Politics, Power, and Urban Development*, Issel and Cherny provided this summary description of the Mission District during the period:

> While the Mission contained many neighborhoods, the area as a whole had a number of unifying characteristics during the late nineteenth and early twentieth century… The Mission was an area of single-family and two-family homes, its population density far below the citywide average and much lower than the densely packed South of Market… Narrower residential streets ran between and parallel to these major [streetcar] thoroughfares, where one-, two-, and three-story wooden rowhouses housed one or two families. Businesses catering to the surrounding neighborhoods sprang up on the major thoroughfares, and large wooden churches were scattered at frequent intervals.[41]

Sorting and Mixing: Class and Culture

The installation of a modern, citywide transit system, the expansion of the suburban residential realm into the

[41] William Issel and Robert W. Cherny, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (Berkeley: University of California Press, 1986), 63.

urban periphery, and the ever-increasing industrialization of the economy led to greater distinction among the city's neighborhoods, including the Mission District. These distinctions were largely class-based. As the city's population grew and diversified, the city's neighborhood separated into middle class, working class, and affluent in typical Victorian-era stratification. In *Neighborhoods in Transition*, Godfrey described the process in relation to the city's geographic expansion:

> …[T]he city gradually became internally differentiated in social terms…The development of San Francisco's intricate social geography was tied to the increased sorting of residential areas by class and ethnicity during the late nineteenth century. As the instant city of the Gold Rush evolved into a true metropolis, housing was built outside of the central business district to accommodate the city's burgeoning population…[R]esidential areas tended to become specialized in social terms.[42]

The large Mission District, semi-independent of the greater city (functionally if not economically), was vast enough that social stratification occurred internally. While the visible presence of working classes in the Mission District, as well as its proximity to the City's other working-class realms, precluded its potential as a high-status area, the population was not uniform, as explained by Issel and Cherny in *San Francisco, 1865-1932*:

> [The Mission District] was home to many of the skilled workers employed in the manufacturing areas south of Market or along the bay, as well as home to some businessmen and professionals – those whose businesses were in the Mission, and others who had grown up there or who preferred the area for a variety of reasons. Some Mission District houses were clearly upper middle-class or even upper-class, home to successful merchants, sea captains, politicians, contractors, lawyers, or manufacturers. The dominant tone, however, was working-class.[43]

Exceptions to the working-class character occurred primarily along the main north-south thoroughfares of the central and eastern Mission District, such as Folsom, Howard, and Guerrero Streets. "Howard street was for several decades one of the smartest addresses in the city."[44] At the same time, the less prominent east-west numbered streets and the small back-alley streets, located within a few steps of the "mansion rows," were host to solidly working-class habitats. This pattern of socioeconomic enclaves located in close proximity and in parallel to each other was repeated throughout the Mission District, though less so in the eastern Mission District where a more consistently mixed, egalitarian suburban landscape existed.

The population of the Mission District was increasingly comprised of European immigrant stock whose migration followed "the basic southwestward trajectory of Irish settlement" from South-of-Market to outlying neighborhoods such as the Mission District. "As the Mission District was urbanized in the late nineteenth and early twentieth centuries, waves of Old World immigrants and their offspring poured into the area, particularly the Irish, Germans, Italians, and Scandinavians."[45] By 1900, three-fourths of the Mission District population was descended from immigrant parentage, and one-fourth was foreign-born. As these communities grew, they established churches, religious schools, and fraternal halls that focused on maintaining cultural ties to homelands

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[42] Brian J. Godfrey, *Neighborhoods in Transition: The Making of San Francisco's Ethnic and Nonconformist Communities* (Berkeley: University of California Press, 1988), 63-64.
[43] William Issel and Robert W. Cherny, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (Berkeley: University of California Press, 1986), 65.
[44] James Beach Alexander and James Lee Heig, *San Francisco: Building the Dream City* (San Francisco: Scottwall Associates, 2002), 316.
[45] Brian J. Godfrey, *Neighborhoods in Transition: The Making of San Francisco's Ethnic and Nonconformist Communities* (Berkeley: University of California Press, 1988), 131.

and traditions, as well as assimilation and socialization. Cultural groups chose traditional Old World architectural styles for churches, such as Gothic, Classical, and Romanesque Revivals.

The Irish were most prominent in church-building. In 1876, the predominantly Irish congregation of Mission Dolores constructed a Gothic Revival-style brick cathedral adjacent to the old Hispanic chapel. The Irish also built the Catholic churches of St. Charles (1887) on Howard and 18th Streets in the Inner Mission North, and St. James (1888) on Guerrero and 23rd Streets in the western Mission, indicative of the geographic extent of Irish influence. However, the southern and eastern areas of the Mission District became the true stronghold of Irish community. In 1886, the burgeoning Irish Catholic population of the southern Mission District supported the construction of St. Peter's cathedral at Florida and 24th Streets to serve the congregation that was established there decades earlier. By the turn of the century, buildings housing a boy's school and a girl's school had joined St. Peter's cathedral and rectory to form a large mid-block complex that was an integral part of the Irish Catholic community.

The Mission's German population grew at a rate nearly equivalent to the Irish. However, dynamics within the German population differed from the Irish, who came to dominate San Francisco politics in the late 19th and early 20th centuries. Godfrey related the internal dynamics of the German population:

> Unlike the Irish, however, who generally shared the Catholic religion and a common heritage, the Germans were split into Protestant, Catholic, and Jewish camps, and further fragmented by differences in linguistic dialects and regional customs. Germans thus had less cultural cohesion and political power than did the Irish…Yet the Germans, like the Irish, did form a great number of ethnically based organizations (often along religious lines), such as benevolent societies, social and fraternal groups, and trade unions…[T]he Mission District…became a local bastion of German Catholicism. German Protestant churches, especially Lutheran, proliferated in several neighborhoods.[46]

While German Catholics congregated at St. Anthony's on Army (Cesar Chavez) Street in the far southern Mission District – separate from, but nearby to, the Irish Catholics of St. Peter's – German Protestants staked out the central Mission. Salem's German Church was erected in 1886 at the corner of 22nd and Shotwell Street; less than two blocks to the west, also on 22nd Street, the congregation of St. Johanne's Evangelical constructed a larger church to replace the old one at that location around the turn of the century. In the Inner Mission North, the Swedish Evangelical Lutheran Ebenezer Church (1904) was built at 15th and Dolores Streets, indicative of the growing Scandinavian population in the Mission Dolores neighborhood and nearby Duboce Park neighborhood.

In addition to churches, fraternal and societal organizations also played important roles in the social and cultural organization of the Mission District. Memberships in fraternal and societal organizations were largely based on shared heritages, on common occupations, and on similar social classes; yet these organizations also provided opportunities for mixing of individuals of divergent backgrounds on the basis of adopted common group identities. Issel and Cherny described the beehive-like social activity of the Mission District around the turn of the century:

> Masonic Hall, on Mission between Twenty-second and Twenty-third, was the meeting site not just for the Mission Masonic Lodge and the Order of the Eastern Star, but also for the Knights of Pythias, Native Sons of the Golden West, Order of Chosen Friends, Woodmen of the World, and two varieties of Foresters. Odd Fellows and Workmen met at Fraternal Hall, three blocks up Mission from Masonic Hall. Another Workmen's Lodge met on Twenty-fourth Street, two blocks

[46] *Ibid*, 77-79.

east of Mission. The Mission *Turn Verein* (gymnastics club) had a hall on Eighteenth near Valencia where the San Francisco *Mannenchor* (men's chorus) and, most likely, other German groups met…The churches and lodges near Bartlett Street represent only a few of the social organizations and institutions to be found in the area.[47]

[47] William Issel and Robert W. Cherny, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (Berkeley: University of California Press, 1986), 65.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

n/a
Name of Property San Francisco, California
County and State Historic Neighborhoods of the Mission District
Name of multiple listing (if applicable)

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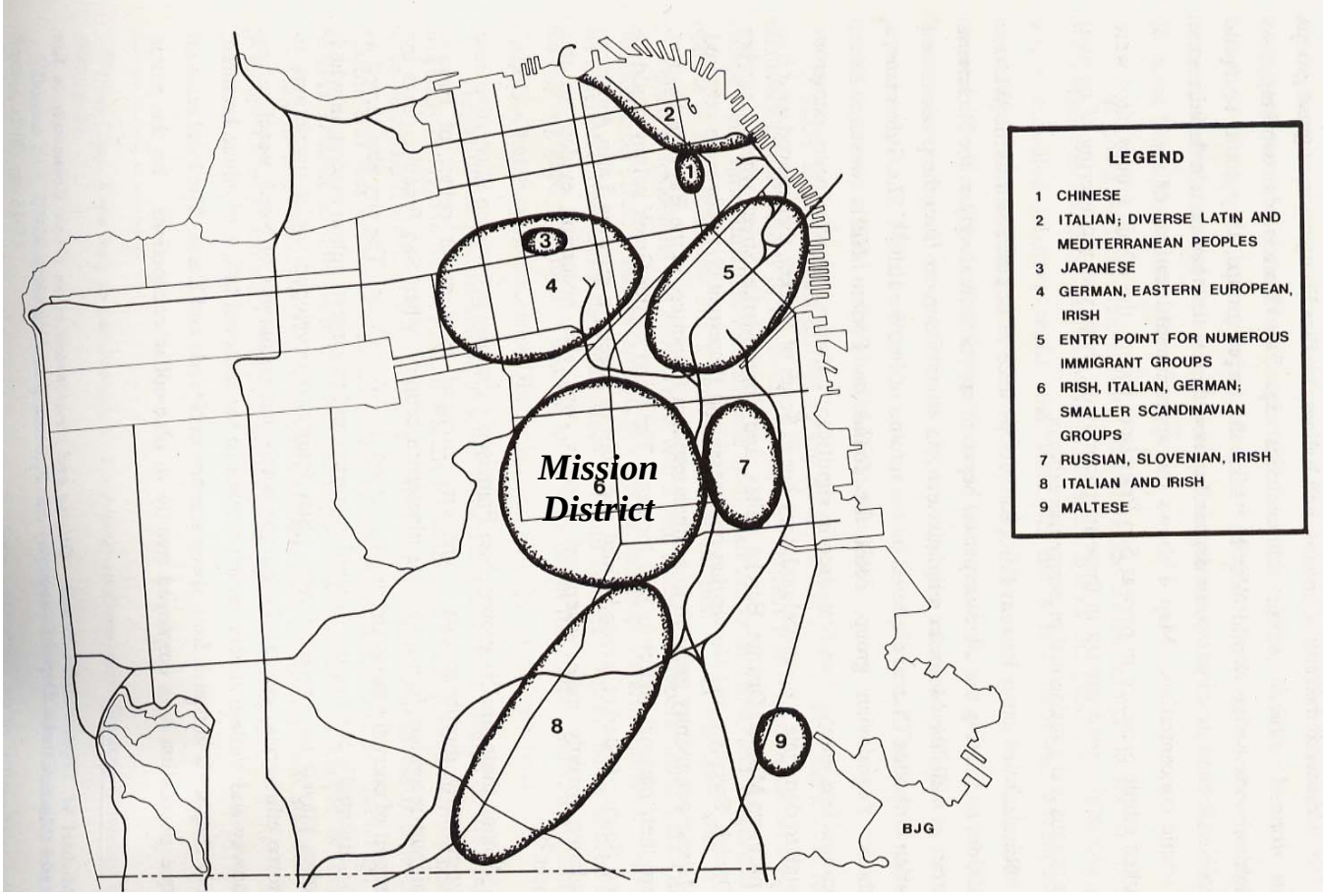
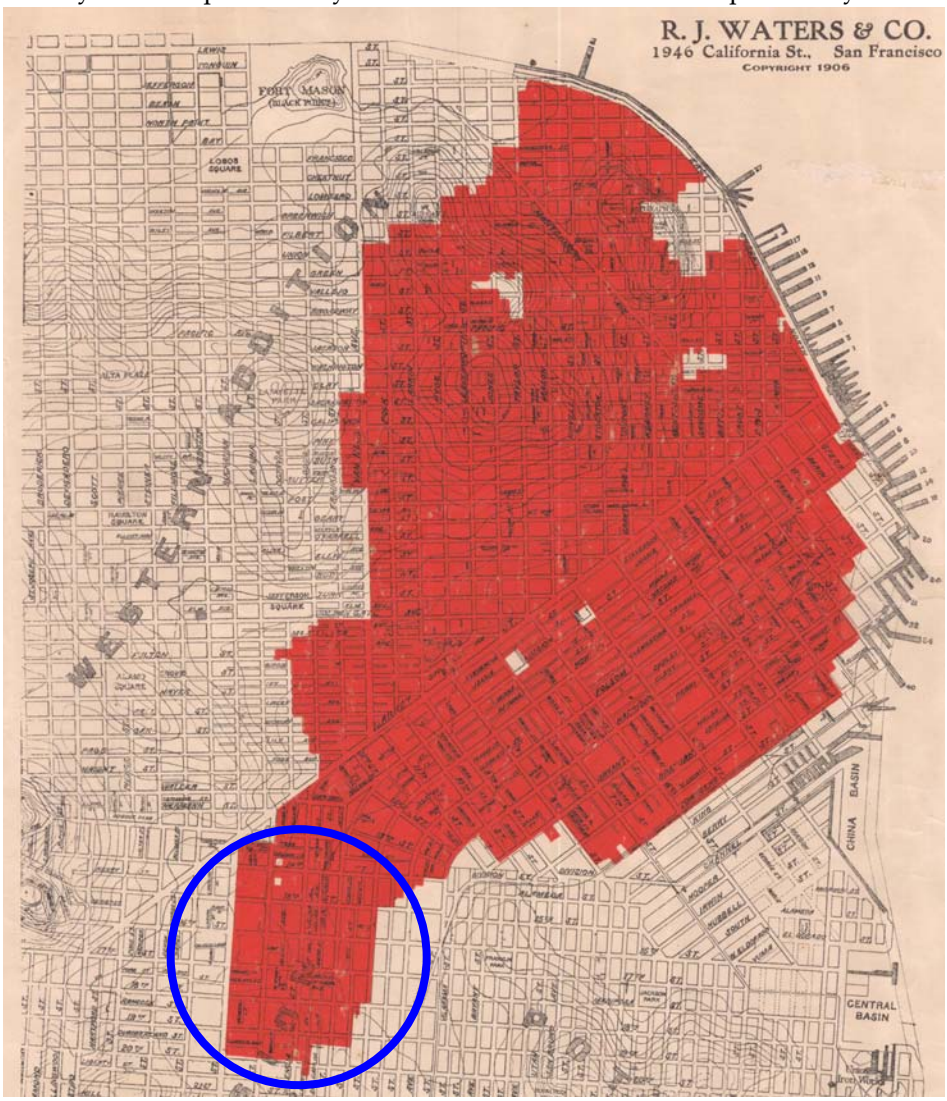


Map of ethnic concentrations within San Francisco prior to World War II. Source: Brian J. Godfrey, *Neighborhoods in Transition: The Making of San Francisco's Ethnic and Nonconformist Communities* (Berkeley: University of California Press, 1988), 84.

V. Post-Earthquake and Fire, 1906-1920

1906 Earthquake and Fire

The great earthquake of April 18th, 1906, and the citywide fires that followed, were defining for the Mission District, as for all of San Francisco. While the earthquake itself destroyed mostly brick structures and buildings that stood on filled land, it also started dozens of major fires, most of them in the densely crowded South-of-Market area of tenements and industry. Firefighting was hampered by broken water mains, and the fires spread and merged uncontrolled, feeding on the primarily wood building stock. The ensuing conflagration, whose severity was compounded by numerous tactical errors on the part of city officials and army commanders, utterly consumed four-fifths of San Francisco, including approximately 28,000 buildings, over the next three days. Thousands of lives were lost. "The flames ravaged the financial district, the downtown commercial center, much of the industrial sector, and the city's most densely populated residential neighborhoods north and south of Market. The economic and social core of the west's greatest metropolis was in ruins."[48]



Map of 1906 fire area in San Francisco. Circled area indicates northern portion of the Mission District that was destroyed.

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

[48] Charles Wollenberg, *Golden Gate Metropolis: Perspectives on Bay Area History* (Berkeley: Institute of Governmental Studies, University of California: 1985), 164.

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 temblor intact. The timely arrival of additional City firefighters and the discovery of an intact reservoir and hydrant at 20th and Church Streets also proved critical to holding the line at Dolores Street.

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

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

Rebuilding and Upbuilding

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 modern than the 28,000 which went up in smoke – had been finished in that space and time.[49]

[49] William Bronson, *The Earth Shook*, *the Sky Burned* (San Francisco: Chronicle Books, 1959), 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 still existed 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. "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."[50] Overall, the upbuilding and the greater population density of the Inner Mission North changed the neighborhood character from suburban to urban.

While upbuilding by contractors and individual owners was the rule in the Mission during the post-fire period, there were exceptions. 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 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.

The speculative housing market and the post-disaster building boom spilled out into the Victorian-era suburbs that survived the disaster, where land did not have to be cleared of debris or property lines redrawn. These outlying residential neighborhoods, such as the southern Mission and the Inner Mission North neighborhoods to the east and west of the fire zone, accommodated both upbuilding with new residential stock and intensification of older housing stock. In addition to developing vacant lots and subdividing large lots, some property owners moved or demolished smaller, older dwellings and replaced them with larger multiple-family buildings. Locating cottages and houses in backyards, including moving them from the street in order to accommodate upbuilding, was common as well. "In the undestroyed area of the Mission district a fever pitch of activity prevailed. New houses went up; many old ones were remodeled to accommodate more occupants, even though faulty room arrangements and bad lighting and ventilation resulted."[51] In areas of the Mission District that were

[50] Brian J. Godfrey, *Neighborhoods in Transition: The Making of San Francisco's Ethnic and Nonconformist Communities* (Berkeley: University of California Press, 1988), 146.
[51] Mel Scott, *The San Francisco Bay Area: A Metropolis in Perspective* (Berkeley: University of California Press, 1959), 111.

still reaching full build-out at the turn of the century, such as the eastern Mission (east of Harrison Street) and the far southern Mission (south of 24th Street), the post-fire building boom had greater influence on overall neighborhood character.

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.[52]

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), plaster cement bases that were scored to resemble masonry, simpler cornice details such as "block" modillions, and largely undecorated wood façades. 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…[53]

Within the fire zone, the massive reconstruction effort over a short period of time generated swaths of remarkably consistent, early 20th-century architecture. Stylistic variations occurred, though standard façade layouts and building plans dominated. In addition to Roman Revival-derived architectural styles, other popular styles included: Mission Revival, which substituted classical features for barrel-tile accent and bell-shaped parapets; Craftsman with clinker-brick bases, boxy window bays, and bracketed eaves; and later Queen Anne, which was classically-influenced and featured ornament that was toned down from late 19th-century versions. Some builders expanded the Edwardian-era lexicon by artfully combining features of different styles such as Craftsman and Mission Revival, or Classical Revival with Moorish influence.

Community Resettlement

The fires created between 230,000 and 300,000 refugees, out of a total population of 410,000. For months and

[52] James Beach Alexander and James Lee Heig, *San Francisco: Building the Dream City* (San Francisco: Scottwall Associates, 2002), 362.
[53] Judith Lynch Waldhorn and Sally B. Woodbridge, *Victoria's Legacy: Tours of San Francisco Bay Area Architecture* (San Francisco: 101 Productions, 1978), 205.

years, people lived in makeshift camps and in official relief housing in the city's squares and parks. By 1908, the refugee population had largely transitioned to permanent residential building stock in rebuilt neighborhoods, and the relief camps closed. However, many people found it impractical, impossible, or undesirable to return to their original homes or neighborhoods, which were not the same as before the disaster, physically or culturally. Fradkin explained that a citywide restructuring in socioeconomics took place during the post-fire rebuilding period:

> San Francisco became more stratified – physically, socially, and economically. Inequities made this worse, as a study of the reconstruction process pointed out: "At one end of the spectrum, upper-class districts and individuals stabilized rapidly, whereas unskilled workers at the low end of the spectrum were still in motion five years after the disaster…" Higher-income housing moved westward into the unburned district. Lower-income housing, when it eventually became available, was pushed further south. After the earthquake, the physical gap between the rich and the poor and the distance traveled for blue collar workers from home to job became greater.[54]

The Mission District ultimately absorbed many of the South-of-Market refugees, whose original neighborhoods ceased to exist when the South-of-Market was rebuilt almost exclusively as industrial and commercial amidst consideration of stricter fire codes for the area. The influx of newcomers, which followed a well-established pattern of migration from South-of-Market to the Mission, reinforced the blue-collar image and identity of the area. "After the destruction of 1906 (which spared much of the Mission), the area became even more working-class and more Irish as families left South of Market and followed Mission Street south. For the next thirty years or so, until World War II, many Mission residents were consciously Irish, often consciously working class, and very conscious of being residents of the 'Mish.'"[55] The post-fire mass migration of people from South-of-Market to the Mission swelled the ranks of existing ethnic communities in the Mission and reinforced the area's Old World cultural character while also crowding it. "By 1910 the population of the Mission District exceeded 50,000, reaching about its present level. One-third of the Mission's 1910 population was foreign-born, including 3,800 Irish, 3,200 Germans, and over 1,000 Italians, Swedes, and English."[56]

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

Perhaps of greatest historical importance was the reconstruction of the Roman Catholic institutional complex around the Mission Dolores chapel. While the tiny 18th-century church survived the 1906 disaster unscathed, the

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[54] Philip L. Fradkin, *The Great Earthquake and Firestorms of 1906: How San Francisco Nearly Destroyed Itself* (Berkeley: University of California Press, 2005), 226-227.
[55] William Issel and Robert W. Cherny, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (Berkeley: University of California Press, 1986), 65-66.
[56] Brian J. Godfrey, *Neighborhoods in Transition: The Making of San Francisco's Ethnic and Nonconformist Communities* (Berkeley: University of California Press, 1988), 146.

adjacent 19th-century brick cathedral was toppled by the earthquake, and the Notre Dame School across the street was dynamited to create a firebreak. Notre Dame School was rebuilt in 1907, but it was not until 1918 that the Mission Dolores Basilica was constructed to replace the cathedral (the same year that a renovation of the Mission Dolores chapel was completed by master architect Willis Polk).

In the southeastern Mission District, long a stronghold for Irish community and an area that was upbuilt considerably during the post-fire period, the influence of St. Peter's church grew even greater. Around 1900, Father Peter C. Yorke, the "consecrated thunderbolt" himself, had been installed to lead St. Peter's. Yorke was an Irish immigrant, like many of the city's Catholic priests, and he was an outspoken champion of the working classes, organized labor, and Catholicism. Yorke was further distinguished by his holding of advanced degrees and his appointment as a University of California regent. The populist priest thrived in the Mission District. He worked tirelessly for refugee rights and assistance during the post-fire rebuilding period, opposing business interests with charges of elitism. Through his work in St. Peter's church and schools, Father Yorke guided the Mission-based Irish community until his death on Palm Sunday in 1925.

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

> Both the "open shop" and "law and order" took a back seat among businessmen after the earthquake and fire of April 1906. In the rush to rebuild, many San Francisco employers agreed to wage increases and improvements in working conditions as a necessary part of maintaining and expanding their work forces. By one estimate, union scales advanced 20 percent in the year following the earthquake…The years from 1907 to the outbreak of war in Europe brought stable times for the city's labor movement with few major conflicts and no strong open-shop campaign among the city's employers. By World War I, San Francisco had acquired a reputation as the most unionized city in the nation: a "closed-shop city."[57]

Rush to Economic Recovery

In the southern Mission District, which avoided destruction in the fires of 1906, the surviving 19th-century commercial corridors of Mission and Valencia Streets (south of 20th Street) and 24th Street became the city's lifeblood in the early post-fire period (as did the Western Addition's Fillmore Street, north of Market Street). These intact commercial and transit corridors provided shopping and business to a city that suddenly lacked a downtown. When the Inner Mission North was cleared of fire debris in the weeks and months that followed the disaster, businesses and merchants flooded back there as well, to the established commercial corridors of Mission and Valencia Streets (north of 20th Street) and 16th Street. As transit lines were restored through the Mission District, and residential populations grew, commerce responded. "The

Mission National Bank on 16th Street, 1906. Courtesy of the San Francisco Public Library Historical Photograph Collection.

[57] William Issel and Robert W. Cherny, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (Berkeley: University of California Press, 1986), 91.

intersection of Mission and Twenty-second streets, a transfer point for the Twin Peaks and Potrero districts, became the hub of a new retail center. Shopping areas also sprang up at Valencia and Sixteenth streets and at Twenty-ninth and Church streets."[58] By the mid-1910s, the Mission's miles-long, uninterrupted network of retailing and services, spanning the entire valley north-south and east-west, was not only restored, but expanded and intensified above pre-fire levels.

In particular, the primary commercial strip of Mission Street, which attracted a citywide crowd as well as neighborhood residents, was reconstructed as a continuous corridor of storefronts between 16th and 25th Streets, which involved the raising of existing dwellings and storefront additions in the southern Mission District. Mission Street feature a multitude of businesses ranging from billiards and bowling to a "Japanese store," as well as department stores such as Lippman Bros. (established while the downtown flagship store was rebuilt) and theaters such as the New Mission, the Majestic, the Peoples, the Wigwam, and the Grand, all located within two blocks of the important 22nd Street juncture. Furniture stores also proliferated on Mission Street, with nine located on the block between 18th and 19th Streets.

Valencia Street, a secondary commercial corridor running parallel to Mission Street to the west, was designated in 1907 as a segment of the Victory Highway, a very early automobile route that predated the Lincoln Highway. While Valencia Street contained some entertainment and neighborhood commerce, the street also served as a service corridor with connection to the San Jose Road. Valencia contained a Levi Strauss clothing factory, auto service garages, dairies, sheet metal works, a macaroni factory, and undertakers. The east-west neighborhood commercial thoroughfares of 16th Street in the Inner Mission North (rebuilt after the fire) and 24th Street in the southern Mission (upbuilt after the fire) intersected with Mission and Valencia Streets and completed the district-wide commercial network. Small retail strips branched off of Mission and Valencia Streets on other east-west numbered streets as well, such as 22nd Street. North of 16th Street, in the area located closest to the South-of-Market, the Mission District received the overflow of post-fire industrial and commercial development; uses such as wood planing, cement works, marble works, and lithography intermixed with enclaves of multiple-family flats and residential hotels.

16th and Valencia Streets, 1918. Courtesy of the San Francisco Public Library Historical Photograph Collection.

As with residential construction, post-fire commercial construction progressed from small, utilitarian wood structures, usually minimally adorned, to larger and more substantial buildings as capital, labor, and materials became increasingly available. Over time, many of the earliest and smallest post-fire commercial buildings were replaced, while others were retained. The influence of Classical architectural style was apparent in commercial façades decorated with pilasters, entablatures, and applied ornament. By the 1910s, construction in brick was more common, as were commercial buildings with larger footprints (often partitioned into multiple units) and two or three stories tall. Large mixed-use buildings proliferated, with multiple residential units located above storefronts; though more expensive to construct, they provided diverse streams of rental income. As in the

[58] Mel Scott, *The San Francisco Bay Area: A Metropolis in Perspective* (Berkeley: University of California Press, 1959), 111-112.

19th-century, mixed-use buildings conformed closely to patterns and styles of residential construction, with the addition of storefronts. Residential hotels were also found in the commercial corridors of the Inner Mission North, including on 16th Street and the nearby blocks of Valencia and Mission Streets.

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

> The only indentations were doors – small diagonal-sided "vestibules" – so labeled in architectural plans…These vestibules extended the shop's display space. They also let customers get out of the flow of foot traffic, and spend more time looking. Then, ideally, they overcome what retailers call "threshold resistance" and get potential shoppers inside the store. As one commentator put it in 1903, "The easily tempted customers…find themselves, literally, in the shop before they are aware."[59]

City Beautiful Movement

The physical and psychic void that was left behind in San Francisco by the 1906 disaster provided impetus for advancement of the nationwide reform movement known as the City Beautiful. The movement was launched in the U.S. at the 1893 Chicago world's fair by the "White City" exhibits, which emphasized the Beaux-Arts design school of Classicism, order, and central planning. The Chicago fair, designed under the supervision of architect Daniel Burnham, "signified a shift in taste from Victorian eclecticism to Roman grandeur…At the turn of the century, that lesson in what U.S. cities *might* become with proper planning and patronage became known as the City Beautiful movement…"[60] In San Francisco, the City Beautiful movement and Daniel Burnham found support among the city's progressive elite, who connected the physical image of San Francisco with its social well-being and economic health. San Francisco's wealthy progressives organized in order to address the "beautification" of the increasingly cluttered, layered 19th-century city, as described by Issel and Cherny:

> The force of the "City Beautiful" movement struck San Francisco between the late 1890s and the 1910s when James Phelan and the Association for the Improvement and Adornment of San Francisco worked to implement their belief that the redesign of the city's physical environment would increase social harmony and enhance San Francisco's prosperity and growth. Phelan believed that San Francisco needed statues, monuments, parks, parkways, great plazas at the focal points of grand boulevards, and stately public buildings in the Beaux Arts style…[61]

In 1900, Mayor Phelan and a group of self-styled "progressive citizens" backed a new City Charter with provisions that enabled local government to advance the City Beautiful movement. The new Charter increased mayoral authority, allowed municipal indebtedness for public projects, provided direction for urban development, and expanded the powers of the Board of Park Commissioners. Phelan then left the mayor's office

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[59] Paul Groth, *Ordinary Storefronts of the Twentieth Century: Articulating the Lines between Shoppers and Retailers* (2005), 3. (Unpublished draft. Courtesy of the author.)
[60] Gray Brechin, *Imperial San Francisco: Urban Power*, *Earthly Ruin* (Berkeley: University of California Press, 2006), 144-145.
[61] William Issel and Robert W. Cherny, *San Francisco*, *1865-1932: Politics*, *Power*, *and Urban Development* (Berkeley: University of California Press, 1986), 109.

and privately commissioned Daniel Burnham to develop a far-reaching City Beautiful plan for San Francisco, which was completed in 1905. However, the 1906 disaster and the expedient post-fire rebuilding process doomed the grand visions of a centrally planned City Beautiful in San Francisco, for reasons made clear in this engineer's blunt correspondence from the early post-fire period:

> The distant observer will ask why, with virgin ground before it, the city did not cut avenues, widen streets, and build nothing but incombustible buildings. Such comment is most superficial. The city had suffered from the greatest fire in history. Most of her industries were wiped out of existence, all business buildings were destroyed, goods burned, streets wrecked and filled with debris, sewers broken, the water supply badly crippled, and the transportation system destroyed. Comment on civic responsibility, in the face of such conditions, is mere froth.[62]

Property and business owners were intent on reestablishing property lines and obtaining insurance payments, not on embarking on a complicated program of adjusting streets and property lines. Burnham's City Beautiful plan for San Francisco was shelved, with the exception of the construction of the Civic Center (in a different location than Burnham had envisioned). Still, the City Beautiful movement and Phelan's reforms influenced the individual works of government, private institutions, businesses, and citizens. The City Beautiful movement reemerged from a decade of earthquake and fire, citywide labor conflicts, and corruption scandals and graft trials, as a guiding light for San Francisco's rise from ashes and rebirth as an early 20th century metropolis.

The first aspect of the Mission District to benefit from the City Beautiful movement and Phelan's reforms was its park system. In the 19th century, the only public park located in the Mission was Garfield Square, a single block of mostly unimproved grounds established in 1882 deep in the southeastern Mission. The paucity of open spaces in and around the densely populated, family-oriented Mission led to a citizen-led initiative for a "rationalistic" activity-oriented park that "fostered social coherence and deterred crime among the poor and ethnic populations in densely built neighborhoods." As related by Young in *Building San Francisco's Parks, 1850-1930*:

> Early in 1903, more than 1,000 property owners from the southern reaches of the city banded together as the Mission Park Association to work for the passage of bonds for a local park. They succeeded in adding to the September 1903 ballot a measure to purchase a piece of land that had been the site of two Jewish cemeteries, bounded by Dolores, Church, Eighteenth, and Twentieth Streets. It passed with 73.9 percent of the vote to become Mission (now Mission Dolores) Park. Fourteen acres in extent, the rationalistic grounds included elaborate plantings, terraces, two tennis courts, a wading pool, and an athletic field by 1924.[63]

At the time of the 1906 disaster, Mission Park was still undergoing improvements. During and after the citywide fires, it filled with thousands of refugees, who occupied hundreds of Army-built cottages until the relief camp was closed in 1908. At the behest of the citizen-led Mission Park Association, major improvements to Mission Park commenced again, and the landscaping, activity areas, and construction were mostly in place by the mid-1910s. Also, two blocks away, Mission Baths (now Mission Pool) opened in 1916 as the City's only outdoor public pool.

The same 1903 ballot that included the Mission Park bonds included a number of other open space improvement bonds, including one that funded "the transformation of Dolores Street into a palm-lined boulevard." This new parkway was designed in conjunction with Mission Park, to which it ran adjacent, as a "rationalistic"

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[62] Philip L. Fradkin, *The Great Earthquake and Firestorms of 1906: How San Francisco Nearly Destroyed Itself* (Berkeley: University of California Press, 2005), 243.
[63] Terence Young, *Building San Francisco's Parks, 1850-1930* (Baltimore: The John Hopkins University Press, 2004), 185.

improvement adapted to the urban environment (not a "romantic" recreation of nature in the city). Young explained the design intention of Dolores Street:

> One of the new parkways, Dolores Street, departed from the existing design traditions. About two miles in length, it extended from Mission Park to Market Street and south from the park to Guerrero and San Jose Avenues…[N]either vegetation nor foot paths for the unhurried traveler bracketed the roadway. Instead it was a simple thoroughfare bisected by "a palm shaded esplanade or alameda." The commissioners imagined Dolores Street would be an "arboreal and horticultural beauty," but more importantly they wanted it also to be the location for the display of the many "memorial monuments" that were causing traffic congestion along Market Street.[64]

As with Mission Park, the beautification of Dolores Street was underway when the 1906 disaster struck – during which time Dolores Street served as a firebreak – and resumed some time thereafter. By around 1910, Dolores Street's round-ended center medians were planted with palm trees, and the road was bituminized and extended from Market Street to San Jose Avenue. Although most of the memorial monuments were never moved from Market Street to Dolores Street, and it never became the "great outdoor art exhibit of San Francisco" that the Park Commissioners had intended, the broad boulevard was graced with the installation of a "mission bell" monument in front of the Mission Dolores chapel. The mission bell was one of several placed along California's historic El Camino Real as an early promotion for automobile tourism.

In addition to the Mission District's park system, the design principles of the City Beautiful movement influenced building architecture. Beaux-Arts-designed structures appeared shortly before the turn of the century – for instance, the first Mission High School was built in the Italian Renaissance architectural style in 1898 – they became more prevalent in the Mission during the post-fire, post-Victorian era. The process of rebuilding provided government, cultural organizations, and commercial enterprise with opportunities to recast their architectural identities in Classical Revival, Romanesque Revival, and Italian Renaissance architectural styles, and occasionally Beaux-Arts proper (the most elaborate and expensive style). The architectural movement was abetted by increased availability of brick and stone, and by innovations in reinforced concrete construction.

One of the most impressive examples of Classical commercial architecture, the Mission National Bank, resulted directly from post-fire rebuilding in the Inner Mission North. An earlier Mission National Bank building at the same location was destroyed by fire in 1906, and a semi-permanent structure was hastily rebuilt on the ruins as one of the first businesses to regain operation. In 1908, completion of a permanent reinforced concrete, Greek Revival-style edifice on the site represented a significant investment in the reconstructed neighborhood and its presence exuded confidence and stability. Later, in the 1920s, other reinforced concrete banks designed in Classical Revival styles were constructed on Mission and Valencia Streets in the southern Mission District.

San Diego's Panama-California Exposition of 1915 introduced the Spanish Colonial Revival architectural style and announced a regional shift in tastes to "Mediterranean" flavor in California and the southwestern U.S.. These regional styles influenced later examples of City Beautiful design in San Francisco. Rather than conforming entirely to the Beaux-Arts vocabulary of Classicism, many large and stately buildings erected after 1915 incorporated Spanish Baroque, Moorish, and Islamic ornament. For instance, the Mission Branch Library located at 24th and Bartlett Streets, built in 1915 under the "Carnegie grant" program that supported munificent construction of reading institutions in cities and towns nationwide, combined Italian Renaissance and Spanish Eclectic architectural styles to achieve a City Beautiful icon.

Another government building of the period, the clinker-brick fortress-like California National Guard Armory and

[64] *Ibid*, 192.

Arsenal completed in 1914 at Mission and 14th Streets, underscored the capacity of architecture to influence society, a tenet of the City Beautiful. However, while the Armory's design espoused order and formality, the result was counter to "beauty" as espoused by Beaux-Arts. The Armory "was an overt symbol of military power in San Francisco…Built at the northern entrance to the Mission District, a neighborhood known for its radical politics and union activism, the meaning of the Armory could not have been clearer."[65] The federal government's intention in placing the Armory in the reconstructed Inner Mission North was a somewhat direct response to the violent 1907 Carmen's strike that had erupted just a few blocks away.

Rolph, Exposition, and War

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

Following a string of corrupt, ineffective, and interim mayors in the early 20th century, "Sunny Jim" provided San Francisco with active, nonpartisan municipal leadership from 1912 to 1931. In the spirit of Phelan's 1900 City Charter, which enabled city government to direct urban development, Rolph quickly accomplished several major post-fire physical improvement projects for San Francisco between 1912 and 1916, before local and global conflicts arose. Issel and Cherny described Rolph's early successes:

> Within a short time, Rolph initiated construction of a magnificent city hall and Civic Center, inaugurated the nation's first municipally owned streetcar system, launched the Hetch Hetchy project, and presided over the Panama Pacific International Exposition. While Rolph was very much at the center of all these, as initiator or energetic booster, his drive and enthusiasm failed to survive the Preparedeness Day parade bombing, the war, and the labor strife that came in its wake.[66]

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

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

[65] Page & Turnbull, *Mission Street Armory*, *San Francisco*, *California*, *Historic Resource Evaluation*, *Revised Draft* (San Francisco, 2006), 39.
[66] William Issel and Robert W. Cherny, *San Francisco*, *1865-1932: Politics*, *Power*, *and Urban Development* (Berkeley: University of California Press, 1986), 210.

Francisco and California business enterprises to the world.[67]

Under Mayor Rolph's enthusiastic direction, citywide preparations for the Exposition proceeded apace, which included creation of the fair site on filled land consisting of debris from the 1906 disaster. The Exposition itself generated tourism, investment, and development by promoting and showcasing the upbuilt, modernized downtown, which was unique in the nation. Yet despite the forward-thinking nature of the Exposition, the overall mood of San Francisco's citizens and visitors alike was nostalgic in the wake of the long (and ongoing) reconstruction effort and recent international events. "The pastel-tinged world's fair was the last collective expression of the naïve optimism of nineteenth-century America. The early stages of World War I were being fought in Europe. For one flickering moment sandwiched between a domestic tragedy and a world war there was brightness."[68]

[67] Philip L. Fradkin, *The Great Earthquake and Firestorms of 1906: How San Francisco Nearly Destroyed Itself* (Berkeley: University of California Press, 2005), 341.
[68] *Ibid*, 343.

VI. Interwar Period: Modernizing the Mission, 1920-1941

Growth Between Wars

In the period between World War I and World War II, as the automobile revolution took hold and new building technologies were explored, the last major surge of residential construction occurred in the Mission District. As well, commercial development progressed during a period of rapid growth in the American retail economy; and new public schools were built to serve the largest population of children ever to live in the City. In *Neighborhoods in Transition*, Godfrey explained the social and cultural environment that thrived in the Mission at that time:

> The Mission District became chiefly an area of secondary ethnic settlement, a place to establish familial roots after immigrants had already arrived in the city…The Mission District remained a stable working-class neighborhood during the interwar period, inhabited for the most part by increasingly acculturated European ethnic groups whose children intermingled in school and often intermarried. The development of a characteristic local accent in the "Mish," sometimes compared to Brooklynese, reflected the area's relative stability. A long-time resident recalled in these terms the tightly knit, highly localized basis of community life in the interwar Mission District…"Our neighborhood was our world…Our church and school were only a few blocks away and nearby Mission Street offered complete shopping and entertainment…There was an overpowering sense of continuity."[69]

While established families and communities of the interwar Mission District experienced stable internal growth, the city's population continued to grow from external sources. European and Asian immigration were sharply curtailed after World War I. "This did not end immigration to California, however. Increasing numbers of Mexicans replaced earlier arrivals from Europe and Asia in the California labor market. Immigration from the Philippines, then an American territory exempted from the Asian Exclusion Law, also took up the slack."[70] In addition to foreign immigration, California's population grew from migrations of U.S. northerners and easterners to the Sun Belt regions. The Sun Belt migrations were facilitated by increased mobility and communications nationwide, as well as by development of a 20th-century culture of leisure. "Of all the migration streams of the interwar period, the migration to the sun seems best to capture the zeitgeist of the 1920s and 1930s…where people moved less for economic improvement or religious principle than for reasons that were largely hedonistic…For most migrants, a new beginning meant the San Francisco Bay area or the Los Angeles plain."[71] Many newcomers to San Francisco invariably gravitated to the Mission District, a large, centrally located residential area with rents consistently lower than the city average and a history of emigrance.

The continued demand for housing in the densely settled Mission District, an area that was already substantially rebuilt and upbuilt during the post-fire period, led to an "in-fill" pattern of residential development during the 1920s and 1930s. This in-fill development pattern involved the removal of existing development from underutilized sites and speculative build-out according to 20th-century patterns of development. Many in-fill sites were commercial enterprises that became obsolete or incompatible with modernizing neighborhoods including: lumber yards, planing mills, marble works, wrecking yards, dairies, liveries, tanneries, factories and warehouses.

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[69] Brian J. Godfrey, *Neighborhoods in Transition: The Making of San Francisco's Ethnic and Nonconformist Communities* (Berkeley: University of California Press, 1988), 146-147.
[70] Charles Wollenberg, *Golden Gate Metropolis: Perspectives on Bay Area History* (Berkeley: Institute of Governmental Studies, University of California: 1985), 155.
[71] Peirce Lewis, "America between the Wars: The Engineering of a New Geography," in *North America: The Historical Geography of a Changing Continent*, ed. Thomas F. McIlwraith and Edward K. Muller (Lanham, Maryland: Rowman & Littlefield Publishers, 2001), 404-405.

Property owners sold these commercial sites at the ends of their usefulness to realtors and contractors, who cleared them and converted them into profitable 20th-century housing. Other in-fill sites were lower-density residential properties, such as Victorian-era estates, rental row-houses, and lots with small post-fire cottages, whose owners initiated modernization and intensification.

Development of in-fill sites in the Mission District occurred primarily in two phases during the interwar period that coincided with nationwide patterns of residential construction. The first phase occurred in the 1920s, while the economy rebounded from World War I and an unprecedented quantity of housing was built in the U.S., spurred on by war-related population migrations and increased demand from lack of construction during wartime. The second phase occurred in the late 1930s and up to World War II, when commercial builders parlayed the low, Depression-era costs of property, materials, and labor into new housing whose construction and sale contributed to the nation's economic recovery.

In the Mission District, an area located equally proximate to downtown as to outlying suburbs, a duality existed in the speculative development market during the interwar period. On the one hand, increasing population pressures and advances in building technology prompted construction of rental apartment buildings for long-term profits, which was also as in keeping with historic patterns of urbanization and increasing densification. On the other hand, the suburban tradition in the Mission District was strong, as was the demand for single-family dwellings, and individual home sales provided builders with greater short-term profits. Ultimately, the Mission District took on both higher-density apartment buildings and lower-density suburban tract homes during the period of in-fill development.

Apartment Living

In the 19th-century Mission District, higher-density housing types for middle-class and working-class families resembled single-family homes in certain ways that ensured that Victorian-era propriety was maintained. Multiple-family housing included such features as divisions into row-houses and duplexes, full-floor units (flats), and separate street entrances for individual units. Multiple-unit-per-floor residential buildings, and those with common entrances, including boarding houses, residential hotels, and tenements such as were found along Mission and Valencia Streets by the turn of the century, were stigmatized as lower-class, though many contained stable populations of working-class families in addition to single men and the poor.

Nonetheless, housing densities gradually increased as demand and costs rose. By the turn of the century, the proliferation of "Romeo and Juliet" (or "Romeo") flats in the Mission District indicated the direction of change in dwelling types. These structures, apparently built only in San Francisco, represented innovative solutions to the problem of Victorian-era high-density housing. "Romeo" flats consisted of buildings with long, narrow units stacked vertically and in laterally mirrored arrangements. Though nearly as dense as modern apartment buildings, "Romeo" flats featured open-air stairwells centrally located on front façades that visually separated the side-by-side volumes, and that made individual unit entrances visible from street views. By 1905, tenement-style complexes such as Bryant Terrace (2230-2240 Bryant Street) were also viable. Bryant Terrace consisted of two long dormitory-style buildings facing each other, each three stories tall and each containing eight separate ground-level entrances and 24 "flats" (three stacked flats per entrance).

The post-fire housing crisis resulted in even greater intensification of building stock. Greater numbers of "Romeo" flats were built, including many with enclosed central stairwells that did not make apparent the existence of individual units and that presented the appearance of collective housing. In the Inner Mission North, in the heart of area that was rebuilt, a very few multiple-family dwellings with common street entrances resembling apartment buildings were constructed during the post-fire period, such as along 18th Street. These early apartment buildings, with their high levels of Classical embellishment and reasonably sized units, were

clearly distinguished from tenements and boarding houses; examples included 12 Oakwood Street (built 1908), and 3484 and 3490-98 18th Street, a related pair (built 1909 and 1911). But as a general rule, the "upbuilding" of the family-oriented Mission District during the post-fire period occurred with stacked flats that retained separate street entrances.

However, in the early 1900s, advances in building technology and changes in the social mosaic of the city resulted in greater practicality of apartment living for urbanites, who were increasingly priced out of lower-density housing types. An expanded population of renters in American cities gravitated to the anonymity of apartment living as well. According to Ford in *Cities and Buildings: Skyscrapers, Skid Rows, and Suburbs*:

> The development of automatic self-service elevators meant that the number of people needed to run even a tall building diminished. In Victorian times, an elevator required not only operators but a full-time engineer to keep the apparatus working. Smaller families and greater numbers of clerical workers in cities meant that design innovations such as the 'studio' apartment could be introduced without the slum connotation that single-room living once had…During the 1920s, housing became less gender- and race-specific…By the 1920s, some men had evolved to the point of being able to live on their own in real apartments. Conversely, working women began to occupy 'bachelorette' pads."[72]

The apartment building emerged as the signature housing type for the American metropolis in the 1920s, during which time the number of new apartments constructed eclipsed the number of single-family homes constructed. Apartment building plans organized units compactly around central elevators and stairwells in truly collective structures that departed from the linear corridor-oriented designs of Victorian/Edwardian-era multiple-family housing. In addition to the reorganization of units and increased densities within structures, apartment buildings utilized lots differently than earlier house-based multiple-family dwelling types, as described by Moudon in *Built for Change: Neighborhood Architecture in San Francisco*:

> The new collective forms of the 1920s remained, as did their Victorian counterparts, tied their lot and dependent on it for both size and configuration. Yet the relationship between apartment buildings and lots differed from that of single-family dwellings and flats in several ways. First, the land coverage was more intense and buildings easily reached four to six stories…Second, the increased coverage requirements forced all buildings to be attached and, consequently, all side yards to disappear. Third, buildings were in most cases located on the property line at the street to ensure a backyard despite the bulky forms.[73]

In the Mission District, where in-fill sites were limited by developed surroundings, apartment buildings followed the front-loaded lot layout, with structures occupying maximum street frontages and leaving open only rear yard area. Some occupied double-wide lots, but standard lots allowed for construction of apartment buildings as well, particularly at corner locations. A very few courtyard apartments ("U"-shaped complexes with semi-enclosed interior gardens) were shoehorned into the densely settled area, such as at 1637 15th Street (built 1925), west of Mission Street; though popular in southern California, courtyard apartments did not prove optimal for San Francisco's dense settlement patterns and cooler climate.

From the exterior, apartment buildings presented singular blocks of stacked floors with flat rooflines, dominated

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[72] Larry R. Ford, *Cities and Buildings: Skyscrapers*, *Skid Rows*, *and Suburbs* (Baltimore: The Johns Hopkins University Press, 1994), 206.
[73] Anne Vernez Moudon, *Built for Change: Neighborhood Architecture in San Francisco* (Cambridge: MIT Press, 1986), 103,108.

by regular rows of large windows, which revealed the identical nature of interior residential spaces. Multiple-window arrangements and divided lights became common design elements, and bay windows remained ubiquitous. Ground floors were characterized by grand common entrances centrally located on primary façades, sometimes flanked by commercial storefronts and/or automobile garages, which could also be found on secondary elevations of corner properties. With a few exceptions, Mission District apartment buildings did not approach the scale or level of architectural elaboration that were displayed by apartment buildings in downtown neighborhoods. Most were three or four stories of wood-frame construction with stucco-facing and applied ornament. A very few steel-frame and reinforced concrete apartment buildings, five to seven stories tall with highly embellished façades, were erected near Market Street in the northern Mission District and along the urbanized Mission-Valencia Streets corridor. For instance, the steel-frame, brick-clad, seven-story, 54-unit apartment building at 3440 25th Street, located at the corner of Bartlett Street between Mission and Valencia Streets, was built in 1932 as an example of Gothic-Revival-influenced Art Deco architecture.

The adornment of apartment building blocks during the interwar period reflected the transitions of popular architectural styles at the time. Edwardian-era influence resulted in apartment buildings with tripartite, base-shaft-capital arrangements and Classical features such as arched entries, Roman entablatures, and cast plaster ornament; examples included 3321 17th Street between Mission and Valencia Streets (built 1925) and 260 San Jose Avenue between 24th and 25th Streets (built 1928). Early on, Craftsman architectural style was employed as well, such as with a related pair of apartment buildings located at 3219 23rd Street (built 1916) and 3201 23rd Street (built 1922) at South Van Ness Avenue; they featured brick bases, rafter-like brackets, and broad eaves. Later, regional styles such as Mission Revival and Spanish Colonial Revival became apparent on apartment buildings such as at 16 Linda Street, between 18th and 19th Street (parallel to Guerrero Street); this stucco-faced, barrel-tile-accented building replaced a coffin factory on the alley-street. By the 1930s, Art Deco architectural style was in vogue and widely used, including on the matching pair of apartment buildings at 1301 York Street (built 1933) and 2875 25th Street (built 1937).

Greater numbers of apartment buildings were erected in the Inner Mission North where the post-fire rebuilding had left behind obsolete commercial sites as well as some undeveloped remnants, and in the far southeastern corner of the Mission District, the Precita Creek neighborhood, on blocks reclaimed from large tanneries and factories that operated until the early 20th century. However, apartment buildings were also constructed throughout the Mission District, in almost every neighborhood where in-fill potential existed. Most apartment buildings were singularly built. Some related pairs of apartment buildings were constructed on in-fill sites that accommodated them, which were typically lots at corner locations. These included identical mirrored pairs as well as pairs of apartment buildings with uniform heights and architectural treatments, but with differing lot coverage and orientations, that were constructed several years apart on phased in-fill sites. A few particularly large in-fill sites were built out as groupings of apartment buildings, such as along 18th Street west of Valencia Street, where planing mills and wrecking yards were converted to metropolitan housing. Many apartment buildings were solely the expedient works of speculative builders using mass-produced materials and commonly available plans; others demonstrated higher levels of craftsmanship by skilled designer-builders; and some apartment buildings displayed the trained hands of architects (known and unknown).

Tract Housing and Entrepreneurial Vernacular

At the same time that construction of higher-density apartment buildings characterized housing patterns in U.S. cities, the development of vast tracts of lower-density, automobile-oriented housing came to define suburban landscapes throughout the nation. The widespread popularity and availability of personal automobiles, coupled with the creation of regional road infrastructures, opened up entirely new areas around cities for mass production of homes. In San Francisco, development of the western and southern reaches of the city resulted from, and responded to, the demand for automobile-oriented suburbs, even though mass transit was also

expanded to these outer areas of the City during the interwar period. However, the compact peninsular geography of San Francisco, its historically dense settlement patterns, and the costs of land and housing precluded large, low-density suburbs with single-family homes, detached garages, and wide yards. In *Golden Gate Metropolis*, Wollenberg describes how the City's tract builders adapted to circumstances in meeting consumers' needs:

> Nevertheless, after World War I most San Franciscans, like most other Californians, aspired to a single-family home and a car. Builders met this demand by designing a unique two-story wooden row house. The bottom story was devoted to a garage, storage, and perhaps a spare room. The living quarters were on the second story, often divided into a five-room floor plan. Each house had a small, rectangular backyard, and perhaps a patch of greenery in the front. The builder might also add another story to the basic plan, to produce a duplex. The fronts of the houses were decorated with stucco to conform to whatever architectural appearance was desired…It allowed San Francisco to build a large stock of single-family dwellings and conform to California's typical high rate of automobile ownership, while still retaining the city's traditional dense settlement pattern.[74]

The development of early-20th-century automobile suburbs, and of San Francisco's unique stucco-faced tract homes with built-in first-story garages, represented the creation of a "vernacular," or a "commonplace fabric of architectural forms that evolve within a context of local needs and conditions," created by those with "debt to local traditions and circumstances rather than to the benefits of professional training."[75] In other words, automobile suburbs in all their variations resulted from innovators who came up with practical solutions, functionally and aesthetically, to 20th-century design problems; and builder held themselves accountable only to the tastes of the homebuyers. Builders of interwar-era suburbs responded to such diverse cultural inputs as motion picture sets, travel tourism, and popular nostalgia for colonial American and European designs. In "America between the Wars: The Engineering of a New Geography," Lewis described post-Victorian-era homes and homebuyers:

> Settlers in the new suburbs could choose from a large fixed menu of styles, collectively termed "period houses of the 1920s." All period houses did not look alike, but all of them evoked the supposed architectural spirit of some far-off place or time form the vaguely historic but always picturesque past. One set of styles came putatively from the American tradition, bearing such names as "Colonial," "Federal," Cape Cod," or "Williamsburg." Another set of styles evoked picturesque Europe: neo-Tudor with imitation half-timbering and imitation leaded windows, Dutch Colonial with gambrel roofs, and a variety of "Hispanic" or Mission-style houses…Since period houses and bungalows both came in various forms, they could be set down next to one another in any of innumerable combinations. The result was not single style but rather a special mixture of styles that distinguished the automobile suburb of the 1920s.[76]

The primary engineers in the development of interwar-era housing tracts, which were much more expansive (and expensive) than 19th-century rowhouse tracts, were those who could successfully balance the economics of

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[74] Charles Wollenberg, *Golden Gate Metropolis: Perspectives on Bay Area History* (Berkeley: Institute of Governmental Studies, University of California: 1985), 215-216.
[75] Carolyn S. Loeb, *Entrepreneurial Vernacular: Developers' Subdivisions in the 1920s* (Baltimore: The Johns Hopkins University Press, 2001), 2-3.
[76] Peirce Lewis, "America between the Wars: The Engineering of a New Geography," in *North America: The Historical Geography of a Changing Continent*, ed. Thomas F. McIlwraith and Edward K. Muller (Lanham, Maryland: Rowman & Littlefield Publishers, 2001), 404.

massive land acquisitions, construction, marketing and sales, as well as the popular aesthetics of home design. Invariably, this placed real-estate developers at the center of the homebuilding industry in the early 20th century. Indeed, according to Loeb in *Entrepreneurial Vernacular: Developers' Subdivisions in the 1920s*, real-estate developers were the "entrepreneurs" who guided the development of interwar-era automobile suburb "vernacular":

> [A]lthough there were roles for building-craftsmen and architects, the primary shapers of these projects were real-estate developers...Not only did realtors organize and manage a construction process; they also integrated aspects of existing suburban projects with contemporary views about housing that were being expressed and promoted by a network of early-twentieth-century housing professionals with which they were associated…*Entrepreneurial vernacular*, then, describes, the residential pattern that realtors negotiated by means of their patronage of building-craftsmen and architects, their association with a network of other housing professionals, their knowledge of the housing field, and the new organizational skills they brought to the process of urban development.[77]

Mission District in-fill sites provided opportunities for suburban tract developers to apply their entrepreneurial skills in the urban environment, where there was great demand for low-density housing, and where their products could serve as advertisements to urban-dwellers for outlying suburban tracts. The largest in-fill sites, occupying significant portions of city blocks, allowed developers to mix housing types and to design new streets. The results were enclaves of interwar-era housing that were contextual to the surrounding Mission District.

In the Inner Mission North, two of the largest and most representative interwar-era housing tracts displayed the entrepreneurial synthesis of architects, marketers, and urban design professionals. The tracts were built as bookends to the period – one developed immediately after World War I, and the other developed immediately prior to World War II. In the first example, the Thompson sisters subdivided their grandfather's Victorian-era estate and built out the Hidalgo Terrace development, located on the east side of Dolores Street between 14th and 15th Streets, from 1919 to 1925. Hidalgo Terrace was designed as a suburban cul-de-sac lined with single-family homes with integrated garages, displaying Spanish Colonial, Mission Revival, and Craftsman architectural influences. In addition, Hidalgo Terrace contained a pair of three-story apartments buildings on Dolores Street at the gateway to the cul-de-sac, which provided contextual urban character as well as long-term rental income to the owners.

The second representative example of an entrepreneurial vernacular interwar-era housing tract occurred on the block located north of 19th Street between Guerrero and Lapidge Streets. There, a shuttered dairy operation from the post-fire period was demolished and the in-fill site was rebuilt as speculative housing between 1939 and 1941. The resulting housing tract featured a row of three-story flats on the north side of 19th Street, where the former dairy's street frontage was located. The tract also included single-family homes at the interior of the block flanking Linda Street, a narrow north-south alley that was extended to 19th Street as a result of the housing development. At the intersection of 19th and Linda Streets, the "hinge" of the housing tract, the speculative project was anchored by a three-story corner apartment building. This project employed Period Revival and Art Deco architectural styles in the designs of the single-family homes and flats, as well as Moderne architectural style for the apartment building.

In the far southeastern Mission District, a third example of residential tract development epitomized the kind of uniform housing tracts that were being constructed in the outlying suburbs of the city. In 1922 and 1923, most of the block of York Street between 26th and Cesar Chavez Streets was built out with identical rows of stucco-faced

[77] Carolyn S. Loeb, *Entrepreneurial Vernacular: Developers' Subdivisions in the 1920s* (Baltimore: The Johns Hopkins University Press, 2001), 4-6.

row-houses with integrated garages, varying only slightly in their roofline treatments. This development, indistinguishable from hundreds of other similar tracts throughout the city, demonstrated little innovation in architectural design or urban layout. While it contributed to the area's stock of single-family homes, the York Street housing tract did not so much adapt the entrepreneurial vernacular to the Mission District as it did replicate suburban development from elsewhere.

By no means were all interwar-era dwellings the results of large speculative tract developments. Many in-fill sites in the Mission District were small properties owned by individual citizens who found it desirable to build modern, automobile-oriented residences. The smaller in-fill sites resulted in singlets and small groupings of stucco-faced row-houses with ground-floor garages, mostly derived from developer tract housing. Architectural styles of individual interwar-era dwellings also drew from the entrepreneurial vernacular; stylistic influences included primarily Period Revivals in the 1920s, and Art Deco and Streamline Moderne in the 1930s. Occasional architect-designed homes were built on speculation or on custom order.

The majority of interwar-era housing in the Mission, the City, and the nation was constructed during the building boom of the 1920s. However, some homebuilding also occurred even during the 1930s, as speculators took advantage of the availability of architects, the low costs of labor, and the large stockpiles of unused building materials. These later projects extended residential patterns of the earlier interwar era, as indicated by Ford in *Cities and Buildings: Skyscrapers, Skid Rows, and Suburbs*:

> From a stylistic and technological standpoint, middle-class housing in the 1930s represented a gradual continuation of the trends begun earlier. As construction picked up a bit in the late 1930s, those who could afford to buy a new house often found a very good value. Since so few builders were working and since the price of materials had plummeted, houses tended to be very well-built…The year 1938 may rank with 1912 as one of the best for well-built houses in America.[78]

Commerce in Good Times, Bad Times

In the 1920s, the U.S. economy boomed as the nation rebounded from its wartime footing and production turned from military goods to consumer goods. The economy was also vivified by wartime advances in manufacturing and transportation, and by migrations of labor forces to industrial cities. The revived economy flooded the nation's markets with goods, and retailers increasingly vied for the attentions of consumers, who had more purchasing choices than ever before. "After winning the Great War, a virtually unscathed United States emerged as the world's leading industrial and commercial giant. While Europe was rebuilding, America was retooling for the massive onslaught of consumerism."[79]

During this time, Mission Street, one of the City's oldest and longest retail strips, as well as the other streetcar-oriented commercial corridors of the Mission District, competed directly with San Francisco's downtown for consumer dollars, as well as with other neighborhood shopping districts. "In the American city, two major trends began to work at cross-purposes with regard to the creation [and growth] of streetcar-oriented commercial strips: the construction of bigger buildings downtown and the overextension of the strip."[80] Automobile travel for the

[78] Larry R. Ford, *Cities and Buildings: Skyscrapers, Skid Rows, and Suburbs* (Baltimore: The Johns Hopkins University Press, 1994), 157.
[79] Steven Heller, "Style Suggestion for a Modern American Storefront," in *Shop America: Midcentury Storefront Design 1938-1950*, ed. Jim Heimann (Hong Kong: TASCHEN, 2007), 9.
[80] Carolyn S. Loeb, *Entrepreneurial Vernacular: Developers' Subdivisions in the 1920s* (Baltimore: The Johns Hopkins University Press, 2001), 231.

masses also threatened the viability of the Mission District's commercial corridors, which dated to the 19th century. However, the high population density of the Mission District, the long-established nature of its shopping strips, and its convenient location between downtown and outlying suburbs allowed the area's commercial corridors to grow and develop during the 20th century.

Mission District merchants found themselves in an era of increasing competition and proliferating brand names, "the greatest onslaught of consumerism ever." During the interwar period, the Mission Merchants Association promoted shopping on Mission Street, between 16th and Army (Cesar Chavez) Streets, with stamp books that included coupons for participating merchants, advertisements, and classified business directories. In addition to joining promotional associations, individual merchants kept pace with competition and with consumer expectations by installing modern, innovative storefronts that became outdoor shopping "rooms." Previously, retailers of the early 20th century had installed elaborate, moveable displays behind plate-glass windows as a visual merchandizing technique. However, the consideration of storefronts themselves as mechanisms for visual merchandizing, and the resulting experimentation of forms, materials, and technology originated with "a marketing concept proffered during the 1920s commercial boom: that dramatic display was essential in capturing hearts, minds, and pocketbooks."[81]

Correspondingly, commercial architects of the interwar period redesigned traditional storefronts of the Mission District with consumer marketing in mind. Designers lengthened the small, rectangular entry vestibules into mini-corridors, or "arcades," by pushing the entry doors inward toward the shop's interior, while also lengthening the adjacent window displays. These storefront arcades lured pedestrians from their pass-bys, into brightly lit spaces where they could continue admiring wares out of the crowds, eventually finding themselves closer to a shop's interior (and its cash register) than the street. Deep arcades also proved suitable for installation in the narrow, subdivided retail slots within commercial buildings that characterized the period.

Commercial designers also experimented with the shapes of the entry arcades. During the 1920s, Art Deco architectural style inspired wedge-shaped and zigzag-shaped entrances with "corner-less" plate-glass windows (no mullions). In the 1930s, curvilinear ("waterfall") arcades were popular, inspired by the Streamline Moderne architectural style. These variegated geometries created pockets along the sides of the arcades that allowed consumers to gather and "window-shop," out of the way of the path of travel but visible to passers-by. By the 1940s, storefront entrances had widened into boxy "lobbies" that essentially served as large, outdoor display rooms, where pedestrians could move about at leisure. Storefront details often included: geometric terrazzo paving that extended from public sidewalks to shop interiors, often customized with merchant signatures; windows displays that projected into space over bulkheads; and materials such as structural glass, ceramic tile, and metal trim uses as both interior and exterior cladding. In *Shop America: Midcentury Storefront Design 1938-1950*, Heller explains how these storefront design innovations fundamentally changed commercial streetscapes:

> The quintessential storefront was not designed merely as a showroom where merchandise was mechanically arranged and formulaically displayed. Instead, this brightly lit transformative space was conceived as a majestic platform, like a proscenium stage, where products would enthrall through all manner of arresting performances. Product displays veritably beckoned the audience to come onstage or backstage, and instead of ovations, the audience was encouraged to consume. As the storefront evolved over time, from simple window dressing to grand fourth wall, elaborate tableau framed by lush architectural details heightened the viewers' anticipation – and desire[82]

[81] Steven Heller, "Style Suggestion for a Modern American Storefront," in *Shop America: Midcentury Storefront Design 1938-1950*, ed. Jim Heimann (Hong Kong: TASCHEN, 2007), 7.
[82] *Ibid*, 8.

Beyond storefronts, commercial architects of the interwar period in the Mission District were influenced by a variety of popular architectural styles. For instance, smaller wood-frame commercial and mixed-use buildings drew from the "entrepreneurial vernacular" designs of Period Revival and Modernism that were also used in residential construction. Meanwhile, larger and more substantial brick and reinforced concrete commercial buildings, including large apartment buildings with ground-floor storefronts, tended to utilize Classical styles in the 1920s. Commercial tastes trended towards Modernism as well, with Art Deco architectural style popular in the 1920s and Streamline Moderne in the 1930s. Among the most impressive examples of Modernist architecture were the Streamline Moderne remodel of the older commercial building at 2205 Mission Street with iron enamel panels, rounded corners, and a marquee/tower sign, and the Moderne renovation/expansion of the mixed-use Mission Masonic Temple with ceramic veneer, speed lines, and iconic decoration. These fully rendered Modernist examples presaged the kind of commercial development that dominated in the post-World War II period.

Unlike housing construction during the interwar period, which was mostly "in-fill" to existing residential building stock, interwar-era commercial development resulted in significant changes and additions to the Victoria/Edwardian-era shopping corridors of the Mission District. Commercial modernization resulted in the renovation, expansion, and/or complete replacement of many structures on Mission Street, as well as on Valencia, 16th and 24th Streets, according to the popular fashions and marketing strategies. These included theaters, most of which had been converted from live shows to motion pictures, and that provided important recreation to Mission District residents even during the bad times: "Life continued [during the Depression] with simple pleasures. Neighborhood movie houses were a big draw on Saturdays. At the El Capitan on Mission Street, there was an orchestra and one could spend the afternoon seeing a 'chapter' (part of a serial), a vaudeville act, and a feature film – all for 10¢."[83]

During the 1920s, storefront modernization was privately fueled by the booming retail economy. However, when the economy crashed during the early 1930s, the newly-created Federal Housing Administration (FHA) promoted a "Modernize Main Street" campaign and established a "Modernization Credit Plan" that provided low-interest private loans for renovations of existing storefronts. The federal government and the building trades industry, which backed the program and participated in it, intended to stimulate construction as well as retail activity. The program was active from 1934 to 1943, during which time many San Francisco merchants obtained government-insured loans and modernized their commercial storefronts.

Mission and 22nd Streets, 1924. Courtesy of the San Francisco Public Library Historical Photograph Collection.

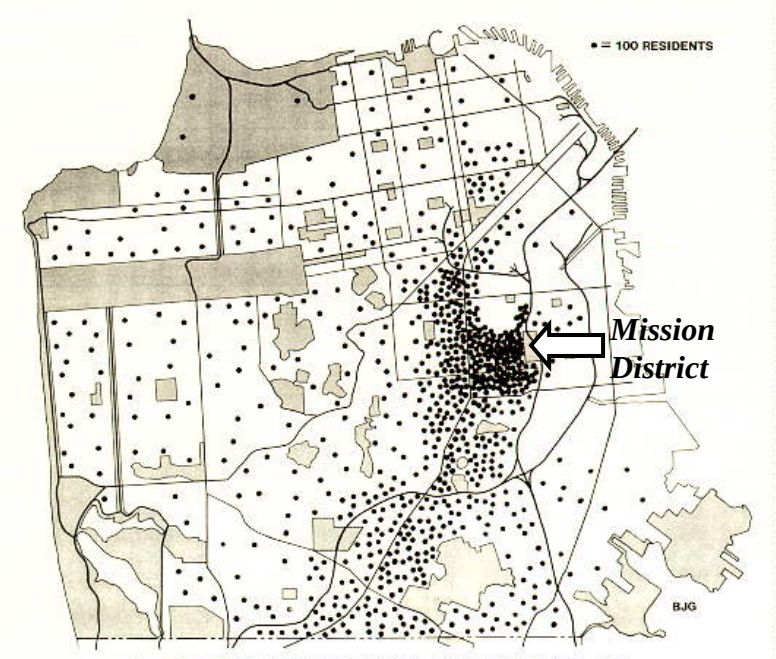
Mission and 22nd Streets, 1936. Courtesy of the San Francisco Public Library Historical Photograph Collection.

[83] Bernadette C. Hooper, *San Francisco's Mission District* (Charleston, South Carolina: Arcadia Publishing, 2006), 8.

VII. World War II and Postwar Period, 1941-1960

Latino Settlement and Community

By the time of World War II, the physical development of the Mission District's residential neighborhoods was mostly complete. Postwar-era infill, where it occurred, proceeded along much the same lines of development as during the interwar period, including construction of apartment buildings and medium-density, automobile-integrated row-houses. But for the most part, the Mission District's building stock consisted of aging 19th-century and early 20th-century wood-frame residences that were increasingly subdivided into greater numbers of rental units, as descendants of the original settler families migrated to the suburbs. "By the beginning of World War II, the Mission District had experienced a steady downward filtration of the housing stock and was ready for a process of ethnic succession."[84]



Distribution of Latino population in San Francisco, 1980. Source: Brian J. Godfrey, *Neighborhoods in Transition: The Making of San Francisco's Ethnic and Nonconformist Communities* (Berkeley: University of California Press, 1988), 114.

Major changes in the social composition of San Francisco's oldest residential neighborhoods were wrought during World War II and the postwar period, including in the Mission District. Population shifts during the war resulted from military conscription of existing residents, migration of wartime workers from the eastern and southern U.S., and Japanese internment. Many of these wartime population shifts resulted in permanent relocations. After the war, the inexorable movement of established middle-class families from older residential neighborhoods to automobile-oriented suburbs accelerated. "World War II marked a historic watershed for San Francisco: only the Gold Rush, and arguably the earthquake and fire, had greater impacts on the cultural landscape…World War II unleashed forces that ultimately served both to erode a number of older white ethnic communities…and to create many of San Francisco's contemporary minority communities."[85]

The postwar Mission District experienced a historic shift in cultural composition and character. Over time, Latino families, businesses, religious congregations, and social organizations moved into the Mission District, replacing earlier residents and establishments that had relocated to newer suburbs. The Latino population of the postwar Mission District included mostly Mexicans, as well as Central and South Americans, and Caribbeans; later, an influx of Nicaraguans and El Salvadorans occurred. Unlike in other older residential neighborhoods of San Francisco, where the transition from "Old World" European to minority ethnic populations proceeded rapidly, the changes

[84] Brian J. Godfrey, *Neighborhoods in Transition: The Making of San Francisco's Ethnic and Nonconformist Communities* (Berkeley: University of California Press, 1988), 148.
[85] *Ibid*, 94.

in the Mission District were more gradual, more predictable, and followed traditional patterns of sociocultural migration in San Francisco. "Like other immigrant groups before them – such as the Irish, German, Scandinavians – Latin Americans began during the interwar period to move southwestward from the South-of-Market area, following the street grid into the Mission District, clustering initially in the North Mission."[86]

The numbers of residents of the Mission District with Spanish surnames increased from 11% of the total population in 1950, to 23% in 1960, and to 45% in 1970. Within the Mission District, Latino migration followed a north-to-south geographic pattern. Initially, newcomers gravitated to the Inner Mission North's greater quantity of rental flats, and 16th Street became the first commercial strip in the Mission District with a concentration of Latino restaurants, bakeries, specialty shops and a church in the 1940s. As Latino families and communities became established, they moved southward into the Mission District's vast stock of Victorian-era single-family homes. Eventually, the southern and eastern areas of the Mission District became solidly Latino neighborhoods, as described by Godfrey in *Neighborhoods in Transition: The Making of San Francisco's Ethnic and Nonconformist Communities*:

> Twenty-fourth Street in the Mission Core has become the banner street…St. Peter's Catholic Church, at 24th and Florida streets, now has an overwhelmingly Spanish-speaking congregation and is a more important religious congregation than the traditional national church in North Beach. Local businesses also reflect the population of the surrounding *barrio* streets. As opposed to the higher-rent properties on Mission Street, where national chain stores and larger commercial operations predominate, the businesses on 24th Street are smaller, more often family run, and highly ethnic in character…The most common businesses have been restaurants, grocery stores, and specialty shops…At least 50 major public murals have been painted in the area since the 1970s, inspired by Latin American muralists and emphasizing the Hispanic presence…[87]

Mission Miracle Mile

The U.S. experienced an economic boom in the period after World War II that was even more intense than the economic expansion that occurred after the First World War. Following the long Depression of the 1930s and several years of wartime rationing and production, a torrent of pent-up consumerism swept through the economic landscape. The postwar consumer economy was fueled by unprecedented growth and prosperity for the American middle classes. "Retail spending surged from 1945 to 1955, spurred by higher populations, saved-up war wages, salaries that had effectively doubled, and the formation of millions of new households and their suburban homes… [T]he generation that came of age in the U.S. after World War II was, arguably, the richest age cohort of humans in the history of the earth."[88]

However, the changing geographies of postwar communities challenged the vitality of older urban shopping districts, such as the Mission District's commercial corridors. As established residents increasingly left the area for outlying suburbs, the historic customer base for local businesses diminished. The dominance of automobiles, the need for parking, and the development of exurban options for shopping and services worked against the success of urban retail districts. "Beginning in the late 1940s and gaining momentum in the 1950s to the 1970s, downtown retailing lost momentum. No new department stores opened in most downtowns after World War II,

[86] *Ibid*, 148.
[87] *Ibid*, 155-156.
[88] Paul Groth, *Ordinary Storefronts of the Twentieth Century: Articulating the Lines between Shoppers and Retailers* (2005), 6. (Unpublished draft. Courtesy of the author.)

and additions and expansions essentially stopped during the 1950s… Shopping centers were the new rage."[89]

In efforts to counter the trend of suburbanization, Mission District merchants ramped up their promotions. The Mission Merchants Association promoted Mission Street, from 16th to Army (Cesar Chavez) Streets, as the "Mission Miracle Mile," similar to other "miracle mile" shopping district in U.S. cities (including Southern California, where they originated) but the only one in San Francisco. The Merchants Association also organized the installation of seasonal holiday decorations (typically "Mission bells") as well as district-wide promotional sales. "Dollar Days were very popular on Mission Street…Shoppers crowded over 400 district stores to take advantage of bargains during the twice-yearly sale. Locals referred to shopping on that street as 'going down Mission.'"[90] While the Mission Miracle Mile in strict definition was limited to Mission Street, which received the greatest share of consumer activity, the parallel corridor of Valencia Street, and the intersecting retail strips of 16th and 24th Streets, also benefitted from the promotions and activity, as did side-spurs of retail strips on other east-west numbered streets.

Mission and 22nd Streets, 1924. Courtesy of the San Francisco Public Library Historical Photograph Collection.

Mission Street near 23rd Street, 1936. Courtesy of the San Francisco Public Library Historical Photograph Collection.

As they did in the interwar years, merchants also turned to innovative storefront architecture as a way to attract customers and generate business. Postwar renovations, often involving wholesale alterations to storefronts and façades of older commercial buildings, represented a last-ditch attempt by business owners to maintain the urban shopping districts as vital and thriving. "In some cities, stores and storefronts from 1945 to 1955 were the last major retail investments in the downtown."[91] Even though Americans were slower to accept truly "modern"

[89] Larry R. Ford, *Cities and Buildings: Skyscrapers, Skid Rows, and Suburbs* (Baltimore: The Johns Hopkins University Press, 1994), 110.
[90] Bernadette C. Hooper, *San Francisco's Mission District* (Charleston, South Carolina: Arcadia Publishing, 2006), 107
[91] Paul Groth, *Ordinary Storefronts of the Twentieth Century: Articulating the Lines between Shoppers and Retailers* (2005), 6. (Unpublished draft. Courtesy of the author.)

storefront innovations than were Europeans, who set the pace, the postwar period finally saw widespread acceptance of commercial Modernism and a reduction of interest in architectural historicism. In the Mission District, this trend was noticeable by the late 1930s when large, fully rendered Moderne designs were constructed on Mission Street; these early examples proved influential to the postwar generation of commercial designers. "Store designs had to evoke otherworldliness to transform the ordinary into an unparalleled experience…When the post-World War II building boom began, the need for more stylish stores increased, and these contemporary retail portals came to define standardized marketing aesthetics."[92]

Mid-century retail designs (which were pioneered decades earlier in Paris, New York and Los Angeles) departed radically from earlier commercial traditions by treating entire building façades as display objects. Elements and materials that originated as interior or storefront features, such as structural glass, extruded metal trim, and spotlight illumination, were applied to the exteriors of façades. Solid, horizontal or tilted awnings were installed over storefronts, often supporting freestanding metal sign letters. Above that, historic building materials and features were covered by modern metal screens, ceramic tile panels, or plain stucco walls with projecting geometric signage. Upper stories (where present) often contained ribbon windows with flat trim. For individual storefront designs, the degree of distinction and the level of detail depended on its source. "While individual architects created their own iterations of the dominant style, which included store names made of large Gothic letters, glass-block surfaces, and cantilevered marquees, various American glass manufacturers and construction companies serving retail entrepreneurs offered subtle alterations on a typical layout."[93] When making storefront upgrades, Mission District merchants typically chose from among the various designs that were commercially available; less frequently they employed architects for custom renovations.

While storefront designers of the earlier interwar period experimented with various entry shapes, such as vestibules, arcades, and lobbies, which blurred the thresholds between street spaces and shop spaces – in fact, they created entirely new, nebulous spaces between streets and shops – mid-century commercial architects attempted to eliminate the thresholds altogether. They accomplished this through "visual front" or "open-front" designs that provided maximum exposure of goods for small shops that competed for street presence in dense retail environments. "Modern storefronts were dedicated to certain principles of visibility. One typical catalog's sales pitch noted, 'Vision begins at the bulkhead and continues up to the ceiling,' to give the customer a sense of monumentality even in a store that has 'narrow frontage or a middle-of-the-block location.'"[94] Open-front storefronts were first used by large mixed-merchandise stores, such as department stores and grocery stores, and soon became the modern standard. In his lecture *Ordinary Storefronts of the Twentieth Century: Articulating the Lines between Shoppers and Retailers*, Groth identified the significance of the open-front design:

> In general, the completely transparent front, adopted in the post-World War II decades, was the most important shift in ordinary storefronts in the entire twentieth century. This form became known as the "open-front," or "see-through" shop window. With an "open-front shop," the whole store becomes a window display. The lines between street, sidewalk, and store are merged. The store is no longer a visually semi-private realm, but a place where shoppers as well as goods are on full, public view.[95]

Open-front storefronts were constructed with tall plate-glass windows as the predominant element, often set at

[92] Steven Heller, "Style Suggestion for a Modern American Storefront," in *Shop America: Midcentury Storefront Design 1938-1950*, ed. Jim Heimann (Hong Kong: TASCHEN, 2007), 11-12.
[93] *Ibid*, 11.
[94] *Ibid*, 12.
[95] Paul Groth, *Ordinary Storefronts of the Twentieth Century: Articulating the Lines between Shoppers and Retailers* (2005), 11. (Unpublished draft. Courtesy of the author.)

angles tilted out over the street; bulkheads were minimized or eliminated altogether. The window-walls, without intervening product displays, provided unobstructed views into shop interiors, where the full scope of affordable treasures within could be grasped. Earlier open-front window-walls were setback at diagonals from the sidewalk, and were intended as "scoops" to draw pedestrians inward towards entrances. Eventually, as visibility became the premium and needs for merchandise space trumped attempts to physically direct pedestrians, window-walls were brought forward parallel to the sidewalk, such that only invisible glass separated pedestrians from goods.

Mission Street, the "Miracle Mile," became a hotbed for mid-century design renovations. In particular, storefront modernization was focused on the Mission Street blocks located between approximately 21st and 23rd Streets, where a concentration of theaters, department stores, jewelers, appliance stores, and the Masonic Temple comprised the heart of the "mile." Postwar commercial renovations were less common, but nonetheless occurred, on other commercial strips, such as Valencia, 16th, and 24th Streets, which relied to a greater degree on stable clientele of local residents specialized customers. Still, individual merchants and commercial building owners throughout the Mission District, including "pop" establishments such as record stores, salons, and fast-food restaurants were compelled to design or redesign according to postwar fashions. Also, the rise of International architectural style influenced construction of nearly all kinds of properties during the postwar period, including residences, apartments, office buildings, and churches.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

n/a
Name of Property
San Francisco, California
County and State
Historic Neighborhoods of the Mission District
Name of multiple listing (if applicable)

Section number F Page 1

F. Associated Property Types

Table of Contents

I. General Eligibility Requirements for Historic Register Listings

The following eligibility requirements for listing on historic registers were developed specifically for evaluating properties located in the residential and commercial neighborhoods of San Francisco's Mission District. Requirements for determining the eligibility of properties, including evaluation of significance and assessment of integrity and its aspects, are based on established criteria and standards of the National Park Service and the California State Office of Historic Preservation, and application of the eligibility requirements was informed by an area-wide field survey and comparative analysis of properties, as well by a fully developed historic context statement. The survey and comparative analysis supplied a detailed understanding of architectural styles, distributions of property types and periods of construction, and conditions of properties within the area.

National Register of Historic Places

The National Register of Historic Places ("National Register") is the official list of recognized properties of national, State, or local significance in American history, architecture, archeology, engineering, and culture, and worthy of preservation. The National Register Criteria for Evaluation define the scope of the National Register; they identify the range of resources and kinds of significance that will qualify properties for listing in the National Register. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that meet one or more of the following criteria:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.[1]

National Register-eligible properties are demonstrated to be *exceptional* examples of the period and place. Within San Francisco's Mission District, National Register-eligible possess features that convey historical origins, associations, character, designs, and styles (if style is present) in ways that are unique and/or superior in comparison to other properties. These include unusual and/or fully realized designs associated with period and place; rare property types that are important representations of period and place; and properties with specific, unique historical associations to period and place. National Register-eligible groupings of properties (districts) are demonstrated to collectively convey significance that is greater than that of individual properties (which may or may not be individually significant).

National Register-eligible properties retain *all* aspects of integrity. Within San Francisco's Mission District, National Register-eligible properties retain location (which may include historic relocation), design, feeling and association to the fullest extent. Minor changes to materials, workmanship, and/or setting (including the subject site and the immediate surroundings) may occur, provided that each aspect remains intact, and provided that design, feeling, and association are not affected. National Register-eligible groupings of properties (districts)

[1] National Park Service, *National Register Bulletin: How to Complete the National Register Multiple Property Documentation Form* (1991; rev. 1999), 1-2.

collectively retain all aspects of integrity, including location, design, feeling, and association to the fullest extent, though contributing properties may vary as to individual retention of aspects.

California Register of Historical Resources

The California Register of Historical Resources ("California Register") is an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change. Historical resources eligible for listing in the California Register must meet one of the following California Register criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

2. Associated with the lives of persons important to local, California or national history.

3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.[2]

California Register-eligible properties include National Register-eligible properties, as well as properties that may not be exceptional examples but that are *distinctive* examples of the period and place. Within San Francisco's Mission District, California Register-eligible properties possess features that convey historic origins, associations, character, designs, and styles (if style is present) more so than the vast majority of other properties (with the exception of National Register-eligible properties). These include usual and/or standard designs associated with period and place; common property types that are important representations of period and place; and properties with general historical associations to period and place. Properties that lack the unusual, rare, and/or unique nature required to be National Register-eligible may be California Register-eligible. California Register-eligible groupings of properties (districts) are demonstrated to collectively convey significance that is greater than that of individual properties (which may or may not be individually significant).

California Register-eligible properties retain *all or almost all* aspects of integrity. Within San Francisco's Mission District, location of California Register-eligible properties may be altered, provided that relocation from a historic site was necessary in order to preserve the property, and provided that the relocated site is compatible with the historic character and use in terms of orientation, setting, and general environment.[3] Minor changes to materials, workmanship, and/or setting (including the subject site and the immediate surroundings) may occur, provided that each aspect remains mostly intact, and provided that design, feeling, and association are also retained. Properties that lack sufficient integrity required to be National Register-eligible may be California Register-eligible.[4] California Register-eligible groupings of properties (districts) collectively retain all or almost all aspects of integrity, most importantly design, feeling, and association, though contributing properties may vary as to

[2] California Office of Historic Preservation, *Technical Assistance Bulletin #10*, *California State Law and Historic Preservation* (2005), 67.
[3] California Office of Historic Preservation, *Technical Assistance Bulletin #6*, *California Register and National Register: A Comparison* (2006), 3. (Currently being revised by the California Office of Historic Preservation.)
[4] *Ibid*, 2.

individual retention of aspects.

II. Early History: Ohlone, Spanish, and Mexican, pre-1850

Location and Distribution of Resources

The only extant, Hispanic-era (pre-1850) building located in the Mission District is the Mission Dolores chapel, which stands on the west side of Dolores Street south of 16th Street, adjacent to a small cemetery that contains both Hispanic-era and U.S.-era remains. Other Hispanic-era buildings and structures were clustered around the site of the Dolores chapel, and individual dwellings were located in various places in and around the Mission valley. However, these structures were generally small, unsubstantial adobe and/or lightly framed wood structures, and most disappeared within the first few generations of U.S. settlement. Those still remaining in the Mission at the end of the 19th century, such as along 16th Street, were removed by fire in 1906 or by new construction shortly thereafter.

The chapel of Mission San Francisco de Asis (Mission Dolores), a substantial adobe and redwood-beam structure, was erected and decorated by mission neophytes under the direction of Father Palou between 1782 and 1791, and it was faithfully restored by Willis Polk in 1915-16. The mission chapel, recognized as a cultural landmark throughout its existence, provides the only intact architectural link in San Francisco to the cultures that preceded the U.S. in California, including the Ohlone (post-contact), the Spanish, and the Mexicans. The only other extant building in San Francisco known to have pre-U.S. origins is the Officers Club at the Presidio, which incorporated a portion of the old Spanish command post structure. The Mission Dolores chapel property is San Francisco Landmark No. 1 as well as California State Historical Landmark No. 327.

Geographic aspects of the pre-U.S. era other than buildings and structures influenced later development of the Mission District. The oldest roads in the region, El Camino Real and the Mission Road, set the routes for modern thoroughfares such as Dolores, Valencia, Mission, and 16th Streets. The Mexican-era land grant to the Dolores parish church facilitated the conversion of the former mission complex into a modern grouping of Catholic churches, schools, and institutions at the site of the original mission settlement. Also, the Mexican-era rancho grants in the Mission valley became the basis for long-lasting divisions of property, some of which were perpetuated as irregular lot lines and street alignments (such as Chula Lane, which borders the Mission Dolores chapel property) in the otherwise orderly pattern of rectangular blocks in the Mission District.

Summary of Property Types and Sub-types

Mission San Francisco de Asis (Mission Dolores)
- Chapel
- Cemetery

Archeological
- Native American
- Hispanic

Resource Eligibility Requirements

In general, resource eligibility requirements do not apply, as only a single historic structure is known to be associated with the pre-1850 period. However, any extant structure that dates to the period, regardless of condition, should be considered a historic resource, given the extreme rarity and importance of such a property.

III. U.S Expansionism and Pioneer Settlement, 1850-1880

Location and Distribution of Resources

Buildings and structures of the U.S. pioneer era (1850-1880), generally rare in San Francisco, are fairly well represented in portions of the Mission District. This phenomenon is largely due to the Mission District's location at the outer edge of the "instant city" and its distance from the downtown core. While downtown San Francisco (and the majority of the City's pioneer-era building stock) was utterly destroyed in the fires of 1906 – as well as the Inner Mission North with exceptions of blocks east of Shotwell/Howard/Capp Streets and west of Dolores Street – the three-day firestorm was finally halted in the Mission before it could spread south of 20th Street. Thus the Mission's remaining pioneer-era building stock emerged from the catastrophe as much rarer and with magnified importance in connection to the earliest period of U.S. settlement in San Francisco.

In the Inner Mission North (approximately north of 20th Street), some extant pioneer-era building stock is found on either sides of the 1906 firebreaks. West of Dolores Street, within the Mission Dolores neighborhood, stand the two Tanforan Cottages, which were possibly shipped "around-the-horn" and erected in 1853-54; the neighborhood also contains a small enclave of 1860s-70s dwellings on alleys located directly south of the mission chapel property, as well as individual pioneer-era dwellings scattered throughout. In the eastern part of the Inner Mission North, extant pioneer building stock is located in the early transit corridor of Folsom-Howard (South Van Ness Avenue) Streets, inclusive of parallel residential streets Shotwell and Capp, and east-west numbered streets.

In the southern Mission District (approximately south of 20th Street), where the 1906 fires did not reach, the greatest numbers of extant pioneer-era buildings are found. Buildings from the 1860s-70s, and groupings of buildings, are intermixed with later 19th-century buildings to form "Victorian-era" streetscapes. Pioneer-era building stock is concentrated around early transportation routes: the San Jose Road corridor (Bartlett, Valencia, San Jose Avenue, Guerrero Streets); the central Mission valley transit corridor (Folsom, Shotwell, Howard, Capp Streets); and the eastern Mission area between 22nd and 24th Streets (including Alabama, Florida, and York Streets). While the former two areas reflected early middle-class and upper middle-class suburbs, with many large homes and detached town-houses, the latter area indicated mixed-class and working-class neighborhoods, with smaller homes, cottages, and attached row-houses. As well as residences, a few pioneer-era commercial buildings are scattered throughout the area, including on Mission Street. However, no churches or other cultural institutions built before the 1880s are known to remain in the Mission District.

Summary of Property Types and Sub-types

Residential

- Cottages (single-story)
- Farmhouses (two-story with gable roof)
- Town-houses (with parapet)
- Row-houses (attached/detached)
- "Villa" houses/mansions
- Boarding/hotels/mixed-use (residential-over-commercial)

Commercial

- Single-story
- Mixed-use (residential-over-commercial)

Outbuildings
- Barns/stables
- Wagon-houses
- Tank-house towers

Architectural Styles
- Greek Revival
- Gothic Revival
- Italianate
- Railroad/National vernacular

Resource Eligibility Requirements

In evaluating pioneer-era building stock, due consideration is given to vernacular examples and "organic" designs, as well as to examples of high-style architecture, that reflect the Mission District's "bonanza age." In addition to architecture that was imported from the eastern U.S., literally and figuratively, the appearance of many of the earliest structures was influenced by limited building materials, availability of skilled builders, and necessity for expedient construction. Even as local mills, carpenters, and architects began to use standardized building practices and materials, and to produce more elaborate structures, the "homesteading" nature of many of the Mission's residents, often working-class immigrants, translated into smaller, plainer dwellings. In many cases, the initial small cottages served as "starter" homes, which were expanded, upgraded, and decorated in later stages. Therefore, to the extent that alterations have maintained the original forms, massing, entrance and fenestration patterns, material types, and levels of workmanship of pioneer-era residences, some changes to original fabric and building site can occur and still allow for historic character to be preserved, especially with vernacular properties that lacked true architectural style.

In assessing integrity of individual properties, the following aspects and features specifically relate to properties of the U.S. pioneer settlement period:

- Location – original location (including relocation on the same site) or relocation from another site that occurred historically, provided that the relocation maintained appropriate site orientation

- Design – building shape, height, number of stories; fenestration/entrance openings and patterns; window/entrance trim; roofline and cornice/gable features; style (if present)

- Materials – wood cladding (clapboard siding, cove siding, board-and-batten); wood doors (glazed /paneled); wood windows (double-hung, 4-light sash); wood trim and detail

- Workmanship (related to common alterations) – re-cladding; window/door replacement; changes to fenestration/entrance openings (including addition of projecting bay windows); horizontal side/rear additions

- Setting – front/side yards; pre-automobile street orientation; outbuildings; scale/character of adjacent properties

See also Appendices for more information on location, distribution, and types of identified historic resources and historic districts.

IV. Streetcar Suburbs of the Gilded Age, 1880-1906

Location and Distribution of Resources

Buildings and structures of the Mission District's "Gilded Age" of streetcar suburb development (1880-1906) comprise the majority of its building stock located approximately south of 20th Street. The southern Mission District is one of only a few areas within San Francisco that retains 19th-century building stock and intact Victorian-era streetscapes. Most of Victorian-era San Francisco was utterly destroyed in the fires of 1906 – including the Inner Mission North area with exceptions of blocks east of Shotwell/Howard/Capp Streets and west of Dolores Street – before the three-day firestorm was finally halted at 20th Street in the Mission District. The remaining Victorian-era neighborhoods of San Francisco, which now occupy a minority of the city's area and comprise a minority of its total building stock, are important elements of historic San Francisco. "The old city of San Francisco is indelibly marked by its legacy of Victorian homes, some 10,000 in number, lying in a grand arc around the City's burnt-out core of 1906, the date when the earth shook and Victorian building came to an abrupt end. The self-conscious urbanity of the late 19th century is vital to San Francisco's feeling of being a true city."[5]

In the southern Mission District (approximately south of 20th Street), where the 1906 fires did not reach, the greatest numbers of "Gilded Age" buildings are found. Buildings from the 1880s, 1890s, and turn-of-the-century period are intermixed with earlier pioneer-era buildings to form "Victorian-era" streetscapes. Where pioneer neighborhoods were already established, in the central Mission's oldest transit corridors, the later 19th-century building stock still accounts for about half of the total. In areas where pioneer settlement was thin or nonexistent, such as in the eastern and southern Mission, "Gilded Age" building stock is predominant. In a continuation of earlier development patterns, the western and central neighborhoods of the Mission contained the majority of the middle-class and upper middle-class housing, while the eastern and southern Mission neighborhoods were more solidly middle-class and lower middle-class, with smaller homes, cottages, and attached row-houses. The major retail corridors of Mission, Valencia, 16th, and 24th Streets contain 19th-century commercial and mixed-use building stock, though much of it has been altered or replaced over time. Victorian-era churches and other cultural institutions are located along major thoroughfares and at prominent neighborhood corners.

In the Inner Mission North (approximately north of 20th Street), pre-fire building stock is found only on either sides of the 1906 firebreaks. West of Dolores Street, the Mission Dolores neighborhood consists primarily of buildings constructed between approximately 1880 and 1906, following the neighborhood's extended period as a rural agricultural area. East of the firebreak of Shotwell-Howard (South Van Ness Avenue)-Capp Streets, in the central Mission area, extant pockets of Victorian-era development represent the northern portion of the Folsom-Howard Streets streetcar suburb corridor of the "Gilded Age," which is more intact south of 20th Street.

Summary of Property Types and Sub-types

Residential

- Cottages (single-story)
- Row-houses (attached/detached)
- Individual houses (owner-built and/or architect-designed)
- Mansions

[5] Richard Walker, "Classy City: Residential Realms of the Bay Area," 2004 (on-line version revised 2002), http://geography.berkeley.edu/PeopleHistory/faculty/R_Walker/ClassCity.pdf (accessed October 13, 2010). Previously published version: "Landscape and City Life: Four Ecologies of Residence in the San Francisco Bay Area," *Ecumene* 2:1 (1995): 33-64.

- Multi-family flats and duplexes, triplexes, etc.
- Boarding/hotels/mixed-use (residential-over-commercial)

Commercial
- Single-story shops
- Mixed-use buildings (residential-over-commercial)
- Arcades (multiple-unit/multiple-story)
- Manufacturing/warehouses
- Liveries/stables

Institutions
- Churches
- Schools
- Fraternal halls

Outbuildings
- Barns/stables
- Wagon-houses
- Depots

Architectural Styles
- Italianate (later)
- Stick (and Eastlake)
- Queen Anne (and Shingle)
- Classical Revival

Resource Eligibility Requirements

In evaluating late 19th-century building stock, particular attention is paid to retention and conveyance of architectural style (though not necessarily "high style"), which was an important component of most "Gilded Age" design. In this regard, later 19th-century building stock differed from earlier pioneer-era building stock, which was often vernacular in appearance and construction. Therefore, retention of key decorative and stylistic features that were original to the designs of late 19th-century buildings is important for consideration of historic status, including for owner-built and contractor-built homes as well as for architect-designed examples. For buildings that were designed without a premium on stylistic detail or character, such as modest dwellings, commercial buildings, and outbuildings, greater attention should be paid to retention of materials and workmanship as character-defining features. Although the historic designs of most late 19th-century cultural institutions such as churches incorporated style in important ways, consideration may still be given to those institutions that may not retain a majority of stylistic features but that still exhibit singular historic character through form, massing, materials, location and setting.

In assessing integrity of individual properties, the following aspects and features specifically relate to property types of the period of Gilded Age streetcar suburbs:

- Location – original location (including relocation on the same site) or relocation from another site that occurred historically, provided that the relocation maintained appropriate site orientation

- Design – building shape, height, number of stories; fenestration/entrance openings and patterns; window/entrance trim; roofline and cornice/gable features; style (typically present)

- Materials – wood cladding (cove siding, flush siding); wood doors (glazed /paneled); wood windows (double-hung; attic casements); wood trim and detail; applied cast plaster ornament; brick base (occasional)

- Workmanship (related to common alterations) – re-cladding; window/door replacement; changes to fenestration/entrance openings (including addition of units); horizontal side/rear additions; storefront additions/insertions; automobile garage insertions

- Setting – front/side yards; pre-automobile street orientation; scale/character of adjacent properties (especially row-houses)

See also Appendices for more information on location, distribution, and types of identified historic resources and historic districts.

V. Post-Earthquake and Fire, 1906-1920

Location and Distribution of Resources

The location and distribution of post-fire-era buildings within the Mission District is sharply defined by the historical events of the disaster. Within the area of the Inner Mission North that burned in 1906 (as well as isolated areas of filled marshland that were damaged by the earthquake), bounded by Market Street to north, 20th Street to south, Shotwell Street/South Van Ness Avenue/Capp Street to east, and Dolores Street to west, the building stock consists almost entirely of structures erected in the decade after the disaster. These buildings and landscapes erected to replace those that were destroyed within the fire area represent not only typical structures of the period, but also physical manifestations of the events of the post-fire rebuilding as it occurred in the Mission District. For the most part, post-fire construction resulted in uniformly designed multiple-family dwellings; higher-density buildings are found along commercial corridors, and single-family dwellings are interspersed among larger buildings on residential blocks.

The areas of the Mission District that were not destroyed in 1906 also contain post-fire building stock, including the Inner Mission North east of Shotwell/Howard/Capp Streets and west of Dolores Street, and the southern Mission District south of 20th Street. However, in these areas the "reconstruction" building stock consists of a minority of structures scattered throughout the earlier Victoria-era neighborhoods. These included properties with existing structures and open front lots or back lots that were built out with additional buildings. Post-fire era buildings erected outside of the fire zone during the peak of reconstruction, within two or three years of the 1906 disaster, are also associated with the intense efforts to supply the city's refugees with housing.

Summary of Property Types and Sub-types

Residential
- Cottages (refugee housing)
- Multi-family flats and apartments
- Residential hotels
- Mixed use (residential-over-commercial)
- Houses

Commercial
- Single-story
- Mixed-use (residential-over-commercial)
- Manufacturing/light industrial plant

Institutions
- Churches
- Hospitals
- Fraternal halls
- Social organizations
- Military

Public Open Space/Recreation
- Parks
- Facility buildings (pools, clubhouses, etc.)

- Monuments
- Street medians

Architectural Styles

- Refugee/reconstruction vernacular
- Classical Revival
- Mission Revival
- Moorish
- Craftsman
- Beaux-Arts
- Romanesque Revival

Resource Eligibility Requirements

In evaluating post-fire-era building stock, greatest historical association is applied to those actually located within areas destroyed by the earthquake and fires of 1906, the Inner Mission North, as well as those constructed outside of the fire zone during the peak of the reconstruction, approximately before 1910. As with pioneer-era building stock, many of the earliest post-fire properties were vernacular structures with little ornamentation or concession to style. To the extent that alterations have maintained the original forms, massing, entrance and fenestration patterns, material types, and levels of workmanship of early post-fire-era residences, some changes to original fabric and building site can occur and still allow for historic character to be preserved, especially with vernacular properties that lacked true architectural style. As construction progressed during the post-fire period, architectural styles and embellishments again became important design considerations. Therefore, retention of key decorative and stylistic features that were original to the designs of Edwardian-era buildings is important for consideration of historic status, including for owner-built and contractor-built homes as well as for architect-designed examples. Although the historic designs of most early 20th-century cultural institutions such as churches and fraternal halls incorporated style in important ways, consideration may still be given to those institutions that may not retain a majority of stylistic features but that still exhibit singular historic character through form, massing, materials, location and setting.

In assessing integrity of individual properties, the following aspects and features specifically relate to property types of the post-fire era:

- Design – building shape, height, number of stories; fenestration/entrance openings and patterns; window/entrance trim; façade detail; roofline and cornice/gable features; style (not always present in early reconstruction)

- Materials – wood cladding (flush siding, cove siding, clapboard-panel siding); rusticated stucco base (common); brick base (occasional); wood doors (glazed/paneled); wood windows (double-hung, casement, Palladian/Chicago-style arrangements); plate-glass windows and hexagonal tile paving (commercial only); wood trim and detail; applied cast plaster ornament

- Workmanship (related to common alterations) – re-cladding; window/door replacement; automobile garage insertions; fenestration/entrance openings and patterns

- Setting – pre-automobile street orientation; scale/character of adjacent properties; uniform/consistent streetscape (typical)

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See also Appendices for more information on location, distribution, and types of identified historic resources and historic districts.

VI. Interwar Period: Modernizing the Mission, 1920-1941

Location and Distribution of Resources

Consistent with the "in-fill" pattern of development that prevailed during the period, buildings constructed during the interwar era are scattered throughout the neighborhoods of the Mission District. Certain locations contain greater concentrations of interwar-era buildings – such as along the commercial corridors, next to the railroad right-of-way, and at the outer edges of the Mission District – but overall, there is no pattern to their distributions other than the locations and sizes of the in-fill sites themselves, which occurred on almost every block.

Summary of Property Types and Sub-types

Residential
- Apartments
- Tract housing

Commercial
- Small (one- to two-story)
- Large (three- to four-story)
- Mixed-use (apartments)
- Theaters
- Storefronts

Schools

Architectural Styles
- Renaissance Revival
- Craftsman
- Spanish Eclectic
- Art Deco
- Streamline Moderne
- Exotic Revival
- Fairytale/Storybook (commercial)
- "Entrepreneurial vernacular"

Resource Eligibility Requirements

In evaluating interwar-era building stock, particular attention should be paid to architectural styles, which were important elements of period design. However, "styles" of the period consisted not only of works designed by professionally trained architects, but also of the "entrepreneurial vernacular" that came to characterize buildings of the era. Therefore, retention of key decorative and stylistic features that were original to the designs of interwar-era buildings is important for consideration of historic status, including for owner-built and contractor-built homes as well as for architect-designed examples. Also important to the designs of interwar-era properties are retention of original entrance and fenestrations patterns, including automobile entrances and/or storefronts, which distinguish buildings of the era from earlier Victorian-era and Edwardian-era row-house developments. As well, significant individual examples of interwar-era residential design should demonstrate a particular

quality of rarity or uniqueness in design, while significant groupings of properties should also demonstrate urban design and planning principles of the period. Significant commercial properties should demonstrate intact storefronts of the period; most buildings should also demonstrate an overall integrated commercial design, though some properties may qualify based solely on unique, unusual, or representative storefront design.

In assessing integrity of individual properties, the following aspects and features specifically relate to property types of the interwar period:

- Design – building shape, height, number of stories; fenestration/entrance openings and patterns (including automobile garage); window/entrance trim; façade detail; roofline and cornice features; style (may be "entrepreneurial vernacular" and not high-style); storefront shape and elements

- Materials – stucco cladding (smooth, pebbled, brushed); brick/stone/aggregate veneer base (common); wood doors (glazed/solid); wood windows (double-hung, casement, tripartite); wood trim and detail; cast plaster ornament; multi-hued tile claddig and terrazzo paving (commercial only)

- Workmanship (related to common alterations) – recladding; window/door replacement (including automobile garage); storefront renovation within older buildings

- Setting – automobile orientation; scale/character of adjacent properties (especially tract housing); uniform/consistent streetscape (especially tract housing)

See also Appendices for more information on location, distribution, and types of identified historic resources and historic districts.

VII. World War II and Postwar Period, 1941-1960

Location and Distribution of Resources

While very little new construction occurred during the postwar period, a great deal of exterior renovation/remodeling activity swept through the Mission District's commercial corridors, including the "Mission Miracle Mile" of Mission Street primarily, as well as Valencia, 16th and 24th Streets to lesser degrees. Other properties constructed (or renovated) during the period, including residential, office, and institutions are scattered very thinly throughout the Mission District.

Summary of Property Types and Sub-types

Commercial Storefronts and Street Façades
- "Open-front"
- Mid-century commercial

Architectural Styles
- Streamline Moderne (late)
- International
- Googie

Resource Eligibility Requirements

Postwar-era commercial architecture primarily involved the application of mid-century materials and design principles in ways that emphasized "modern" qualities, as well as that provided visibility and functional access to shop interiors. The most thoughtful designs also involved customized features, such as specialized signage or terrazzo paving with merchant signature. Therefore, the significance of any particular mid-century commercial design relies heavily upon the existence of nearly all of the materials, features, and elements that originally characterized the "modernity" of the postwar design. This is true for entire buildings that were designed (or redesigned) according to postwar-era Modernist principles, as well as for previously existing buildings with modernized storefronts and intact historical architecture (though the latter may qualify solely on the basis of historical architecture and/or associations, rather than on the basis of postwar commercial design). Most buildings should also demonstrate an overall integrated commercial design, though some properties may qualify based solely on unique, unusual, or representative storefront design.

See also Appendices for more information on location, distribution, and types of identified historic resources and historic districts.

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G. Geographical Data

For the purposes of this historical property documentation, the historic neighborhoods of the Mission District, San Francisco, California, are generally bounded by: Market Street and Duboce Avenue to the north; Cesar Chavez Street to the south; Folsom Street and Potrero Avenue to the east (transition at 20th Street); and Sanchez and Guerrero Streets to the west (transition at 20th Street). The boundary is intended to indicate a general thematic area and should not be used as a strict delineation of historical contexts. Properties not located within the boundary, but located adjacent to or near the boundary and demonstrating thematic connection, may be evaluated according to the historical contexts that are identified in this historical property documentation. Likewise, properties located within the boundary may be evaluated according to historical contexts for which they demonstrate a thematic connection, which may or may not be identified in this historical property documentation.

(See Mission District Historic Neighborhoods Reference Map on next page.)

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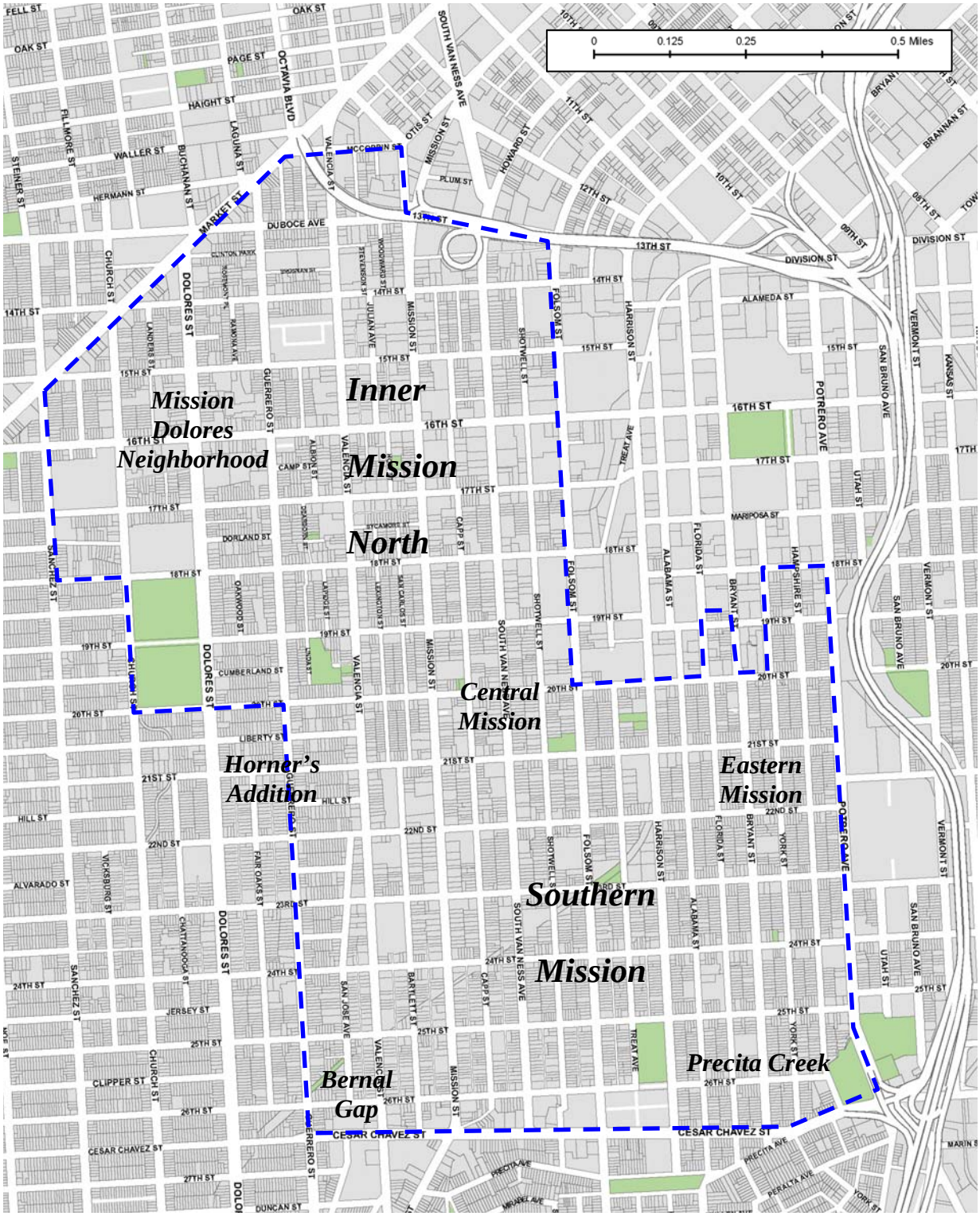
Mission District Historic Neighborhoods Reference Map



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H. Summary of Identification and Evaluation Methods

I. Historic Context Statements

Development of the historic contexts contained in this Multiple Property Documentation form utilized four separate historic context statements that pertain to the Mission District and that have been previously adopted by the San Francisco Historic Preservation Commission or the San Francisco Landmarks Preservation Advisory Board. These context statements are:

- *City within a City: Historic Context Statement for San Francisco's Mission District* (2007), produced by the Department and adopted by the Landmarks Preservation Advisory Board on December 5, 2007. This context statement covers the entire residential/commercial neighborhood area of the Mission District. The context statement will be updated by the Department to incorporate the findings of the South Mission Historic Resources Survey.

- *Inner Mission North 1853-1943 Context Statement, 2005*, produced by the Department and adopted by the Landmarks Preservation Advisory Board on March 15, 2006. This context statement covers the northern portion of the Mission District.

- *Historic Context Statement, Market & Octavia Area Plan Historic Resource Survey* (2007), produced by the Department and adopted by the Landmarks Preservation Advisory Board on December 19, 2007. This context statement covers parts of the northern portion of the Mission District as well as several other neighborhoods bordering the mid-Market Street area.

- "Historic Context" in *Revised Mission Dolores Neighborhood Survey* (2009), produced by the Mission Dolores Neighborhood Association and adopted by the Historic Preservation Commission on March 17, 2010. This context statement covers the neighborhood surrounding Mission Dolores.

Development of historic contexts also involved research and synthesis of information from sources included in the Bibliography.

II. Field Survey

The field survey involved gathering baseline property information for all buildings located within the South Mission survey area. The field survey information was stored in a Survey Inventory database that includes many of the same information fields that are found on California Department of Parks and Recreation Primary Records (DPR 523A forms), such as:

- Photography,
- Year built,
- Source for year built,
- Property type classification,
- Architectural style or type.

The Survey Inventory database also includes additional information fields not found on Primary Records, that

are pertinent to resource identification and evaluation. These information fields include:

- Level of retention of historic features, materials, and character,
- Notes indicating property development history, former land uses, historic and cultural associations, and other special property conditions that may be present.

In addition to creation of the Survey Inventory database, the field survey included completion of 2,099 California Department of Parks and Recreation Primary Records (DPR 523A forms) that document approximately 2,117 buildings (including several Primary Records that document multiple semi-attached buildings and multiple detached buildings on single lots). Primary Records were completed using the same property information that was gathered and stored in the Survey Inventory database, as well as written architectural descriptions. Completion of Primary Records was prioritized for three general categories of properties located within the survey area:

1) Properties with underlying zoning or land-use controls that changed significantly under the Eastern Neighborhoods Area Plan;
2) properties located along Mission, Valencia, and 24th Streets;
3) properties visibly retaining a high degree of exterior historic materials, features, and character.

III. Resource Evaluation

Resource evaluation involved completion of all components of the National Register of Historic Places Multiple Property Documentation ("MPD") form (NPS Form 10-900-b) that provides a contextual framework for multiple-property resource evaluation of Mission District neighborhood properties. The MPD contextual framework allows for comparative analysis of properties and areas, using the information contained in the Survey Inventory, against the thematic contexts and resource eligibility requirements outlined in the MPD form. The resulting identification of individual historic resources and historic districts located within the survey area was documented on appendices that are attached to the MPD form for the Mission District, as well as in the Survey Inventory.

The MPD form and appendices are substitutes for individual California Department of Parks and Recreation Building, Structure, and Object Records (DPR 523B forms) and District Records (DPR 523D forms), which are otherwise required in order to provide complete survey documentation in California. According to the National Park Service's National Register Bulletin, *How to Complete the National Register Multiple Property Documentation Form* (1999) ("NPS Bulletin"), which is attached: "The Multiple Property Documentation Form streamlines the method of organizing information collected in surveys and research for registration and preservation planning purposes. The form facilitates the evaluation of individual properties by comparing them with resources that share similar physical characteristics and historical associations." The California Office of Historic Preservation accepts resource evaluations that are completed using established documentation formats of the National Register of Historic Places.

Completion and adoption of the MPD form does not result in properties being listed on the National Register of Historic Places (or the California Register of Historical Resources). Completion and adoption of the MPD form results in determinations of eligibility of buildings and areas for listing on the National Register of Historic Places. According to the NPS Bulletin: "The Multiple Property Documentation Form is a cover document and not a nomination in its own right, but serves as a basis for evaluating the National Register eligibility of related properties. It may be used to nominate and register thematically-related historic properties simultaneously or to establish the registration requirements for properties that may be nominated in the future. The nomination of each building, site, district, structure, or object within a thematic group is made on the National Register

Registration Form (NPS 10-900)." In addition to determinations of eligibility of properties for listing on the National Register of Historic Places, the completed MPD form for the Mission District included determinations of eligibility of properties for listing on the California Register of Historical Resources. These evaluations were accomplished by referencing the California Office of Historic Preservation Technical Assistance Bulletin #6, *California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)* (2006), which is attached. The bulletin is currently being revised by the California Office of Historic Preservation.

The MPD context-based methodology provides several different approaches for conducting surveys based on the nature of historic properties, the purpose or need for evaluating and managing historic properties, and the informed judgment of the documentation preparer. These MPD approaches include: thematic (for properties associated by topic); chronologically-based (for a particular period of time); and geographically-based (for a particular area). The completed MPD form for the Mission District utilizes a geographic-based approach for identifying and evaluating resources located within the survey area. According to the NPS Bulletin: "If there is a need to know more about properties in a particular area, such as when a Certified Local Government [e.g. the City and County of San Francisco] wishes to survey and inventory the resources within its jurisdiction [e.g. within the Mission District], then a geographically-based approach would be appropriate. A geographically-based historic context may be at the scale of a community, town, city, county, State, region, nation, or physiographic area and may treat all or some of the themes and periods in a given area...For geographically based historic contexts, the following may be addressed: the developmental phases in the area's history; the economic, social, and political forces that affected the area's physical form, and factors that gave the community or area its own distinct character separate from that of like or other settlements." The completed MPD form for the Mission District also identifies chronological periods of development within the geographically-based approach.

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I. Major Bibliographic References

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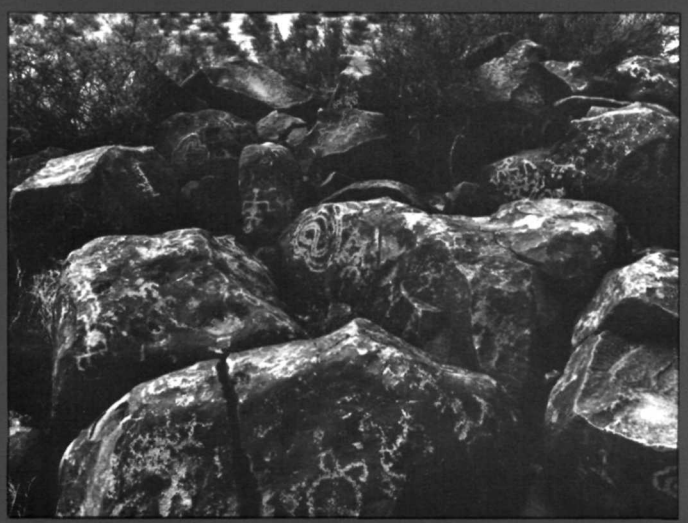
NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources

U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

How to Complete the National Register Multiple Property Documentation Form



The mission of the Department of the Interior is to protect and provide access to our Nation's natural and cultural heritage and honor our trust responsibilities to tribes.

This material is partially based upon work conducted under a cooperative agreement with the National Conference of State Historic Preservation Officers and the U.S. Department of the Interior.

U.S. Department of the Interior
National Park Service
Cultural Resources

1991; Revised 1999

Cover

(Top Left) The ***Inscription Hill Site,*** *part of Los Robles Archeological District, was documented as part of the multiple property submission, Hohokam Platform Mound Communities of the Lower Santa Cruz River Basin, ca. A.D. 1050-1450 in Arizona. The Multiple Property Documentation Form presents a comprehensive discussion of the Hohokam Classic period when large, earthen mounds were constructed and served as a community center, and settlement patterns were characterized by mounds and associated villages, agricultural fields, and resource processing camps. (Arizona State Museum)*

(Top Right) Constructed 1889-1891, the ***Washington County Courthouse*** *was nominated to the National Register of Historic Places as part of the County Courthouses of Nebraska multiple property submission. The Washington County Courthouse was cited as an excellent example of a "County Capitol" property type, which represented the mature form of a county courthouse of the late 19th century. It displayed "appropriate symbolism and suitable form and function [that] came together fully for the first time." (Barbara Beving Long)*

(Bottom Left) The ***John Peace, Jr. House*** *in Wilton, North Carolina, was documented as part of the multiple property submission, Historic and Architectural Resources of Granville County. Constructed ca. 1801, the house is significant as one of Granville County's "oldest and most unusually fashioned properties." The house shape, plan, finish, and chimney are reminiscent of architecture in the eastern Tidewater area rather than the Northern Piedmont area where it is located. (Marvin A. Brown)*

(Bottom Right) The 1940 rustic kitchen shelter was included in the National Register of Historic Places nomination of ***Flandrau State Park*** *as part of the multiple property submission, Minnesota State Park CCC/WPA/Rustic Historic Resources. Located near New Ulm, Brown County, Minnesota, the Flandrau State Park is significant for its development during the Great Depression by the Civilian Conservation Corps and the Works Progress Administration and for its association with the development of the State park system in Minnesota. (Rolf T. Anderson)*

GUIDELINES FOR COMPLETING NATIONAL REGISTER OF HISTORIC PLACES FORMS

PART B

HOW TO COMPLETE THE NATIONAL REGISTER MULTIPLE PROPERTY DOCUMENTATION FORM

U.S. DEPARTMENT OF INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
REVISED 1999
ORIGINALLY PUBLISHED 1991

PREFACE

The National Register of Historic Places is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. These contribute to an understanding of the historical and cultural foundations of the Nation. The National Register includes:

- All prehistoric and historic units of the National Park System;
- National Historic Landmarks, which are properties recognized by the Secretary of the Interior as possessing national significance; and
- Properties significant in American, State, or local prehistory and history that have been nominated by State Historic Preservation Officers, Federal agencies, Tribal Preservation Officers, and others, and have been approved for listing by the National Park Service.

By Federal law, National Register listing assists in preserving historic properties in several ways:

- Recognition and appreciation of historic properties and their importance,
- Consideration in planning Federal and Federally assisted projects,
- Making property owners eligible for Federal tax benefits,
- Consideration in decisions to issue surface coal mining permits, and
- Qualifying preservation projects for Federal grant assistance.

The Historic Sites Act of 1935 (Public Law 74-292) established the National Historic Landmark Survey. The National Historic Preservation Act of 1966 (Public Law 89-665) authorized the National Register of Historic Places, expanding Federal recognition to historic properties of local and State significance. The National Park Service in the U.S. Department of the Interior administers both programs. Regulations for these programs are contained in 36 CFR Part 60, National Register of Historic Places, and 36 CFR Part 65, National Historic Landmarks Program.

The National Historic Preservation Act authorizes State Historic Preservation Officers (SHPOs) in each State and Territory of the United States to nominate properties to the National Register of Historic Places and to carry out other preservation activities. Federal Preservation Officers (FPOs) have been designated in Federal agencies to nominate Federal properties and to fulfill other responsibilities of the Act. Tribal Preservation Officers (TPOs) have been designated to nominate properties located on tribal reservations and to fulfill other responsibilities of the Act.

CREDITS AND ACKNOWLEDGEMENTS

This bulletin was prepared by Antoinette J. Lee, Historian, and Linda F. McClelland, Architectural Historian, of the National Register Branch, under the supervision of Carol D. Shull, Chief of Registration. Maureen P. Danaher, Historian, of the National Register Branch, provided design and editorial assistance.

The bulletin reflects the comments and suggestions from State historic preservation offices, Federal agencies, preservation organizations, and others. Special appreciation is extended to the members of the National Register Task Force of the National Conference of State Historic Preservation Officers (NCSHPO), chaired by Edward F. Sanderson, Deputy State Historic Preservation Officer for Rhode Island. Members of the National Register staff, Claudette Stager of the Tennessee Department of Conservation, and Barbara Powers of the Ohio Historical Society provided valuable comments and assistance.

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I. THE NATIONAL REGISTER CRITERIA FOR EVALUATION

National Register criteria define, for the Nation as a whole, the scope and nature of historic and archeological properties that are to be considered eligible for listing in the National Register of Historic Places.

CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

a. That are associated with events that have made a significant contribution to the broad patterns of our history; or

b. That are associated with the lives of persons significant in our past; or

c. That embody the distinctive characteristics of a type, period , or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

d. That have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c. A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life ; or

d. A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.

II: INTRODUCTION

The National Register of Historic Places Multiple Property Documentation Form (NPS 10-900-b) nominates groups of related significant properties. On it, the themes, trends, and patterns of history shared by the properties are organized into **historic contexts** and the **property types** that represent those historic contexts are defined.

The Multiple Property Documentation Form is a cover document and not a nomination in its own right, but serves as a basis for evaluating the National Register eligibility of related properties. It may be used to nominate and register thematically-related historic properties simultaneously or to establish the registration requirements for properties that may be nominated in the future. The nomination of each building, site, district, structure, or object within a thematic group is made on the National Register Registration Form (NPS 10-900). The name of the thematic group, denoting the historical framework of nominated properties, is the **multiple property listing**. When nominated and listed in the National Register of Historic Places, the Multiple Property Documentation Form, together with individual registration forms, constitute a **multiple property submission**.

The Multiple Property Documentation Form streamlines the method of organizing information collected in surveys and research for registration and preservation planning purposes. The form facilitates the evaluation of individual properties by comparing them with resources that share similar physical characteristics and historical associations. Information common to the group of properties is presented in the Multiple Property Documentation Form, while information specific to each individual building, site, district, structure, or object is placed on an individual registration form. As a management tool, the thematic approach can furnish essential information for historic preservation planning because it evaluates properties on a comparative basis within a given geographical area and because it can be used to establish preservation priorities based on historical significance.

SAMPLE OUTLINE FOR A MULTIPLE PROPERTY SUBMISSION

A. Multiple property listing name

Historic and Architectural Resources of Granville County, North Carolina

B. Associated historic contexts

The Plantation Era in Granville County, 1746-1865
Bright Leaf Tobacco and Rural Granville County, 1866-1937
Bright Leaf Tobacco and the Ascendancy of Oxford, 1866-1937

C. Associated property types

Georgian and Federal Style Dwellings
Greek Revival and Romantic Style Dwellings
Bright Leaf Era Farmhouses and Tenant Houses
Romantic, Victorian and Eclectic Style Buildings in Oxford
Commercial, Industrial, Institutional and Religious Buildings
Plantation Era
Bright Leaf Era, Rural Granville County
Bright Leaf Era, Oxford
Outbuildings

D. National Register Registration Forms

This multiple property submission encompassed nomination forms on houses, mills, landscapes, farms, plantations, historic districts, churches, orphanages, masonic lodges, and commercial buildings, including:

Rufus Amis House and Mill
Oxford Historic District
Puckett Family Farm
Lewis Wimbish Plantation
Central Orphanage
Salem Methodist Church
Bobbitt-Rogers House and Tobacco Manufactory District

HOW A MULTIPLE PROPERTY SUBMISSION IS ORGANIZED

The organization of a multiple property submission has both general and specific components. The multiple property listing is named for the subject of the listing. Under this general heading, one or more historic contexts may be identified. In

the National Register program, historic contexts include three elements: a historical theme, geographical area, and chronological period. Historic contexts describe the impact of various historic themes, trends, or patterns on areas as small as part of a community or as large as the nation. The property type analysis occupies the middle ground between the general historic context and the individual property. At the most specific level, the National Register Registration Form illustrates how an individual property or historic district relates to the historic contexts, represents a property type, and meets registration requirements for the type.

For examples of multiple property submissions, see *National Register Bulletin 35: National Register Casebook: Examples of Documentation, Historical and Architectural Resources of Granville, North Carolina, Case 35-1* and *Historic Resources of Oakes, North Dakota, Case 35-2*. The National Register staff may be consulted for information on multiple property submissions that may already have been completed defining specific historic contexts. Research on subject areas, such as mining, building types, and maritime resources, may already have been conducted as part of a multiple property submission and may be applicable to other localities and states. Instructions for completing the individual registration forms are found in *National Register Bulletin 16A: How to Complete the National Register Registration Form*. The *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* may be consulted for additional information on standards for preservation planning, identification, evaluation, and registration. The State Historic Preservation Officer (SHPO) and Federal Preservation Officer (FPO) also may provide information on historic contexts.

In order to be approved by the Keeper of the National Register, the submitted Multiple Property Documentation Form must include at least one historic context and one associated property type discussion. Additional historic contexts and associated property types may be submitted at a later date. Individual National Register Registration Forms may accompany the Multiple Property Documentation Form, or they may be submitted later. The originator of the Multiple Property Documentation Form may prepare this information or registration forms, or Federal or State agencies, private organizations, or individuals.

The approach taken in organizing multiple property submissions will depend upon a number of factors, including the nature and number of the resources expected to form the thematic group and the extent to which historic contexts and evaluations of property types have been developed. Practical considerations, such as staff, time, amount and source of funding, availability of information, and expertise, may help determine how many and which historic contexts and property types are treated. Planning concerns, such as development pressures, other threats to historic resources, and planning priorities and goals, also may strongly influence decisions about the areas looked at and the historic contexts documented at any given time.

COMPUTER-GENERATED FORMS

Computer-generated forms may be used in place of the National Park Service forms and continuation sheets if they meet certain requirements. These forms must list in order all items as they appear on the National Register forms. They must also contain the form number and the OMB approval number appearing in the upper right hand corner of the form, and be printed with a letter-quality printer on archivally stable paper. The National Park Service can provide a template for the National Register Multiple Property Documentation Form that can be used with a variety of personal computers (IBM-DOS compatible) and word processing software. Applicants should check with the SHPO or FPO before using a computer-generated form.

PUBLIC EDUCATION

Although multiple property submissions constitute the most common use of research and documentation of historic contexts, the information may serve broader public education uses. The forms themselves are of value for public education. The narrative also may be used in historical publications, tourist pamphlets, walking tour notes, and educational manuals directed at elementary and secondary school students. The National Park Service encourages the use of information collected for public education including the development of interpretive programs and publications.

III: COMPLETING THE MULTIPLE PROPERTY DOCUMENTATION FORM

The National Register Multiple Property Documentation Form documents groups of thematically related properties. This form defines and describes one or more historic contexts, describes associated property types related to the historic contexts, and establishes significance and integrity requirements for nominating properties to the National Register.

The following instructions are organized to correspond to sections of the Multiple Property Documentation Form.

Indicate at the top of the form if the material is a new submission or an amended submission (see page 26 for information on amending multiple property submissions).

NPS Form 10-900-b
(June 1991)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

___ New Submission ___ Amended Submission

A. Name of Multiple Property Listing

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

C. Form Prepared by

name/title _____

organization _____ date _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (☐ See continuation sheet for additional comments.)

_____ _____
Signature and title of certifying official Date

_____
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

_____ _____
Signature of the Keeper Date of Action

A. NAME OF MULTIPLE PROPERTY LISTING

A. Name of Multiple Property Listing

In the space provided, enter a name that identifies the thematic group of properties being documented. The name should be based on the broad unifying themes, trends, or patterns that link properties within the submission, such as historic events, significant persons, architectural styles, archeological types, physical characteristics, or other common characteristics to which the group as a whole relates. The name also should identify the geographical area, such as a community or county, and cultural affiliation associated with the group. It may identify a time period as well.

If the listing is related to a small group of thematically related property types dispersed over a broad geographical area, select names such as *Rural School Buildings in Washington State* or *Hopewell Ceremonial, Ritualistic, and Mortuary/Burial Structures in the Southern Ohio Watersheds.* If the listing covers a variety of historic resources within geographical and temporal limits, a title such as *The Indian Use of the Salt Pond Region between 4000 B.P. and 1750 A.D.* may be selected. If a listing is based on a survey for a specific geographical area, a general title such as the *Historic Resources of Boneyfiddle, Ohio,* may be appropriate. Depending on the organization of the thematic group nomination and the properties it encompasses, the name of the multiple property listing may be the same as the name of the associated historic context.

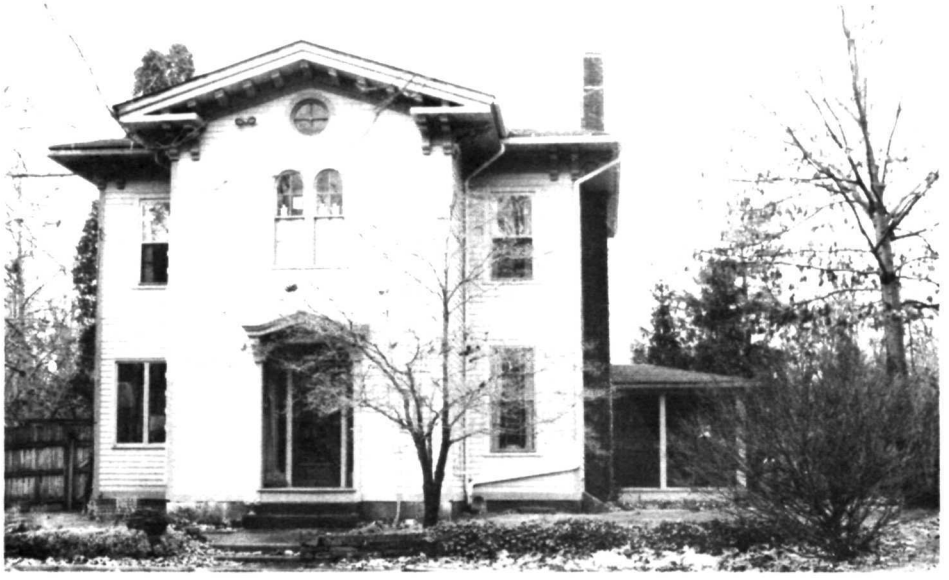
EXAMPLES

Hohokam Platform Mound Communities of the Lower Santa Criz River Basin, Arizona, ca. A.D. 1050-1450

Historic and Architectural Properties of Hudson, Ohio

Metal Mining and Tourist Era Resources of Boulder County, Colorado

Minnesota State Park CCC/WPA/Rustic Style Historic Resources



*The **Orin Porter House** was included in a boundary increase for the Hudson Historic District, nominated as part of the multiple property submission, Historic and Architectural Properties of Hudson in Summit County, Ohio. The boundary increase was justified on the basis of its association with the development of the community's post-Civil War era railroad-based economy. The owner of this house, Orin Porter, was a significant architect associated with the architectural development of this section of the historic district. (Lois Newkirk)*

GENERAL GUIDELINES FOR MULTIPLE PROPERTY SUBMISSIONS

- A Multiple Property Documentation Form is a document for recording written statements of historic context and associated property types, thereby providing a framework for evaluating a thematic group of historic properties.
- A multiple property submission may be based on one or more historic contexts.
- The contents of a multiple property submission may be organized because:
  1. One or more historic contexts and related property types are represented.
  2. Related properties exist or are likely to exist in sufficient numbers to warrant registration in the multiple property format.
  3. The needs of Federal, State, or local preservation planning goals and priorities are addressed.
- A historic context is a body of information about related properties organized by theme, place, and time.
- The theme underlying the historic context may be based on one or several broad areas of significance, or on more specific events and activities or patterns of physical or cultural development related to one or several areas of significance.
- The geographical area covered by a historic context is based on the location and extent of properties known or likely to exist or have existed related to the historic context, such as a community developed as a regional center of commerce, a river valley having a common pattern of cultural development, or an area across several states settled by one particular ethnic group.
- The time period covered by a historic context is based on the period of time when the events significant to the historic context are known to have occurred.
- A multiple property submission may cover any geographical scale—local, regional, State or national—and need not be the same level as that of the related historic contexts.
- While a multiple property group or a historic context is organized at a specific geographical level, an individual property may be evaluated at another, often smaller, geographical level. If so, the property's relationship to its historic context must be considered.
- A property type may relate to one or several historic contexts. The significance of a property type is based on a knowledge of its respective historic contexts.
- A property type and its related properties may have significance in history, architecture, engineering, archeology, or culture, or a combination of these disciplines, and may meet one or more of the National Register criteria.
- Multiple property listings may arise from historic contexts identified in the Federal, State, or local planning process.

GUIDELINES FOR ORGANIZING A MULTIPLE PROPERTY SUBMISSION BASED ON A LOCAL SURVEY

Many multiple property submissions are based on surveys or inventories of historic, architectural, cultural, or archeological properties, particularly for communities. The following guidelines may be helpful in these cases:

- Through a study of primary and secondary sources, predictive studies, field survey, and other techniques, compile information about the prehistory and history of the community and the existence of related historic resources.
- Carefully analyze the information to identify the broad patterns and stages in the area's prehistory or history. Relate these to the National Register criteria and areas of significance. Consider:
  1. Stages and patterns of area settlement and development, important events, and significant persons.
  2. Aesthetic and artistic values embodied in architecture, art, craftsmanship, construction technology, or the style and work of a master.
  3. Research values or problems related to the area's prehistory and history, social and physical sciences and humanities, and local cultural interests.
- Determine which historic patterns or developments can be studied on a local level, and which need to be studied in a larger geographical context, such as the State, region, or the nation as a whole. Consider the ways in which the patterns and stages of local development relate to the historic contexts that have been identified in the Statewide preservation planning process.
- Define a particular period of time, geographical area, and theme for each major stage or pattern of development, identifying a set of historic contexts that can be used to organize information about the history and prehistory of the locality and its related historic properties.
- Document the locality's history and prehistory in Section E of the multiple property form, using the historic contexts as the framework for organizing the information.
- The survey identifies various kinds of properties found in the local community or geographical area according to each historic context. Group these into property types based on their common physical or associative characteristics.
- Document each property type in Section F of the multiple property form. Using survey data and other information, **describe** the associative and physical characteristics that define each property type and discuss its **significance** to the historic context. Assess the qualities and condition of existing related properties. Determine the characteristics or qualities and the degree of historic integrity **required for the registration** of related properties in the National Register as a member of the property type.
- Apply the registration requirements to each surveyed property possessing similar physical or associative characteristics. Compare the characteristics, qualities, and degree of integrity required for registration to that of each property to determine if it qualifies for registration as a member of the property type.
- Document on a National Register Registration Form each property determined to meet the registration requirements. Special instructions for properties submitted as part of a multiple property listing should be followed.
- Organize the documentation for all and any combination of the historic contexts and property types and the forms for each property documented, into one or several multiple property submissions.

B. ASSOCIATED HISTORIC CONTEXTS

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Enter the name of the historic contexts related to the multiple property submission and used in preparing the multiple property form. For each historic context, determine the appropriate theme, geographical area, and chronological period for each context.

Historic contexts may include those identified in the State historic preservation office comprehensive planning process. According to the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation,* historic contexts provide information about the historical patterns and trends that produced individual properties. Historic contexts serve as the foundation for decisions about the identification, evaluation, registration, and treatment of historic properties. For further explanation of historic contexts, see discussion in section E.

Main Street was included in the ***Gold Hill Historic District****, a property nominated to the National Register of Historic Places as part of the Metal Mining and Tourist Era Resources of Boulder County, Colorado multiple property submission. Dating from the early 1870s, the Gold Hill Historic District is considered the most "intact representation of the early mountain communities that developed as a result of the precious metal mining in Boulder County." (Deborah Abele)*

MULTIPLE PROPERTY LISTING	HISTORIC CONTEXTS
Hohokam Platform Mound Communities of the Lower Santa Cruz River Basin, Arizona, ca. A.D. 1050-1450	The Foundation, Occupation, and Abandonment of Hohokam Platform Mound Communities of the Lower Santa Cruz River Basin, ca. A.D. 1050-1450
Historic and Architectural Properties of Hudson, Ohio	Pioneer Days and the Connecticut Influence, 1799-1825
	Architectural and Historic Impact of Western Reserve College, 1825-1850
	Railroad Prosperity/Merchant Builders, 1850-1907
	Historic Restoration/Model Town, 1907-1925
	Exurbia, 1925-1940
Metal Mining and Tourist Era Resources of Boulder County, Colorado	Early Settlement and Community Development in the Mountain Region of Boulder County, 1858-1910
	Recreation and Tourism in Boulder County's Mountain Region, 1900-1925
Minnesota State Park CCC/WPA/Rustic Style Historic Resources	Landscape Architecture in Minnesota State Parks, 1933-1942
	State Park Development in Minnesota State Parks, 1889-1942
	Rustic Style Architecture in Minnesota State Parks, 1905-1942
	CCC/WPA Federal Relief Programs in Minnesota State Parks, 1933-1942

C. FORM PREPARED BY

C. Form Prepared by

name/title _____

organization _____ date _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Enter the name, title, organization, address, and daytime telephone number of the person who compiled the information contained in the documentation form. The SHPO, the FPO, or the National Park Service may contact this person if questions arise about the form or if additional information is needed.

The 1939 water tower is a contributing building in the National Register of Historic Places nomination of ***Lake Bronson State Park*** *in Kittson County, Minnesota. The eligibility of the park was justified for its association with the Minnesota State Park CCC/WPA/Rustic Style Historic Resources multiple property submission. The historic resources of Lake Bronson State Park are significant as "outstanding examples of rustic style split stone construction." (Rolf T. Anderson)*

D. CERTIFICATION

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (❑ See continuation sheet for additional comments.)

Signature and title of certifying official — Date

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper — Date of Action

The State Historic Preservation Officer (SHPO), Federal Preservation Officer (FPO), Tribal Preservation Officer (TPO), or other Federal officials completes this section to certify the completeness of the information on the multiple property form and the fulfillment of the procedural and professional requirements for submission. The role of the SHPO, FPO, TPO and other Federal officials, in each case, depends on several things: the action being requested, agency initiating the action, ownership of property, and requirements in 36 CFR Part 60.

To determine the appropriate certifying and commenting officials in a particular case, refer to the "Roles of Certifying and Commenting Officials" in Appendix VII of *National Register Bulletin: How to Complete the National Register Registration Form*. For a list of SHPOs, FPOs, TPOs, and National Park Service regional offices, see Appendix IX of the same publication.

The State, Federal or Tribal authority signs the statement and provides the date and the name of his or her agency or bureau. Upon approval of the form, the Keeper of the National Register will sign and date the form. Each individual property submitted as part of the multiple property submission is certified separately on its respective registration form.

Additional certifying officials should sign and date a continuation sheet containing the statement: "As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements consistent with the National Register criteria for the listing of related properties. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. Local government officials, including those in CLGs, and other persons may express their opinions in a letter accompanying the form.

Although only the individual properties documented for eligibility as part of the listing will be registered in the National Register and included in the National Register Information System, the multiple property form will become a permanent part of the written records of the National Register. It is used as a basis for the evaluation of registration forms appended at the time of the initial submission and subsequently as additional properties are submitted

E. STATEMENT OF HISTORIC CONTEXTS

E. Statement of Historic Contexts

(If more than one historic context is documented, present them in sequential order.)

Provide a written narrative of the historic contexts related to the multiple property submission. To qualify for listing in the National Register of Historic Places , a property must be significant; that is, it must represent a significant historic context in the history, architecture, archeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within prehistory or history is made clear.

Historians, architectural historians, folklorists, archeologists, and anthropologists use different words to describe this phenomena such as trend, pattern, theme, or cultural affiliation, but the concept is the same. The concept of historic context is not a new one; it has been fundamental to the study of history since the 18th century and, arguably, earlier than that. Its core premise is that resources, properties, or happenings in history do not occur in a vacuum but rather are part of larger trends or patterns.

For the multiple property submission, the statement of historic context is a written narrative that describes the unifying thematic framework. The historic context statement must be developed in sufficient depth to support the relevance, the relationships, and the importance of the properties to be considered. For the purposes of the National Register program, the statement of historic contexts requires a consistent framework: theme, geographical area, and chronological period. This organization provides for a standardized means of describing and explaining the significance of a wide variety of properties.

Depending on the nature of the historic properties and the informed judgment of the nomination preparer, the historic context may represent any one of a range of historical frames of reference. There are many ways in which to look at historic properties and thus many ways of documenting contexts. The approach should be determined by the purpose or need for evaluating and managing historic properties.

If there is a need to know more about particular kinds of resources, a **thematic approach** may be called for. Historic context may emphasize economic, social, and political forces, such as certain industries, arts, literature, and military subjects. A historic context may be associated with the life of a person or groups of persons that influenced the destiny and character of a region. Architectural styles, building and structural types, and building materials and methods of construction also may serve as the organizing device for the historic context. Care should be taken not to define the context too narrowly so as to limit its applicability to preservation decision making. For example, a historic context covering three-story apartment houses will be far less useful than one defined by the general apartment house building type. Or, a historic context may be based on a research topic or archeological site type that will expand existing knowledge of an area's development, past cultural affiliation, and human activities and interaction.

If there is a need to know more about properties in a particular area, such as when a Certified Local Government wishes to survey and inventory the resources within its jurisdiction, then a **geographically-based approach** would be appropriate. A geographically-based historic context may be at the scale of a community, town, city, county, State, region, nation, or physiographic area and may treat all or some of the themes and periods in a given area. A management unit, such as a park, public forest, or transportation system, also may be a geographically-based historic context. For such historic contexts, prehistory and history prior to the establishment of the management unit should take into account patterns and trends beyond the modern boundaries. For geographically-based historic contexts, the following may be addressed: the developmental phases in the area's history; the economic, social, and political forces that affected the area's physical form, and factors that gave the community or area its own distinct character separate from that of like or other settlements.

If there is a need to know more about the properties of a particular period in history, a **chronologically-based approach** is called for. Such historic contexts may focus on a prehistoric period, such as a historic context devoted to prehistoric hunters and gatherers ca. 10,000-200 B.P. They also may focus on historical periods, such as the post-Civil War era, the Great Depression, or early settlement.

The discussion of historic context should introduce a definition of the property type, its locational patterns, and general characteristics. These topics are defined in greater detail in section F.

If more than one historic context is documented, they should be presented in sequential order. Normally, the historic contexts discussion stands as a discrete narrative section, followed by the discussion of

GUIDELINES FOR DOCUMENTING A HISTORIC CONTEXT

The *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* offer the following steps for documenting a historic context:

- Identify the concept (or theme), chronological period, and geographical area for the historic context.
- Assemble information about the historic context:
  1. Collect information about the prehistory or history of the geographical area encompassed by the historic context, including information about properties that have already been identified. Identify groups of properties that may have important roles in defining historic contexts and values.
  2. Assess information to identify bias in historic perspective, methodological approach, or area of coverage.
- Synthesize information. Prepare a written narrative of the historic context, providing a detailed synthesis of the data collected and analyzed. Important patterns, events, persons, architectural types and styles, or cultural values should be identified. Consider:
  1. Trends in area settlement and development;
  2. Aesthetic and artistic values embodied in architecture, construction, technology, or craftsmanship, and
  3. Research values.
- Define property types.
  1. Identify property types that have relevance and importance in illustrating the historic context. Determine how the National Register criteria would apply to examples of each on the basis of the important patterns, events, persons, and cultural values discussed in the written narrative of historic context. Also, outline and justify the specific physical and associative characteristics and quality of historic integrity that an individual property must possess to be eligible for listing as a member of the property type.
  2. Characterize the locational patterns of property types, that is, generalize about where particular types of property are likely to be found.
  3. Characterize the current condition of known properties relating to each property type.

property types. Depending on the nature of the historic properties, however, it may be advantageous to present each historic context followed by its corresponding property type before proceeding to the next historic context. The National Park Service will accept either approach to the order of these sections, provided that the requested information is included and clearly labelled.

BACKGROUND INFORMATION FOR HISTORIC CONTEXTS

Background information for historic contexts may include facts about:

- Prehistoric cultural occupations.
- Exploration and settlement.
- The social and cultural environment.
- The natural character of the area, including waterways, natural features, natural resources, climate, terrain, soil conditions, and its relationship to manmade development.
- Development of transportation routes, commerce, industry, immigration, and settlement patterns, and the development/establishment of communities/towns and government .
- Historic patterns and stages of community or regional growth.
- Contemporary manmade character of the area, including population density, patterns of land use, nature of physical development, and general condition of cultural resources.

HISTORIC CONTEXTS RELATED TO HISTORIC OR PREHISTORIC TRENDS AND PATTERNS

For historic contexts related to historic or prehistoric trends and patterns of development such as commerce, industry, settlement, education, transportation, communication, etc., discuss:

- The historical development characterizing the theme or themes on which the historic contexts are based, including major stages of growth, pivotal events, significant ethnic or personal associations, and political or legislative decisions.
- Principal dates, events, activities, persons, associations, and developmental forces related to the contexts.
- The relationship of cultural and environmental influences such as transportation, immigration, politics, commerce, industry, technology, communications, access to natural resources, climatic and soil conditions, and topography to the course of events related to the historic contexts.

HISTORIC CONTEXTS RELATED TO AN INDIVIDUAL OR GROUP OF INDIVIDUALS

For historic contexts related to the life of an individual or a group of individuals, discuss:

- The major achievements of the individual or individuals.
- How the achievements or career influenced life in the locality, region, State, or nation.
- The role of the individual or group in spreading a distinctive culture, religion, or philosophy throughout a geographical area.
- The entirety of the individual's or group's career and its reflection in the historic properties.

HISTORIC CONTEXTS RELATED TO ART, ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE

For historic contexts related to art, architecture, engineering, and landscape architecture, discuss:

- Principal types, styles, time periods, and methods of construction on which the theme or themes underlying the historic contexts are based.
- Principal architects, landscape architects, artists, builders, craftsmen, or designers identified with the historic contexts; if related to the work of one or a small group of artisans, the evolution and distinguishing features of their work.
- The impact of architectural characteristics, such as scale, proportions, materials, workmanship, stylistic details, spatial arrangements, construction techniques, and aesthetic quality on the overall architectural character of a particular geographical area or period of time.
- The relationship of cultural influences such as immigration, settlement, commerce, transportation, communications, developments in technology, and industrial developments to the development of style, type, and method of construction.
- The relationship of environmental influences such as climate, natural features, soil conditions, and presence of natural resources to the development of style, type, or method of construction.

HISTORIC CONTEXTS RELATED TO PREHISTORIC AND HISTORICAL ARCHEOLOGY

For historic contexts related to prehistoric and historical archeology, discuss:

- Types of archeological properties, including periods of time, related research topics, cultural affiliations, general physical characteristics, and probable kinds of important research data represented by the historic contexts.
- Results of archeological, ethnographic, or historic research already conducted or otherwise pertinent to an understanding of the historic contexts and related property types.
- Important categories of information known or believed to exist relative to the historic contexts.
- Cultural and environmental influences that determined the location, distribution, and quality of sites or resources historically, and that have affected the potential of existing sites and resources to yield important information.
- Research value and other uses of information and information categories likely to be yielded by a study of related property types.

F. ASSOCIATED PROPERTY TYPES

F. Associated Property Types
(Provide description, significance, and registration requirements.)

For each property type, provide the name, description, statement of significance, and registration requirements for National Register listing. The property type description and statement of significance need not be lengthy if the information is already discussed in section E, but it should be summarized.

Property type ties the historic context to specific historic properties, so that National Register eligibility can be assessed. A property type is a grouping of individual properties characterized by common physical and/or associative attributes. **Physical attributes** include style, structural type, size, scale, proportions, design, architectural details, method of construction, orientation, spatial arrangement or plan, materials, workmanship, artistry, and environmental relationships. Care should be taken not to define property types too narrowly— according to a localized architectural feature, size , scale, feature, proportions, etc. **Associative attributes** include the property's relationship to important persons, activities, and events, based on information such as dates, functions, cultural affiliations, and relationship to important research topics.

Discuss the specific characteristics qualifying or disqualifying specific properties for listing. These characteristics may include physical or associative attributes or relate to integrity considerations. For purposes of discussion and analysis, it may be useful to divide some property types into subtypes. For example, in the Metal Mining and Tourist Era Resources of Boulder County, Colorado multiple property listing, the property type *vernacular domestic dwelling* is divided into the subtypes: pioneer log, vernacular wood frame, and vernacular Victorian.

Property type analysis is a tool for evaluating related properties. The conclusion of this analysis is the registration requirements. The analysis also is useful for assessing variations within a particular property type. If subtypes are identified, registration requirements may be divided between the general qualifications for members of the types and more specific features of the subtypes. The analysis of subtypes will be more detailed, and therefore, more useful for the evaluation of identified properties. Property type analysis is not necessary on this form for unique or rare resources because the information can appear on the registration form within the multiple property submission.

A property type may include a variety of buildings and structures with diverse physical characteristics or may be based on distinguishable structural types or functions. *Railroad-Era Construction in Watrous* could include commercial, industrial, civic, and residential buildings of the period as well as structures directly associated with the railroad. The property type, *effigy mounds* is limited to a specific archeological site type. *Round barn* is based on architectural form, whereas *dairy farms and facilities* is based on function and association with a specific agricultural activity.

PROPERTY TYPE DESCRIPTION

In concise narrative form, describe the physical characteristics and associative qualities that define each property type. Descriptions should discuss a combination of physical and associative characteristics. Physical or associative characteristics may be emphasized depending on the significance of the property type. Property types significant under Criteria A and B, for historical associations, will likely emphasize associative characteristics, whereas those under Criterion C will likely emphasize physical characteristics. Criterion D may emphasize associations with events, trends, or individuals; representatives of a group, or physical characteristics.

Consider:

- **Physical characteristics** such as style, period, site or structural type, size, scale, proportions, design, architectural details, method of construction, siting, orientation, spatial arrangement or plan, materials, workmanship, artistry, and environmental relationships.
- **Associative characteristics** such as the property's relationship to important activities, persons, or events, including information such as dates, functions, role, cultural affiliations, relationship to important research topics, and the presence of natural features or resources that helped determine location.
- Geographical information such as the property's relationship to natural resources, climate, topographical features, and soil conditions that may have been relied upon for industry, transportation, defense, or subsistence, or that helped determine the siting, location, form, design, function, and materials of associated cultural resources.
- The likely nature of boundaries for related properties and any special factors to be considered in selecting boundaries, such as the likelihood of the resource to exist in groups or in combination with other significant property types forming historic districts.
- Variations occurring within the property type due to changing cultural, chronological, or geographical influences.

GUIDELINES FOR SELECTING PROPERTY TYPES

In selecting property types, consider the following:

- Form, function, associations, events, or physical characteristics should be considered in selecting and determining the name of a property type.
- The selection should be based on a knowledge of the relevant historic contexts, and then on whether or not the type is a manageable and efficient tool for evaluating eligibility for National Register listing.
- Property types may be defined to include resources that are associated with the general growth or prosperity influenced by the theme and that are not directly resultant from the predominant theme of the context.
- A property type may consist of one or more related structural types. The property type, *Carnegie libraries in Iowa*, would only include library buildings, whereas, *railroad-era buildings and structures in Watrous* could include commercial buildings, public buildings, residences, bridges, storage sheds, as well as railroad stations and freighthouses.
- The fullest extent of the significant historic values of a group of related resources should be considered. For example, discussion of a *round barn* as a property type may concentrate on the resource's inherent architectural values while *dairy farms and facilities* recognizes a broader spectrum of significant and interrelated architectural and historical values.
- A property type may include buildings, sites, structures, objects, historic districts, or any combination of these resources.
- Historic districts may be a separate property type or may be included within a property type that combines it with other resources such as buildings and sites.
- A property type may relate to one or more of the National Register criteria.
- Base property types related to Criterion A on properties relating to an event or chain of events important in illustrating the historic context.
- Base property types related to Criterion B on known properties associated with the productive life of a person important in the historic context.
- Base property types related to Criterion C on one or a group of the following:
  1. Properties having common architectural style, period, or method of construction.
  2. The works of a master or related groups of masters.
  3. Properties having common high artistic values.
  4. Significant architectural features distinguishing one or more groups of buildings or structures.
- Base property types related to Criterion D on one or a group of resources that are likely to yield important information about a common set of research questions important to the historic context.
- Locational patterns of the property type, that is generalizations about the known or likely location, occurrence, and distribution of examples representing the property type.
- Condition or expected condition of property types including:
  1. Any inherent characteristics that are likely to contribute to or detract from its physical condition.
  2. Any aspects of the social and natural environment that may affect its preservation or visibility.
- Specific period of time and locations in which related properties are believed or known to have existed.

PROPERTY TYPE SIGNIFICANCE

In narrative form, state the significance of the property type as it relates to each historic context listed in section B. The narrative should be a concise and factual summary of information directly relating the property type to:

- Important aspects of its historic context.
- The various areas of significance and criteria for which properties may be listed in the National Register.
- Significance in national, State, or local history.

Consider the following when discussing the significance of property types under Criteria A and B:

- Important dates, events, activities, persons, associations, and developmental forces, trends, and patterns relating the property type to its relevant historic context.
- Any direct relationship of the property type to major stages of growth, pivotal events or activities, or personal associations characterizing the historic context.

*The **1898 Birmingham Bridge** was nominated to the National Register of Historic Places as part of the Industrial Resources of Huntingdon County, Pennsylvania multiple property submission. Located in Birmingham, it is significant as "a fine example of one of the county's less than ten remaining pin-connected Pratt through truss bridges built in the late 1800s." (Nancy Shedd)*

For properties significant under Criterion C, summarize the following:

- Principal types, styles, and methods of construction illustrated by the property type and how these relate to the overall historic context.
- Principal architects, artists, builders, craftsmen, designers , or landscape architects identified with the introduction and development of the property type.
- Architectural characteristics, such as scale, proportions, materials, workmanship, stylistic details, spatial arrangement, construction techniques, and aesthetic quality, that give examples of the property type their significance.
- Spatial relationships of resources to each other and the environment, including set backs, street plans, parks, squares, open spaces, structural density, plantings, natural features, and landscape architecture, if these are significant unifying features of the property type.

For property types significant under Criterion D, discuss the following:

- Related research topics, cultural affiliations, general physical characteristics, and probable kinds of important research data that link the property type to its historic context.
- Archeological, ethnographic, or historic research already conducted or otherwise pertinent to an understanding of the property type.
- Important categories of information and related research topics about which properties related to the property type are likely to yield information.

For property types meeting **Criteria Considerations**, including properties less than 50 years old, religious properties, reconstructed and moved properties, commemorative properties, cemeteries and graves, or birthplaces, explain how these properties as a group meet the special requirements for listing called the for in the National Register criteria considerations. (See *National Register Bulletin: How to Apply the National Register Criteria for Evauation* for advice on criteria considerations.)

PROPERTY TYPE REGISTRATION REQUIREMENTS

State the registration requirements based on the analysis of the data collected on the property type and known related properties in relationship to the National Register criteria, criteria considerations, and areas of significance. The requirements should provide specific information that can be used for comparing actual historic properties and for making judgments about their relative significance. Registration requirements involve not just integrity, but how well a specific property illustrates the property type and how it relates to the historic context.

Include the following in a discussion of registration requirements: the physical characteristics, associative qualities, or information potential that an example of the property type must possess to qualify for the National Register. This section should specify the aspects of integrity (location, design, setting, materials, workmanship, feeling, and association) and an explanation of how each aspect is defined for the specific property type. Base integrity requirements on an analysis of the property type and its significant features and a knowledge of representative properties and their relative integrity.

This section is intended to provide information on the unifying characteristics of the property type. Information common to the properties is placed in this section so that it need not be repeated in each individual National Register nomination.

EXAMPLES OF REGISTRATION REQUIREMENTS

Name of property type: BRIGHT LEAF ERA FARMHOUSES AND TENANT HOUSES.

*(The example is from the Historic and Architectural Resources of Granville County multiple property submission prepared by the North Carolina State historic preservation office and emphasizes **rural qualities and features** as key registration requirements.)*

Basically traditional structures—the largest group of traditional structures in the county with the possible exception of outbuildings—the surviving bright leaf era rural dwellings will usually meet registration requirements because of their traditional forms, floor plans and materials. Stylistic concerns are limited, though some larger farmhouses will meet registration requirements because they display a significant number of Italianate, Victorian, Colonial Revival or bungalow style features. In general, to qualify for registration, the dwellings should retain a rural setting and the forms, floor plans or materials that evoke their period of construction and the rural life of the time. More numerous than their predecessors, they should also retain a significant degree of stylistic integrity, where a style is present. The integrity of their association and feeling is greatly bolstered by the presence of contemporary outbuildings or later outbuildings that display forms and functions similar to their predecessors, particularly outbuildings associated with the raising of Bright Leaf tobacco.

Name of property type: RESOURCES ASSOCIATED WITH TRANSPORTATION.

*(The example is from the Industrial Resources of Huntingdon County multiple property submission prepared by the Pennsylvania State historic preservation office and emphasizes **function** and **design completeness** as key registration requirements.)*

In order to qualify for listing, the transportation resources must have been used by the transportation industry or by another industry for the transportation of county produced goods or the transportation of raw materials and people. The properties must be intact examples of one of the identified subtypes: road resources, canal resources or railroad resources. Many bridges associated with roads or railroads have been maintained or replaced in situ before 1939 and are currently in use. Except where specified eligible transportation resources must have integrity of location, design, setting, materials and association.

Subtype: road resources Road bridges are eligible under Criterion A in the area of transportation if they served as important links in the local road network and in the transportation of goods, raw materials, or people within the county. The historic materials, form and setting of the bridge must be intact.

In order to be eligible under Criterion C in the area of engineering a bridge must be an example of a bridge design that was important in the construction of bridges in Huntingdon County. Those properties eligible for engineering significance should be considered even if alterations to form and materials exist so long as the significant engineering design is prominent and intact.

Subtype: canal resources The remains of canal right-of-way or structural components must be visually evident and any disturbance that may have occurred must not have compromised the potential for the site to yield information relevant to the historic use or engineering of the site. Canal resources must retain integrity of location, design, materials and association. Canal resources eligible under Criterion A must be associated with an important transportation route or industry in the county such as the Pennsylvania Canal. A portion of a canal right-of-way must retain the visual appearance of an earthen ditch in order to be considered for eligibility under Criterion A. For the same criterion, enough of the stone walls of a lock or dam must stand to represent the original function of the feature. Long planking which may have been associated with a canal resource need not remain in order for the resource to be considered for listing.

The abandonment of the canal has resulted in the natural deterioration of the individual components. In order to be eligible under Criterion D, a canal resource must be able to yield information on the historic functions or engineering of the canal. Canal resources must also retain original materials, setting, and configuration to be eligible under Criterion D.

Subtype: railroad resources The historic right-of-way completed by the Pennsylvania Railroad in 1850 for the most part is presently in use by Conrail, thus the significant features associated with the operation of the line have, by necessity, been subject to continuing maintenance, upkeep or replacement as necessary. Other railroad resources may be associated with local industry that operated rail lines as part of their operations such as the East Broad Top Railroad by the Rockhill Iron and Coal Company.

In order to be eligible in the area of transportation under Criterion A railroad resources must be an important link in the local railroad network or in the transportation of goods and people through or within Huntingdon County. In order to be eligible in the area of industry under Criterion A, railroad resources must be associated with a locally important industry such as the coal or coke industry. To be eligible in the area of engineering under Criterion C, railroad resources must be an example of a bridge or tunnel design that was important in the construction of bridges and tunnels in Huntingdon County; or be an example of engineering needed by railroad companies in overcoming mountainous terrain in western Pennsylvania. As part of the Pennsylvania Railroad's efforts to maintain or increase carrying capacity on bridges in Huntingdon County, the Pennsylvania Railroad reinforced bridges in Huntingdon County with concrete during the first decades of the twentieth century. The concrete reinforcing is considered as contributing to the historic significance of these bridges; this reinforcing enabled the Pennsylvania Railroad to continue its important role in local and regional transportation to 1939. Pennsylvania Railroad tunnels similarly remain eligible for the National Register even though two of the four tracks constructed at the turn of this century have been removed. The railroad track and bed remain eligible as long as the original alignment and grade of the bed and track have been maintained. The railroad track and bed are eligible even though ties and rails may have been replaced; such replacements are considered essential to the continuing operation of the railroad line. Railroad resources were evaluated at the local level.

Warehouses constructed by the Pennsylvania Railroad must retain their proximity to the right-of-way as well as their original design and construction material in order to be eligible under Criterion A for association with the transportation industry. They may also exemplify the use of the railroad by a significant historic industry. For railroad warehouses eligible under Criterion C for their engineering significance it is not necessary for them to retain their original location as long as an appropriate setting is provided and engineering features have been retained.

G. GEOGRAPHICAL DATA

G. Geographical Data

List all jurisdictions and geographical units or portions covered by the multiple property group, including the name of towns, cities, counties, townships, parishes , multiple counties, areas of counties, and areas of states or multiple states. The geographical data define the limits of the area where properties included within the multiple property group exist or are likely to exist. Define political boundaries, route numbers, road names, or topographical features as precisely as possible. Geographical data also may refer to section numbers, contour lines, or lines drawn between UTM reference points on USGS quadrangle maps. State if the area is coterminous with the limits of a political jurisdiction or area, for example, Yellowstone National Park or the incorporated limits of Columbus.

The geographical area covered by the multiple property listing should incorporate the area covered by its related historic contexts, but it does not need to have the same boundaries.

EXAMPLES

The State of Washington

The corporate limits of the village of Higginsport, Brown County, Ohio

The geographical area encompasses the 19 National Forests in the Pacific Northwest Region (region 6) located in Oregon and Washington

The salt pond region extends across the southern edge of Rhode Island. Located within Washington County, the area includes portions of Westerly, Charlestown, South Kingstown, and Narragansett. The eastern boundary is Route 108 in Narragansett; the western boundary is the Pawtucket River; the southern boundary is Block Island Sound; the northern boundary generally is U.S. Route 1. Exceptions to this northern boundary occur (1) at the intersection of U.S. Route 1 and Narrow Lane. The boundary at this intersection follows the 60 foot contour line north and west around Cross Mills Pond, and (2) at the intersection of U.S. Routes 1 and 1A in Westerly. At this intersection, the boundary turns southwest along Route 1A to the Pawtucket River shoreline immediately adjacent to intersections of Avondale Road and India Point Road.

H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

H. Summary of Identification and Evaluation Methods

(Discuss the methods used in developing the multiple property listing.)

Provide a concise explanation of the methods used to prepare the multiple property submission by answering the following questions:

- How was the survey conducted and data collected? Include a discussion about methods, survey history, sampling techniques, survey procedures, archival research, and field survey.
- How were the historic context(s) determined? Include information about the general approach for organizing data about the historic contexts , determining geographical area, and period of time.
- On what were the significant property types based? Function, style, time period, or historical period?
- How were the requirements derived for integrity for the listing of member properties? Were they based on a knowledge of the condition of existing properties, on predictions derived from a study of historic land use, or on some other factors?

This cluster of agricultural buildings that make up the ca. 1899 Puckett Family Farm at Satterwhite, Historic and Architectural Resources of Granville County, North Carolina has been described as "one of the county's most significant bright leaf era rural properties, an intact symbol of the way most of the county's citizenry led its life from the Civil War into the 1950s." It was nominated to the National Register of Historic Places as part of the geographically-based Granville County, North Carolina multiple property submission. (Marvin A. Brown)

EXAMPLE OF IDENTIFICATION AND EVALUATION METHODS

The multiple property listing of historic and architectural resources of Granville County, North Carolina, is based upon a 1986 architectural resources inventory of the county, and a 1987 National Register nomination project, conducted by Marvin A. Brown and Patricia A. Esperon under the auspices of the Survey and Planning Branch of the North Carolina Division of Archives and History. The inventory identified more than 525 properties and groups of properties. Every passable road, public and private, leading to a known or suspected property was driven during the inventory and every building marked on the USGS topographical maps for the county was viewed. Properties from vernacular to high style were recorded, with emphasis given to age and rarity, and representativeness of types and styles. Every pre-Civil War property was recorded, as were the vast majority of properties predating the turn of the century. Those not recorded were passed over because of alterations that substantially damaged their integrity. Properties erected between 1900 and World War II were more selectively recorded, with emphasis given to the more unaltered, unusual or particularly representative ones. For each recorded property, locations were noted on USGS topographical maps; photographs were taken; computerized inventory forms were completed; research, including the checking of deeds and secondary sources and the taking of oral histories, was conducted, and narrative architectural and historical descriptions were written. This work was conducted on a full-time basis by Marvin Brown during 1986 and on a full-time basis for the last half of the year by Patricia Esperon. In 1987, both Brown and Esperon also worked full-time in the county, further researching the inventoried properties and drafting National Register nominations.

The properties are grouped under three historic contexts that conform with the three major themes that best define the county and its properties: (1) the plantation era between the founding of the county and the Civil War; (2) the influences of the raising of Bright Leaf tobacco on the development of rural Granville County between the Civil War and World War II; (3) and the influence of the Bright Leaf during those years on the development of the county seat of Oxford. The property types are organized chronologically by style and by function.

The survey identified a wide range of resources in the county spanning the years from the Revolutionary War to World War II. Integrity requirements were based upon a knowledge of existing properties. The architectural and physical features of the county's finer surviving properties, derived from the inventory, were considered in developing the outlines of potential registration requirements. The general statements about the lack of comprehensive integrity of many properties are based upon knowledge of the deteriorated condition and tenuous position of many of the county's rarest and most historically evocative and important properties. The total number of Granville County properties placed on the Study List for nomination to the National Register at the January 8, 1987, North Carolina Professional Review Committee meeting was 120 individual rural properties, five rural districts, one large Oxford historic district and five individual Oxford properties. Approximately 90 percent of these study list properties are dwellings and farms, with several grist mills, masonic lodges, churches, tobacco manufactories and fraternal and commercial buildings making up the rest. The few nominated properties included with this multiple property nomination are the first phase of nominations. They were chosen because they are exceptional examples of important styles and types in the county and exceptionally evocative of historical ways of life in the county. The nominated properties were limited to a small selection of inventoried properties because of budgetary and time limitations imposed by the National Register project under which this work has been performed. Also because of budgetary and time constraints, the Historic District in Oxford was limited to the discrete core of the town's oldest, finest and most significant properties.

I. MAJOR BIBLIOGRAPHICAL REFERENCES

I. Major Bibliographical References

(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)

Under this heading, list the major bibliographical references. Use a standard bibliographical style, such as that found in *A Manual of Style* or *A Manual for Writers* by Kate L. Turabian, both published by the University of Chicago Press. Include primary and secondary sources of information used in documenting the property types and the respective historic contexts. Do not include general reference works unless they provided specific information or assisted in evaluating and documenting related properties. Sources may include field surveys, theme studies, published histories, historic photographs and maps, oral histories, archeological surveys, folklife studies, and archival research in public and private records.

For surveys and inventories, the following are required:

- Title.
- Dates.
- File number (if any).
- Nature of the survey.
- Name of the sponsoring organization.
- Names and titles of the authors or persons conducting the survey.

Lastly, identify the primary location where additional documentation is stored.

GUIDELINES FOR BIBLIOGRAPHICAL REFERENCES

- For **all printed materials**, list author, full title, location and date of publications, and publisher.
- For **articles**, list also name, volume, and date of the journal or magazine.
- For **unpublished manuscripts**, indicate where copies are available.
- For **interviews**, include the date of the interview, name of the interviewer, name and title of the person interviewed, and if taped, location where the tape or transcript is stored.
- Cite **any established historic contexts** that have been used to evaluate the property.

EXAMPLES

Intensive architectural inventory of Granville County, North Carolina, conducted in 1986 by Marvin A. Brown, architectural historian, and Patricia A. Esperon, historian, and supervised by Davyd Foard Hood, state historic preservation officer. Files located at Survey and Planning Branch, North Carolina Division of Archives and History, Raleigh, North Carolina .

Caldwell, James R., Jr. "A History of Granville County, North Carolina: The Preliminary Phase, 1746-1900." Ph.D. Thesis, University of North Carolina, 1950.

Johnson, Guion Griffin. Antebellum North Carolina: A Social History. Chapel Hill: University of North Carolina Press, 1937.

Tilley, Nannie May. "Industries of Colonial Granville County," North Carolina Historical Review, Vol. 13, No. 4 (October 1936), pp. 273 -289.

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

Continuation sheets (NPS 10-900-a) or a computer-generated form are used to enter all required information for sections E through I on the Multiple Property Documentation Form (NPS 10-900-b). Type the name of the multiple property listing, letter of the section being continued, and page number for that section in the space provided at the top of each sheet. If a single sheet is used to continue several sections, information should be organized alphabetically according to section letters. If one or more sheets are needed to continue a section, number each sheet according to the letter of the section being continued.

GUIDELINES FOR CONTINUATION SHEETS

- On each sheet, enter the following information:
  1. Name of multiple property listing, section, and page number at the top of the form and
  2. A heading for each item with the corresponding information.
- Information for several sections may be placed on one continuation sheet. In this case, enter section letters at the top of the page. Enter the information in sequence by section.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

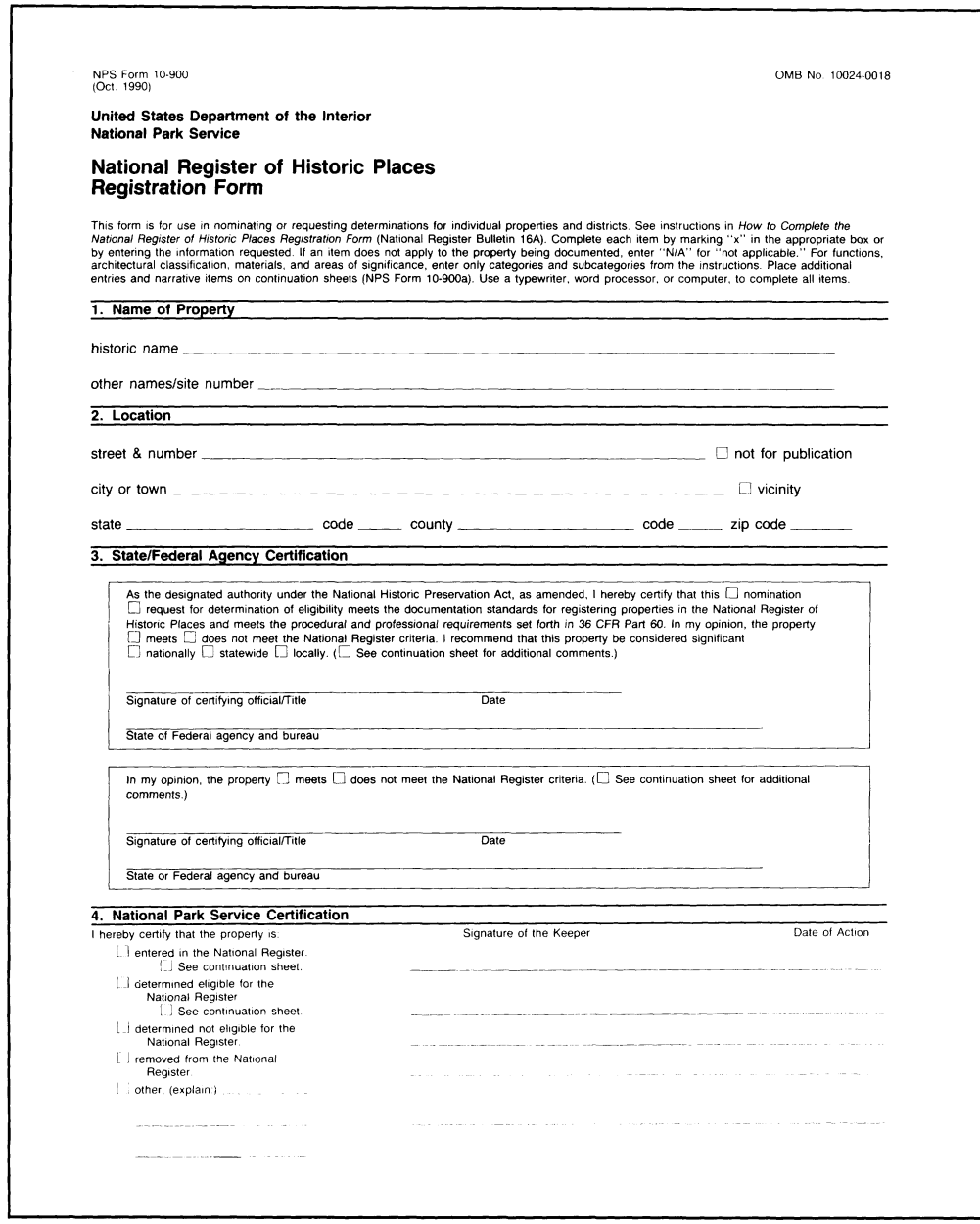
Section number _____ Page _____

NATIONAL REGISTER REGISTRATION FORMS

Submit one completed National Register Registration Form (NPS 10-900) for each property to be registered as part of the multiple property listing. Complete the form according to the instructions found in *National Register Bulletin: How to Complete the National Register Registration Form.* In addition, enter in the space provided in section 5 the name of the multiple property listing as it appears in section A of the multiple property form. In section 9, *Major Bibliographical References*, enter only those references supplementing the list provided in Section I of the Multiple Property Documentation Form or that specifically mention the individual property.

PHOTOGRAPHS AND MAPS

Photographs and maps are generally not submitted with the cover form, but are submitted with the individual property forms and should meet the requirements for documentation accompanying them. However, if several of the properties being registered are located in the same USGS quadrant, the UTM references and locations of each can be marked on a single USGS map included in the submission. Likewise, if several properties are in the same general location and a city tax map, USGS, or plat map is used to indicate property boundaries in place of a verbal boundary description, a single map identifying the boundaries of each property may be included, provided section 10 of each registration form references the map. If such maps are also used for a sketch map, the boundaries and other information of several properties may be indicated on a single area map included in the submission, provided each registration form references the map.



NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name _____

other names/site number _____

2. Location

street & number _____ ☐ not for publication

city or town _____ ☐ vicinity

state _____ code ____ county _____ code ____ zip code _____

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

_____
Signature of certifying official/Title Date

_____
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

_____
Signature of certifying official/Title Date

_____
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

IV: COMPILING MULTIPLE PROPERTY SUBMISSIONS

In a sequence, compile the multiple property submission to include the following:

- Completed Multiple Property Documentation Form and its continuation sheets.
- Individual National Register Registration Forms for each property, if submitted at the same time.

V: AMENDING MULTIPLE PROPERTY SUBMISSIONS

Because the multiple property format is designed as a flexible tool, the multiple property listing may be revised, refined, and expanded as new information is gathered, new properties are identified, and changes in the condition of related property types are observed.

Completed registration forms for related properties may be submitted to the National Register at the same time or after the multiple property form has been submitted, provided all the procedures and requirements set forth in 36 CFR Part 60 have been met.

Documentation on the multiple property form may also be updated, revised, and added to at any time upon the request of the State or Federal Historic Preservation Officer. Changes may be made by:

- Submitting additional information on new continuation sheets, or
- Providing a replacement form or individual sheets where substantial changes are made in the text.

Continuation sheets and replacement forms, as well as any requests for the removal of listed properties must be certified by the Federal or State Historic Preservation Officer and submitted according to the procedures outlined in the National Register regulations.

California Office of Historic Preservation
Technical Assistance Series #6

California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)

This handout compares the California Register of Historical Resources and the National Register of Historic Places. Because the California Register was consciously designed on the model of the National Register, the two programs are extremely similar. However, it is important to be aware of the areas in which these programs differ. Herein is offered information about eligibility criteria, integrity requirements, special (criteria) considerations, and the nomination process.

When trying to determine if a resource is eligible for the California Register, you may find it easier to first determine a resource's eligibility for the National Register. Then, if you find it ineligible for the National Register--and keeping in mind the differences between the two programs--move on to determine if it may in fact be eligible for the California Register as a result of these differences.

The information in this handout is taken from the implementing regulations for the California Register of Historical Resources (California Code of Regulations, Title 14, Chapter 11.5, Section 4850 et seq), which can be accessed on the internet at http://ohp.cal-parks.ca.gov/careqs/title14.PDF, and *How to Apply the National Register Criteria for Evaluation* (National Register Bulletin 15), which can be accessed on the internet at http://www.cr.nps.gov/nr/bulletins/nr15_toc.html. It is advised that you consult these two publications for more specific information. The back of this handout contains a listing of and request form for other publications you may find helpful.

Eligibility Criteria

California Register

An historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

National Register

An historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity

California Register

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

National Register

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgement, but is must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. These are location, design, setting, materials, workmanship, feeling, and association.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.

Special (Criteria) Considerations

California Register

Moved buildings, structures, or objects. The State Historical Resources Commission (SHRC) encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is

compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.

Historical resources achieving significance within the past fifty years. In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

Reconstructed buildings. Reconstructed buildings are those buildings not listed in the California Register under the criteria stated above. A reconstructed building less than fifty years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices; e.g., a Native American roundhouse.

National Register

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

A property achieving significance within the past fifty years if it is of exceptional importance.

Nomination Process

California Register

1. Obtain nomination packet from the Office of Historic Preservation (OHP).
2. Complete application, including all necessary supplemental forms, according to instructions.
3. Notify the clerk of the local government in whose jurisdiction the resource is located by certified mail that an application will be filed with OHP and request that the local government provide written comments. The notification must include a copy of the application.
4. Upon receiving written comments from the local government or ninety days after sending notification to the local government (whichever is sooner), the applicant forwards the completed application and any comments to OHP.
5. Within 30 days, OHP staff will ensure that the application is complete and will send notification to the property owner (if the applicant is not the property owner). When the application is complete and the property owner has been notified, the application will be scheduled on an agenda of the SHRC for action.

Note: A nomination does not require owner consent in order for the resource to be listed, but it cannot be listed over an owner's objections. The State Historical Resources Commission can, however, formally determine a property eligible for the California Register if the resource owner objects.

National Register

1. Obtain nomination packet from OHP. Read National Register criteria and *How to Complete the National Register Forms* (Bulletin 16A) and follow these guidelines exactly when preparing application form.
2. If you are not the owner of the property you are submitting for registration, please inform the owner of your intention to apply for registration. The property or district may not be listed over the objection of the owner or majority of owners.
3. If the area is proposed for registration as an historic district, please follow the SHRC district policy prior to submission of the application. OHP staff is available to assist district applicants and should be contacted in the early stages of the process.
4. Submit completed forms, photographs and maps to OHP for review. If the property is endangered or the applicant is requesting rehabilitation incentives under the Tax Reform Act or Revenue Act of 1978, this must be stated clearly in the cover letter.
5. Applications will be reviewed by the OHP. Those which are inadequate or are not prepared in accordance with the guidelines published in Bulletin 16A will be returned to the applicant for further work.
6. OHP notifies all applicants, property owners and appropriate governmental jurisdictions of the time and place of the SHRC meeting.
7. If approved by the SHRC, the application is sent to the State Historic Preservation Officer for nomination to the National Register. The final determination is made 45 days after receipt by the Keeper of the National Register in Washington, D.C.

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S Individual property listed in NR by the Keeper. Listed in the CR.

1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS Listed in the CR as individual property by the SHRC.
1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S Appears eligible for NR as an individual property through survey evaluation.

3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

5D1 Contributor to a district that is listed or designated locally.
5D2 Contributor to a district that is eligible for local listing or designation.
5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

5S1 Individual property that is listed or designated locally.
5S2 Individual property that is eligible for local listing or designation.
5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

6C Determined ineligible for or removed from California Register by SHRC.
6J Landmarks or Points of Interest found ineligible for designation by SHRC.
6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T Determined ineligible for NR through Part I Tax Certification process.
6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W Removed from NR by the Keeper.
6X Determined ineligible for the NR by SHRC or Keeper.
6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation

7J Received by OHP for evaluation or action but not yet evaluated.
7K Resubmitted to OHP for action but not reevaluated.
7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M Submitted to OHP but not evaluated - referred to NPS.
7N Needs to be reevaluated (Formerly NR Status Code 4)
7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R Identified in Reconnaissance Level Survey: Not evaluated.
7W Submitted to OHP for action – withdrawn.

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date:	**Wednesday, October 6, 2010**
Hearing Time:	**Beginning at 12:30 PM**
Location:	**City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type:	**Historic Resource Survey: Eastern Neighborhoods Mission Area Plan (Southern Mission)**
Hearing Body:	**Historic Preservation Commission**

PROJECT DESCRIPTION

This notice is to inform you of a public hearing to be held regarding a recently completed Planning Department historic resource survey that includes a building that you own. At the public hearing, the Department will present recommendations for adoption of individual historic properties and/or historic districts as described in the survey.

The Planning Department welcomes your input on the survey materials, including factual corrections, and asks that you direct your comments to the Department at the contact information listed below. No action is required of you, and there are no changes to the permitted uses or base zoning of your property as a result of the survey. The survey materials, including information that may pertain to your building, are available to the public for review at the Department offices and on the Department's webpage located at: **http://southmission.sfplanning.org**

The purpose of a survey is to identify and evaluate properties that appear to be historic resources eligible for listing in the National Register of Historic Places and/or California Register of Historical Resources. Actual listing/designation is not proposed at this time and would require a separate process and notification to property owners. For information regarding how surveys can be used by the Planning Department, property owners, and the public, please see San Francisco Preservation Bulletin No. 11 on the Planning Department's webpage at: **http://southmission.sfplanning.org.**

Please contact the Planning Department by phone, fax, email, or letter if you have questions or comments about the survey results and materials; to request more information about the review process; or if you would like additional information regarding surveys. When leaving a message at the Department, please include your name, contact information, and address of the property.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
Planner: **Matt Weintraub** Telephone: **(415) 575-6812** E-Mail: **matt.weintraub@sfgov.org**
Historic resource survey program homepage: **http://sfplanning.org/index.aspx?page=1826**

SURVEY MATERIALS AND RESULTS ONLINE: The survey materials and results, including Historic Context Statement, Primary Records, Multiple Property Documentation Form, and property database are available online on the Planning Department's website at: **http://southmission.sfplanning.org**

中文詢問請電 **415.558.6282**
Para sa impormasyon sa Tagalog tumawag sa: **415.558.6251**
Para información en Español llamar al: **415.558.6307**

SAN FRANCISCO
PLANNING
DEPARTMENT

Announcing the South Mission

HISTORIC RESOURCES SURVEY

The Planning Department has recently completed a survey of historic resources in the southern Mission (see the map for the survey boundaries). The Department welcomes your input on the survey materials, including factual corrections. No action is required of you, and there are no changes to the permitted uses or zoning of your property as a result of the survey.

The purpose of a survey is to identify and evaluate properties that appear to be historic resources eligible for listing in the National Register of Historic Places and/or California Register of Historical Resources. For more information on specific properties, please go to the website for this project: *http://southmission.sfplanning.org*. This website also contains information on what this survey means to property owners and the public.

The Planning Department will be holding two community meetings to receive your input and answer questions regarding the surveys. These meetings will be as follows:

MEETING 1
WEDNESDAY, SEPTEMBER 22, 2010
6:00 - 8:00 PM

MEETING 2
SATURDAY, SEPTEMBER 25, 2010
10:00 AM - 12:00 NOON

at Cesar Chavez School 825 Shotwell Street (between 22nd and 23rd Streets)

Translation services will be available at these meetings for Spanish speakers.

Information from these meetings will inform our presentation to City's Historic Preservation Commission on October 6th, 2010 (see attached Notice of Public Hearing).

FOR MORE INFORMATION

Please contact **Matt Weintraub** at the Planning Department via the website or by phone **(415) 575-6812**, fax **(415) 558-6409**, email ***matt.weintraub@sfgov.org***, or letter to the Planning Department if you have questions or comments about the materials, to request more information about the review process, or if you would like additional information regarding surveys. When leaving a message at the Department, please include your name, contact information, and address of the property in question.

中文詢問請電: **(415) 558-6282**
Para sa impormasyon sa Tagalog tumawag sa: **(415) 558-6251**
Para información en Español llamar al: **(415) 558-6307**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400 | SAN FRANCISCO, CA 94103

http://southmission.sfplanning.org

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: October 28, 2010

TO: Historic Preservation Commission

FROM: Matt Weintraub, Preservation Planner

RE: Public Comments and Responses, South Mission Historic Resources Survey

Enclosed please find public comments that the Department has received relating to the findings of the South Mission Historic Resources Survey – specifically, to the evaluations of individual historic resources and historic districts that resulted from the survey. This information is being provided to you in advance of the hearing that is scheduled for the November 17, 2010 meeting (and which was continued from the October 20, 2010 meeting). To review survey findings, please refer to previously distributed materials, or to the South Mission Historic Resources Survey webpage at http://southmission.sfplanning.org. Survey materials and findings were previously distributed to Commission members on September 24, 2010.

The following individuals and groups provided public comments to the Department relating to the accuracy of the evaluations of individual historic resources and historic districts:

- Historic Preservation Commission
- Liberty-Hill Neighborhood Association
- Property owners
- Mr. Jonathan Lammers, architectural historian

Public comments received that related to the accuracy of the evaluations of individual historic resources, as well as Department responses, are summarized in the following sections and in the attached materials. Also included are updates to the survey findings by the Department regarding four individual properties.

Individual Historic Resources

Historic Preservation Commission

A member of the Historic Preservation Commission provided additional information regarding the property history and current condition of the Samuel Gompers Trade School located at 106 Bartlett Street (for which a major addition located at 125 Valencia Street was recently constructed). This additional information affected the Department's analysis of the subject property as an individual historic resource (as indicated in the attached matrix).

Liberty-Hill Neighborhood Association

Members of the Liberty-Hill Neighborhood Association (LHNA), including individuals who previously researched properties for the nomination of the City-adopted Liberty-Hill Historic District, provided comments relating to several properties, including: 1030, 1061, and 1067-1071 Valencia Streets; and 2456 and 2460 Folsom Street. This additional information affected the Department's analysis of the subject properties as follows (and as indicated in the attached matrix):

- 1 property previously identified as non-historic was reassessed as a historic resource (CHRSC rating of "3CS")
- 4 properties previously identified as non-historic were reassessed as potential historic resources (CHRSC rating of "7R")

Property Owners

One property owner provided additional information regarding the historic occupant (Fantasy Records) and the historic/current occupant (San Francisco Mime Troupe) of the property at 855 Treat Avenue that affected the Department's analysis of the subject property as a potential historic cultural resource that requires further intensive research (as indicated in the attached matrix).

Owners of two properties provided information in the form of written objections to evaluations of their properties as historic resources, including: 3150-3164 22nd Street and 728 Hampshire Street. These objections did not include any additional information relating to the subject properties and did not affect the Department's analysis (as indicated in the attached matrix).

Jonathan Lammers

Jonathan Lammers, a resident of the Mission District and an architectural historian with the firm of Page & Turnbull, provided comments during the public review period as a member of the public (not at the request of the Department). Previously, Page & Turnbull served as the City consultant on the South Mission Historic Resources Survey project, and conducted field survey activities and assisted the Department in several phases of property assessments leading up to the Department's evaluations of individual historic resources and historic districts. During the public review period, Mr. Lammers acted independently (not under City contract) to provide the Department with comments in the form of a memo and emails received on October 15 and 18, 2010 (see attached). Mr. Lammers' comments focused on:

1) Consistency of evaluations of individual historic resources based on comparative analysis of similar properties located within the survey area; and
2) Consideration in evaluations based upon rarity of specific building types and/or examples of architectural styles.

Specifically, Mr. Lammers identified a total of 65 property evaluations within the survey area that did not appear to be entirely consistent with other property evaluations in the survey (as

indicated in the attached matrix as well as in the attached memo and emails from Mr. Lammers). These 65 properties comprise less than 2% of the total quantity of building stock located within the survey area, which indicates that there exists a very high level of accuracy and consistency in resource evaluations as presented in the survey findings and materials. This additional information affected the Department's analysis of the subject properties as follows (and as indicated in the attached matrix):

- 55 properties previously identified as non-historic was reassessed as historic resources (CHRSC rating of "3CS")
- 6 properties previously identified as non-historic were reassessed as potential historic resources (CHRSC rating of "7R")

Historic Districts

Members of the Liberty-Hill Neighborhood Association (LHNA) provided comments relating to historic districts in writing as well as in telephone conversations and in a meeting at the Department. (See attached letter from Peter S. Heinecke, Secretary of LHNA, dated September 21, 2010). Specifically, LHNA and Department staff reviewed and discussed properties located on the east side of Valencia Street between 21st and 22nd Streets. LHNA requested that Department staff consider including the subject block and its properties within a historic district.

The Department reviewed the available information and determined that the subject block does not appear to qualify for inclusion within a proposed historic district, or as a separate historic district (consistent with survey findings), though most of the properties located on the subject block were evaluated as either individual historic resources or as potential individual historic resources. Nearly half of the properties located on the subject block were constructed after the period of significance (circa 1865-1906) for the proposed Horner's Addition East Historic District as well as for the City-adopted Liberty-Hill Historic District. Also, the individual properties located on the subject block does not appear to comprise a cohesive, thematic entity with overall integrity that might be considered a separate historic district, due in large part to the disparity of common building types, periods of construction, and architectural styles that are present.

Therefore, the Department has not received any information from public comments to indicate that any changes should be made to the proposed historic districts, including boundaries, themes, periods of significance, and contributors.

If you have any questions or comments, please contact me at (415) 575-6812 or matt.weintraub@sfgov.org.

Attachments

Matrix of Public Comments and Department Responses
Letter from Peter S. Heinecke, Secretary of LHNA, dated September 21, 2010
Letter from John Barbey (50 Liberty Street), LHNA, dated October 6, 2010

Email from Jenee Gill (855 Treat Avenue), San Francisco Mime Troupe, dated September 10, 2010
Letter from Mark Brennan (3150-3164 22nd Street), dated September 28, 2010
Letter from Matthew A. Brennan (3150-3164 22nd Street), dated September 29, 2010
Letter from Corinne Fendell and Steve Hovland (728 Hampshire Street), dated October 4, 2010
Memo from Jonathan Lammers, received October 15, 2010, and emails dated October 15 and October 18, 2010

Assessor Block/Lot	Address	Year Built	CHRSC Rating (as proposed in survey findings published September 3, 2010)	Resource Eligibility (as proposed in survey findings published September 3, 2010)	Public Commenter	Comment	Department Response
3636-033	1125 Valencia St	1939	6L	determined not eligible for listing	Andrew Wolfram, Historic Preservation Commission.	The original building is intact, has high integrity, and is significant for history and events, as well as for architecture as one of the earliest International style buildings in the city. The primary façade of the building faces Bartlett Street. The rear of the property formerly contained a playground, and now contains a contemporary addition for City College that faces Valencia Street.	Field survey did not identify the original building and the addition as separate structures (identifiable primarily through aerial views). Based on new information provided regarding property history and site configuration, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
3616-016	1067-1071 Valencia St	1914	6L	determined not eligible for listing	Liberty-Hill Neighborhood Association (Peter S. Heinecke)	Property appears to retain architectural features, materials, and character associated with period/theme of historic commercial development on Valencia Street.	Recommend assignment of CHRSC rating of "7R" (deferral of final evaluation pending intensive research of property history, alterations, etc.).
3616-017	1061 Valencia St	1885	6L	determined not eligible for listing	Liberty-Hill Neighborhood Association (Peter S. Heinecke)	Property appears to retain architectural features, materials, and character associated with period/theme of historic commercial development on Valencia Street.	Recommend assignment of CHRSC rating of "7R" (deferral of final evaluation pending intensive research of builder, occupants, property history, etc.).
3611-010	2456 Folsom St	1891	6Z	determined not eligible for listing	Liberty-Hill Neighborhood Association (John Barbey)	Update to build date and builder.	No change to assessment.
3611-011	2460 Folsom St	1889	6L	determined not eligible for listing	Liberty-Hill Neighborhood Association (John Barbey)	Property appears to retain architectural features, materials, and character associated with period/theme of historic residential development on Folsom Street.	Based on new information provided regarding builder/owner/occupant and alteration history, recommend assignment of CHRSC rating of "3CS" (eligible for California Register). Confirmed by J. Lammers.
3617-005	1030 Valencia St	1895	6L	determined not eligible for listing	Liberty-Hill Neighborhood Association (John Barbey)	Property appears to retain architectural features, materials, and character associated with period/theme of historic commercial development on Valencia Street.	Recommend assignment of CHRSC rating of "7R" (deferral of final evaluation pending intensive research of builder, occupants, property history, etc.).
3615-015	3150-3164 22nd St	1926	3CS	California Register	Property owner	Objection to determination of property as historic resource.	UMB Survey form (July 25, 1990) on file with Department lists CHRSC rating of "5S3". Department database lists CHRSC rating of "6L." According to OHP, determinations that are more than 5 years old are subject to update. Recommend assignment of CHRSC rating of "7N" (needs to be reevaluated according to current standards and contexts).
4079-003	728 Hampshire St	1889	3CD	California Register	Property owner	Objection to determination of property as historic resource.	No new information was provided to warrant reevaluation.
3613-051	855 Treat Ave	1947	6L	determined not eligible for listing	Property owner (San Francisco Mime Troupe).	Request reconsideration of property as historic cultural resource based on significance of uses/occupants/owners during "recent past" period.	Based on new information provided regarding uses/owners/occupants, recommend assignment of CHRSC rating "7R" (deferral of final evaluation pending intensive research of property history, alterations, etc.).
3611-008	2442 Folsom St	1912	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This is an outstanding example of late Queen Anne-style flats ornamented with strong Classical Revival influences. The Palladian attic window is outstanding, and the building is richly ornamented overall. The garage/side stair entry may be original, or is a very early historic alteration. This building compares well to 2237 Bryant Street, which has been evaluated as an individual resource	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).

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3612-041	2411-2415 Folsom St	1905	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	These Edwardian-style flats retain excellent integrity. The use of the wider bay windows on the north side of the primary facade is unusual. The garage bay originally housed a printer's shop. The 3-story over basement configuration is also original. This building compares well to 2954 21st Street, which was evaluated as an individual resource	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
3612-058	764 Treat Ave	1890	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Mirrored Stick/Eastlake-style flats that are largely intact except for entrance alterations. The setting of each is enhanced by the other.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
3612-058A	770 Treat Ave	1890	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Mirrored Stick/Eastlake-style flats that are largely intact except for entrance alterations. The setting of each is enhanced by the other.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
3636-048	3225 22nd St	1913	6L	not determined: requires intensive research	Jonathan Lammers, architectural historian	This is a superb example of a "recession proof" commercial building, so called because of the multiple-unit/multiple-storefront division that stabilized rental income. These types of buildings were common in the post-fire period because they were relatively simple to construct. This building is distinguished by the survival of its entire clerestory, as well as the majority of its storefronts, which is exceedingly rare for such buildings. Its location on 22nd Street adjacent to Mission Street also reflects the commercial importance of that area as an intersection between two streetcar lines.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
3640-017	3050-3058 24th St	1895	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Rare example of Stick/Eastlake-style mixed-use building with an intact corner tower topped by a finial. The building may have lost portions of its cornice on the secondary facade due to a fire; this condition is easily reversible. The storefronts are mostly intact. The setting is enhanced by the corner location and dramatic street presence.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
3640-035	2701 Folsom St	1890	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This Stick/Eastlake-style mixed use building is mostly intact on the exterior, with the exception of the storefronts, which may be considered subordinate to the whole.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
3640-038	3065 23rd St	1895	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Surviving examples of small commercial buildings with a horse-accessible entrance such as this are exceptionally rare in the survey area (there are perhaps 2 or 3 others out of nearly 4,000 buildings). The apparent alteration of the cornice is outweighed by its extreme rarity. Its setting is also demonstrably enhanced by its neighbor, which may have been constructed by the same builder.	Recommend assignment of CHRSC rating of "7R" (deferral of final evaluation pending intensive research of builder, property history, association to adjacent building, etc.).
3640-055	1025-1029 Treat Ave	1903	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Excellent example of pre-1906 Edwardian-style architecture. Superb stair banister and overall outstanding integrity. The setting is enhance by the presence of other nearby Edwardian-style buildings. This building compares well with 2560 Folsom Street, which was evaluated as an individual resource	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
3640-061	3025-3029 23rd St	1907	6L	determined not eligible for listing	Jonathan Lammers, architectural	Outstanding example of Romeo flats with almost no alterations. This building is part of a row of three identical buildings that typify patterns of upbuilding in the early post-fire period.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).

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					historian		
3640-062	3019-3021 23rd St	1906	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Example of Romeo flats. This building is part of a row of three identical buildings that typify patterns of upbuilding in the early post-fire period. The setting is enhanced by the flanking buildings that are more architecturally intact.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
3640-063	3011-3015 23rd St	1906	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Outstanding example of Romeo flats with almost no alterations. This building is part of a row of three identical buildings that typify patterns of upbuilding in the early post-fire period.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4085-001	3001-3005 20th St	1884	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This Italianate-style building was remodeled around the turn of the century with a corner bay window and a new commercial ground floor. It is an excellent example of evolving patterns of architectural and commercial development and has a dramatic street presence.	Historic alterations do not appear architecturally significant, but may be related to post-fire period of upbuilding. Recommend assignment of CHRSC rating of "7R" (deferral of final evaluation pending intensive research of property history, occupants, etc.).
4143-016	2654 22nd St	1895	6L	not determined: requires intensive research	Jonathan Lammers, architectural historian	Excellent example of a Queen Anne-style cottage; only apparent alteration is garage addition. The setting is enhanced by similar cottage adjacent. This building compares well to other similar properties that were evaluated as individual resources, such as 917 Hampshire Street.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4143-041	932 Hampshire St	1893	6L	not determined: requires intensive research	Jonathan Lammers, architectural historian	Excellent example of a Stick/Eastlake cottage featuring a false mansard parapet and original pedimented entry hood. The only apparent alteration is a garage insertion. This building is an example of individually-built row-house development that typified the eastern Mission District.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4145-005	2312 Bryant St	1892	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Queen Anne-style cottage with exuberant gingerbread detail, built by Gottlieb Knopf. This building compares well to similar buildings located at 721 and 723 Hampshire, which have been evaluated as individual resources.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4145-026	923 Florida St	1900	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Good example of a Queen Anne-style cottage with intact architectural details. It retains its original front door, and the only apparent alterations include a garage insertion and a slight alteration to the attic window. This building compares well with other Queen Anne-style cottages which were evaluated as individual resources.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4149-010	1062-1066 Florida St	1905	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Extremely well preserved Queen Anne-style flats. The only apparent alteration is a garage insertion. The setting is enhanced by its neighbor, which is a similar Queen Anne-style flats building that has been evaluated as an individual resource.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4150-009	2464 Bryant St	1891	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This Stick/Eastlake-style cottage features an outstanding pediment above the bay window. The building compares well to other similar buildings evaluated as individual resources, such as 1265 Florida Street and 1170 Hampshire Street.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4150-012	2478 Bryant St	1914	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Distinctive example of late Edwardian-style residential flats. Alterations are limited to the garage insertion. This building compares well to 1247 Hampshire Street, which was evaluated as an individual resource.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4151-022A	2429-2433 Bryant St	1910	6L	determined not eligible for listing	Jonathan Lammers,	Distinctive example of Edwardian-style "enclosed" Romeo flats constructed during the post-fire period. Apparent alterations are	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible

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					architectural historian	limited to window replacement (reversible) and re-cladding in stucco (which appears to cover historic cladding).	for California Register).
4152-013	1060 Hampshire St	1895	6L	not determined: requires intensive research	Jonathan Lammers, architectural historian	Well-preserved Stick/Eastlake-style flats of the same caliber as similar flats evaluated as individual resources. Features a very rare retention of metal cresting on its entry hood. The building is an example of an individually built row-house that typified the eastern Mission District.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4153-023	1069 Hampshire St	1900	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Excellent example of a Queen Anne-style cottage with uncommon Classical embellishment, such as pilasters on the bay window. The only apparent alteration is a garage insertion. The building is emblematic of working-class residential development in the eastern Mission District.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4153-030	1033 Hampshire St	1878	6Z	not determined: requires intensive research	Jonathan Lammers, architectural historian	This appears to be the single best example of a 19th-century building remodeled in the Mission Revival style (circa 1920s) located within the survey area. It retains excellent integrity to the remodel, which included great attention to detail and use of high-quality materials. The building is representative of Mission Revival-style architecture within the Mission District.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4206-006	1136 Alabama St	1902	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Early Edwardian-style dwelling with exemplary decoration. Alterations are limited to window replacement (reversible) and garage insertion. This building compares well to other similar buildings that were evaluated as resources such as 1006-1008 Treat Avenue (located a block away and possibly constructed by the same builder.)	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4206-022	2753 Harrison St	1906	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This single-family residence is an exceptionally rare form; there are no other known examples located in the survey area. The setting is enhanced by its Edwardian-style neighbors on either side, both of which have been evaluated as individual resources.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4207-012	1168-1172 Florida St	1905	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Early, prototypical Edwardian-era flats. Alterations are limited to window replacement and removal of applied ornament (reversible). The setting is enhanced by the intact site wall.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4208-005	2520 Bryant St	1890	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Excellent example of Stick/Eastlake-style flats demonstrating variations within the style. This is one of three similar buildings on the block with unusual ornamentation, likely reflecting an individual builder. Alterations are few including a garage insertion. The setting is enhanced by being part of a row of buildings evaluated as individual resources.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4208-016	2576 Bryant St	1891	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This is an excellent example of a flat-front Italianate tenement. There is no garage insertion, and the only apparent alteration is replacement of the windows. Such buildings are indicative of the socioeconomic character of the eastern Mission District, which developed largely as a working-class neighborhood.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4209-005	1132 York St	1905	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	The architectural styling of this residence is exceptionally rare, if not unique, within the survey area. Based on a Stick/Eastlake-style cottage form, the building exhibits a "French cap" above the bay window, and a superb Queen Anne-style spindlework frieze at the	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).

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						entry. The apparent alterations are outweighed by the extreme scarcity of such designs.	
4210-014	2750 24th St	1895	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Stick/Eastlake-style mixed-use structure retains a high degree of historic character and materials. The setting is enhanced by the corner location on the commercial corridor of 24th Street.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4210-035	2769 23rd St	1865	6Z	determined not eligible for listing	Jonathan Lammers, architectural historian	This small pioneer-era cottage is one of the oldest structures in the Mission District. It retains clapboard cladding on its secondary facades, and possibly under the asbestos shingles on the primary façade as well. The house also retains historic door and entry and fenestration patterns. Replaced windows are reversible.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4211-002	1106-1108 Potrero Ave	1890	7R	not determined: requires intensive research	Jonathan Lammers, architectural historian	Excellent example of Stick/Eastlake-style flats featuring highly unusual trim that appears to be associated with builder John Weir. Few apparent alterations. The setting is enhanced by its adjacent twin, which is in similar condition.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4211-003	1110 Potrero Ave	1890	7R	not determined: requires intensive research	Jonathan Lammers, architectural historian	Excellent example of Stick/Eastlake-style flats featuring highly unusual trim that appears to be associated with builder John Weir. Few apparent alterations. The setting is enhanced by its adjacent twin, which is in similar condition.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4211-007	1130 Potrero Ave	1893	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Constructed by John Weir, this in one of two adjacent Stick/Eastlake-style cottages featuring extraordinary trim in their gable ends. It retains portions of its original site wall. The setting is enhanced by its twin to the south, which was evaluated as an individual resource.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4211-022	1123 Hampshire St	1889	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This building is part of a row of Gottlieb Knopf cottages, several of which were evaluated as individual resources. Alterations include garage insertion, window replacement, and front stair replacement (which are easily reversible). This setting is enhanced by nearby similar buildings that are equally or more architecturally intact.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4211-027	1113 Hampshire St	1889	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This building is part of a row of Gottlieb Knopf cottages, several of which were evaluated as individual resources. The only alteration is the garage insertion. This building compares well with similar nearby buildings that were evaluated as individual resources, such as 1109 Hampshire Street.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4266-001	1202 Hampshire St	1927	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Strong example of a 1920s mixed-use apartment building with intact storefront (covered over). The setting is enhanced by the corner location on a major commercial corridor.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4267-023	2655 Bryant St	1914	6Z	determined not eligible for listing	Jonathan Lammers, architectural historian	There are very few examples of Mission Revival architecture identified as resources within the Mission District. This is perhaps the best surviving cottage representing the style located within the survey area. It features a classic Mission parapet. The only apparent alteration is a garage insertion.	The building appears to have lost characteristic parapet detail such as a cornice and/or applied ornament, which is an important design feature of Mission Revival style. Recommend assignment of CHRSC rating of "6L" (determined not eligible for listing).
4268-025	1233 Florida St	1875	7R	not determined: requires intensive research	Jonathan Lammers, architectural historian	Excellent example of a flat-front Italianate-style duplex. Such buildings are indicative of the socioeconomic character of the eastern Mission District, which developed largely as a working-class neighborhood. The setting is enhanced by a similar adjacent	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).

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						Italianate-style duplex, which was evaluated as an individual resource.	
4271-033	2929 Harrison St	1890	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Typical example of Stick/Eastlake-style flats with false mansard parapet. Alterations limited to replacement of windows (reversible) and garage insertion. Compares well with other similar properties evaluated as individual resources.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4271-035	2907 Harrison St	1875	7R	not determined: requires intensive research	Jonathan Lammers, architectural historian	Excellent example of a flat-front Italianate-style single-family home, one of the earlier homes in the southern Mission District area that likely predates establishment of Garfield Square as a City park. Apparent alterations limited to windows replacement and modification at the lower story (reversible). Compares well with other pioneer-era dwellings that were evaluated as individual resources.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4271-039	3063 25th St	1892	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This Stick/Eastlake-style cottage and its adjacent twin were constructed by Alfred Olson (a.k.a. Olsen). The setting of each cottage is enhanced by the other and by vestiges of historic site walls. This building compares favorably with other similar buildings that were evaluated as individual resources, such as 1265 Florida Street.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4271-039A	3059 25th St	1891	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This Stick/Eastlake-style cottage and its adjacent twin were constructed by Alfred Olson (a.k.a. Olsen). The setting of each cottage is enhanced by the other and by vestiges of historic site walls. This building compares favorably with other similar buildings that were evaluated as individual resources, such as 1265 Florida Street.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4271-044	1322 Alabama St	1938	6Z	determined not eligible for listing	Jonathan Lammers, architectural historian	Distinctive, individually designed example of late Art Deco style applied to post-Depression, pre-war dwelling.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating "7R" (deferral of final evaluation pending intensive research of architect, original owner, alterations, etc.).
4272-006	1340 Florida St	1895	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This is an unusual and rare form featuring twin boxed bay windows on the upper story capped with decorative half-timbering in the gable ends. A garage addition at the street is largely separate from the building itself, which is perched high on the lot. This building compares well with several other buildings with similar garages additions that were evaluated as individual resources.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4273-023	1319 Florida St	1895	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Excellent example of a Queen Anne-style cottage featuring rich ornamentation including steam-bent brackets at the entry, pendants, and a gable finial. This building compares quite well with other Queen Anne-style cottages that were evaluated as individual resources.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4274-001	1300 York St	1948	6Z	determined not eligible for listing	Jonathan Lammers, architectural historian	Distinctive, strong example of Moderne style applied to post-Depression, pre-war apartment building.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating "7R" (deferral of final evaluation pending intensive research of architect, original owner, alterations, etc.).
4274-007	1350 York St	1889	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This flat-front Italianate cottage is emblematic of later examples of the style constructed as workingman's homes in the southern and eastern Mission District. The building compares favorably to other similar dwellings that were evaluated as individual resources.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).

Assessor Block/Lot	Address	Year Built	CHRSC Rating (as proposed in survey findings published September 3, 2010)	Resource Eligibility (as proposed in survey findings published September 3, 2010)	Public Commenter	Comment	Department Response
4274-008	1354 York St	1913	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Early, substantial industrial building with interesting Mission Revival-style influence.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating "7R" (deferral of final evaluation pending intensive research of property history, occupants/uses, alterations, etc.).
4274-014	2783 Bryant St	1904	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This is an excellent example of a Shingle-style/Queen Anne-style hybrid flats building, which are quite rare within the survey area. The only apparent alteration was garage insertion.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4274-022	2747 Bryant St	1895	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This Queen Anne-style cottage is quite intact, and features a rare pointed-arch entry. The garage insertion also features an early example of a garage door which is harmonious with the overall building. The setting is enhanced by the presence of other period properties located nearby that were evaluated as individual resources	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4274-032	2917 25th St	1895	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This Queen Anne-style cottage retains excellent integrity, distinguished by the survival of its original front door and basement entry. While not architecturally elaborate, it is a superb example of a small working-class residence that typified much of the Mission District's historic character.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4275-006	1346 Hampshire St	1908	6Z	determined not eligible for listing	Jonathan Lammers, architectural historian	The building exhibits individual-built design and use of materials, and it features very unusual pendants around the entry. This building retains a high degree of integrity. Alterations are limited to window replacement.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
4337-001J	3009 26th St	1875	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Flat-front Italianate-style building that retains its original tabbed parapet, cladding, and openings.	Retains minimal historic fabric. Setting is compromised by major alterations to similar nearby buildings. Recommend assignment of CHRSC rating of "6L" (determined not eligible for listing).
6513-011B	3600 25th St	1946	6Z	determined not eligible for listing	Jonathan Lammers, architectural historian	Rare example of late Moderne-style apartment building constructed immediately after World War II.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating "7R" (deferral of final evaluation pending intensive research of architect, original owner, alterations, etc.).
6516-017	349 Bartlett St	1936	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This appears to be the finest example of a French Provincial-style cottage within the survey area. Retention of historic character is outstanding, including the original garage door.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
6518-013A	1394 S. Van Ness Ave	1917	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This impressively scaled Edwardian-style building appears to be in the top five percent located within the survey area. The storefront has been altered. The rest of the building is almost wholly original.	Cumulative alterations include storefront renovation, re-cladding in asbestos shingles, and removal of ornament including entry pediment, which is an important feature of large Edwardian-style residential buildings. As a very late example of Edwardian-style architecture, the building has no association the post-fire rebuilding period. Recommend assignment of CHRSC rating of "6L" (determined not eligible for listing).
6527-002	107-111 Cypress St	1915	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This massive Edwardian-style apartment building is one of the largest examples of its type within the survey area. The building appears to have re-sited on its original lot.	Location, setting, feeling, and association were compromised by the relocation of the building and subsequent adjacent construction. Connections between primary "street" facades and streets themselves were

Assessor Block/Lot	Address	Year Built	CHRSC Rating (as proposed in survey findings published September 3, 2010)	Resource Eligibility (as proposed in survey findings published September 3, 2010)	Public Commenter	Comment	Department Response
							visually and geographically severed. Recommend assignment of CHRSC rating of "6L" (determined not eligible for listing).
6529-012A	479-481 Bartlett St	1915	7R	not determined: requires intensive research	Jonathan Lammers, architectural historian	Outstanding Mission Revival-style building with extraordinary Frank Lloyd Wright-inspired art glass transoms. The building also features an intact retaining wall/garden leading to the entry, which includes a boxed beam ceiling and original doors. Appears to have no alterations other than a replaced garage door.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
6531-028A	307 San Jose Ave	1940	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Excellent example of Moderne-style apartment complex constructed during the brief period between the end of the Depression and World War II. Alterations are limited to replacement of windows and sidewalk paving at the south unit (reversible).	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
6531-028B	301 San Jose Ave	1940	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Excellent example of Moderne-style apartment complex constructed during the brief period between the end of the Depression and World War II. Alterations are limited to replacement of windows and sidewalk paving at the south unit (reversible).	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
6570-001	3353 26th St	1914	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	This is an excellent example of late Edwardian-style architecture with unusual massing and fairly intact storefront. The rear of the building responds to the curve of Capp/Serpentine. It appears to be in the top five percent of the largest examples of late Edwardian-style buildings within the survey area. The building compares well to 2800 Bryant Street, which was evaluated as an individual resource	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
6570-003A	3365-3369 26th St	1876	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	The building displays high artistic values, particularly the formal entry portico with Classical columns and balustrade, as well as the pedimented window hoods. The storefront addition is now 100 years old and has acquired significance in its own right.	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
6571-022	3333-3335 26th St	1905	6L	determined not eligible for listing	Jonathan Lammers, architectural historian	Superbly preserved Queen Anne-style flats featuring an extremely unusual Colonial Revival-style hood above the first-floor bay window. Building retains its original entry doors and has no garage insertion. (Misidentified in field survey as clad in scored stucco.)	Based on updated resource evaluation from J. Lammers, recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
3636-004A	2660 Harrison St	1935	n/a	not evaluated: less than 50 years old	Department	Property misidentified in database/maps as non-historic residential property located on the adjacent parcel due to recording error.	Recommend correction to database/maps to update property information and assign CHRSC rating of "7R" (deferral of final evaluation pending intensive research of architect, property history, occupants/uses, etc.).
3635-013	1172 Valencia St	1906	6Z	determined not eligible for listing	Department	Property misidentified by survey as having no architectural style and low retention of historic architecture (significant alteration overlooked).	Recommend assignment of CHRSC rating of "3CS" (eligible for California Register).
6532-038	9-11 Juri St	1895	6L	determined not eligible for listing	Department	Property identified by survey as contributor to Juri Street Historic District, but not shown in database/maps due to recording error (misidentification of non-period building at rear of lot as primary structure).	Recommend correction to database/maps to include property in Juri Street Historic District and assignment of CHRSC rating of "3CD" (eligible for California Register).
6532-045	8 Juri St	1895	n/a	not evaluated: less than 50 years old	Department	Property identified by survey as contributor to Juri Street Historic District, but not shown in database/maps due to recording error (misidentification of modern construction on adjacent parcel, formerly part of subject lot, as primary structure).	Recommend correction to database/maps to include property in Juri Street Historic District and assignment of CHRSC rating of "3CD" (eligible for California Register).

LIBERTY HILL
NEIGHBORHOOD ASSOCIATION

September 21, 2010

Mr. Matt Weintraub
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: South Mission Historic Survey

Dear Mr. Weintraub:

I am writing on behalf of the Liberty-Hill Neighborhood Association regarding the South Mission Historic Resources Survey.

Overall, we are very impressed with the Survey; it has done an excellent job of cataloguing and highlighting the many historic buildings in the southern part of the Mission District.

We would like to provide some comments on areas covered by the Survey that are within the LHNA's boundaries (though outside of the formal Liberty Hill Historic District).

Most importantly we would like to focus the stretch of Valencia St. between 21st St. to 22nd St. (including the two buildings on the southern corners of 22nd St.). We note that there is a significant concentration of buildings in this stretch that have been identified as historic by the survey along with numerous additional buildings that have architectural merit and which are over 50 years old. In our view, this stretch should be included in a historic district – either by inclusion in the proposed Horner's Addition East historic district or by appending it to the existing Liberty Hill Historic District.

This stretch of Valencia St. has a very strong historical character. Of the 24 buildings, only 4 are less than 50 years old. Of the 20 older buildings, 12 have been identified as having historical significance or potentially having historic significance. These properties include some of the largest building in the stretch and, not surprisingly, some of the most visually interesting. Furthermore, of the 8 buildings that were considered ineligible for listing, 2 are well-preserved Victorians and 4 others largely retain their original architectural features. Thus 75% of the buildings in this stretch (which together cover more than 75% of the street front) support an historical ambience.

There is a range of architectural styles in these buildings but we do not believe that conformity is or should be a requirement for inclusion in a historic district. In many ways, the range of styles is a visual representation of the evolution of Valencia St. and the

Mission District over time. Furthermore, the visual diversity of these buildings contributes strongly to the vibrancy of this stretch of Valencia St. And, it should be noted that 1062 Valencia St, a striking 1937 Art Deco commercial building, houses the Marsh Theatre – one of the most important cultural resources in the Mission District.

Because this stretch of Valencia St. contains so many buildings with strong historic character and because that character is so critical to the character of Valencia St, we feel that it is critical that it be designated as part of a historic district. We note that this stretch abuts both the Liberty Hill Historic District and the proposed Horner's Addition East Historic district. As such, including it in either historic district would help preserve the historic character of both those districts.

We would be pleased to have the opportunity to discuss our proposal with you and to also discuss the possibility of recognizing the historic significance of certain of the buildings in this area that were deemed ineligible for designation as historic (for example, the well preserved 1922 apartment building at 15-21 Hill St. should, in our view, be included in a historic district).

Again, we appreciate all the work that has gone into preparing the Survey and look forward to participating in its further refinement.

Sincerely,

Peter S. Heinecke
Secretary
Liberty-Hill Neighborhood Association

RECEIVED AT HPC 10/6/10 2010.0505U (WEINTRAUB)

JOHN BARBEY
50 LIBERTY STREET
SAN FRANCISCO, CALIFORNIA 94110

October 6, 2010

To: San Francisco Historic Preservation Commission
1660 Mission Street, Suite 400
San Francisco, California 94103

Re: 2010.0505U - Item # 13 on the Regular Calendar for 10/6/2010
South Mission Historic Resources Survey - re particular example of excellent 1889 builder's cottage at 2460 Folsom Street "determined not eligible for listing," questions about accuracy and thoroughness of this Historic Resources Survey, and loss to valuable historic architectural survivals that could now result

Dear Members of the Historic Preservation Commission :

Having lived in Liberty Hill Historic District in the West Mission District for 30 years, and being one of the team that created this Historic District 25 years ago, I eagerly awaited the big Page & Turnbull historic resources survey of the larger South Mission District.

I was delighted to see many of the areas and structures in the larger Mission District that I have admired for all these years, at last recognized and correctly identified.

However I was also shocked to see how small the boundaries were for the 12 new small "Historic Districts" suggested, and to see how many worthy historic structures were excluded from these. I also noticed many incomplete, and often slapdash evaluations of individual properties throughout the Survey area.

For example, I cite two intact, pre-1900 cottages adjacent to the boundary of the suggested "Victoriana District" on the 2400 block of Folsom. One, the striking cottage made by Victorian carpenter/builder Adam Miller in 1889 for his own personal residence, has long been one of my favorite houses in the entire Mission District because of it's eye-catching exhuberant door-porch with reverse conical columns. To my horror, this property was evaluated as not "historic" at all - that is to say a complete fake, invented from scratch, or made from salvage findings brought from elsewhere.

At the Saturday Public workshop that Planning hosted at the Chavez School, I asked Matt Weintraub, who was the MC, about this particular house and how that determination had been made. He said frankly that, quote "they thought it was to beautiful to have been on Folsom," that it seemed to have had a small new extension to the South side of the door-porch, and of course, a little garage had been put in the large front setback. I asked how they found the architecture of this cottage so out-of-place since there were equally grand historic houses directly across the street on that block of Folsom, that the next street Shotwell was lined with these, that even Treat had historic houses like this, and that South Van Ness had even grander houses. But he re-iterated what he had said.

After the Public workshop, heartbroken that this old favorite that I had shown to so many people had been dissed this way, I went back to Folsom, photographed it, took a good look at it (there was a very distinctive angled bay at the side), and went the Archive Room of San Francisco Main Public Library to consult the 1899 Sanborn Map on microfilm, the San Francisco Block Book for 1894, and the Historic Photograph collection to see whether there was anything for this block of Folsom.

It turned out that the unusual angled side bay-window is clearly indicated on the 1899 Sanborn map, that an Adam Miller resided at this house that was then number **2424** Folsom, and that he owned the lot of the larger multi-unit next door to it. The 2460 cottage is just out of range in the only Historic photograph of only half of this 2400 block of Folsom, taken in the 1920s. One can see the old exterior trim and door-porch on the front of Adam Miller's 2 unit Victorian next to it (which appears to be Stick/Eastlake in style and NOT "Italianate" as Page & Turnbull described), that has now been torn off, and the classic Second Empire door-porch of the 1868 Victorian (also removed) next to that.

The next week I went to the SFPUC to check the old water turn-on records for these houses. Oddly enough, there is NO original turn-on sheet for 2460 Folsom. Perhaps Page & Turnbull got the 1889 date from another source. There IS however an original turn-on for the other house next door signed by Adam Miller and dated 1891, NOT 1875 which was the "estimate" of Page & Turnbull.

The pretty 1888 Queen Anne cottage on the other side of 2460 Folsom, connecting it to the "Victoriana" boundary, is fully intact, and was made and owned by widow Mrs. John Hendry and occupied by herself, her sister Margaret, also a widow, and son Charles, an apprentice at Pacific Axle Company.

The Folsom Playground at the corner of 21st & Folsom should read as invisible for the purposes of drawing the "Victoriana District" border, and these two very pre-1906 Earthquake cottages, should be included in the District. And not to stop there, as many of the other old Victorians on this block of Folsom & 20th should be roped in as well.

On afternoon of September 28, Risa Teitelbaum (who founded Liberty Hill Historic District) and I had a short meeting with Matt Weintraub to ask why intact Historic structures and others with altered fronts next to Liberty Hill on Valencia and 22nd had received equally strange and casual evaluations from Page & Turnbull. We had described Liberty Hill as an assortment of late Victorian and early 20th Century styles in our original paperwork, but were told by Weintraub that only the Victorian houses mattered in Liberty Hill, because the City had written it into the General Plan that way. Also when we made Liberty Hill 25 years ago, Victorian & Edwardian houses with badly altered façades, but which were otherwise intact were considered "potential contributors" that could be returned to their original appearance. It unfortunately seems that during the last 25 years, the City policy has changed. Restoration is actually discouraged and any strongly altered façade makes a structure only fit for demolition or modernization.

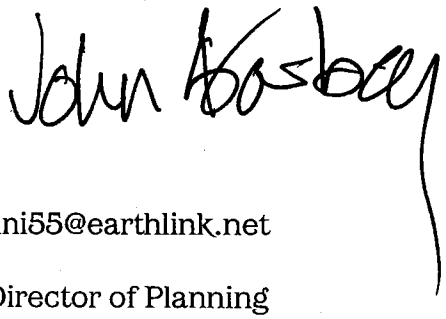
This is not a good policy. It strongly discourages Historic designation and the creation of full Historic Districts when restoration of façades is forbidden, or forced to be modern in style. It is a completely new idea, really only a few decades old throughout the nation, that Victorian and Edwardian structures could be not only useful but **beautiful** again.

It will be very sad if Historic Preservation in San Francisco only becomes a few hundred isolated Landmarks, and just few pretty old streets, that are saved to serve as "**examples**" of **discarded** architectural styles.

We have the opportunity to re-use a wealth of well designed, and quite densely built Historic housing in the Mission District, and to give San Francisco a living experience of it's brilliant Victorian Era, that was nearly obliterated in 1906. A well restored neighborhood would be0 a great draw for shoppers and tourists and the huge success of Union Street in Pacific Heights and Valencia Street locally is the proof of this.

Or is it actually the plan to stop Historic Preservation where it is, make life very unpleasant with increasingly arbitrary rules for those who'd been fool enough to designate as Historic, clear away all this "decrepit old housing" as Redevelopment described the doomed Western Addition in the 1950s, and make a laughing stock of new proposals to designate ?

Very Sincerely,



John Barbey
tel: 415-307-2359
e-mail : villabarberini55@earthlink.net

cc: John Rahaim, Director of Planning
Bevan Dufty, Supervisor District 8
California Preservation Foundation
National Trust Western Regional Office
Mayor Gavin Newsom
Representative Nancy Pelosi
Senator Diane Feinstein

~ attachments

"Jenee Gill"
<jenee@sfmt.org>
09/10/2010 11:26 AM

To <matt.weintraub@sfgov.org>
cc
bcc
Subject South Mission Historic Resource Survey

History: This message has been replied to.

Hello Mr. Weintraub -

I am writing on behalf of the San Francisco Mime Troupe regarding our property, located at 855 Treat Ave., and the Historic Resource Survey currently in development for our neighborhood. I can see from the map at the website that it is not currently being considered a structure of historic interest. It is not entirely clear to me if buildings are only being looked at in terms of their architectural significance, or if other historic and cultural factors are considered as well. If so, I would like to propose that your committee take another look at 855 Treat Avenue.

Prior to the Mime Troupe's purchase of the building in the early 1970s, 855 Treat was the home of Fantasy Records, a significant jazz label that recorded the likes of Dave Brubeck and Vince Guaraldi here in the Treat Avenue studio; Fantasy was also responsible for the first live recordings of Lenny Bruce. And let us not overlook the Tony and Obie Award-winning San Francisco Mime Troupe, one of the country's oldest continually running theatre companies! Not only is the Troupe a significant feature in the City's rich cultural history, but is also a nationally and internationally renowned and respected artistic institution.

Food for thought, anyway. Please let me know if you're hungry for more info.

Cheerio!

Jenee G

Jenee Gill
Managing Director
San Francisco Mime Troupe
overthrowing capitalism, one play at a time, since 1959
www.sfmt.org 415.285.1717

2595 Mission Street LLC
425 Divisadero Street, Suite 305
San Francisco, CA 94117
(415) 552-0640 Office
(415) 552-5761 Fax

September 28, 2010

Matt Weintraub
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Historic Resource Survey: Eastern Neighborhoods
Mission Area Plan (Southern Mission)
3164 22nd Street

Dear Mr. Weintraub:

I am writing to you regarding the above-referenced Historic Resource Survey. I am one of the owners of the property commonly known as 3164 22nd Street, San Francisco. According to the recently completed survey, my property may be eligible to be listed as a historic resource.

I am writing because it is against my wish to have my building on this list and therefore I ask you to remove 3164 22nd Street from any historical survey list. It is my belief that this building has no historic significance and because of this, I do not want it on any list.

If you have any questions, please feel free to contact me.

Very truly yours,

Mark Brennan

cc - Historic Preservation Commission

Matthew A. Brennan

Attorney at Law
425 Divisadero Street, Suite 302
San Francisco, CA 94117
415.596.1914
415.252.9381 Facsimile
matthewabrennan@comcast.net

September 29, 2010

Matt Weintraub
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Historic Resource Survey: Eastern Neighborhoods
Mission Area Plan (Southern Mission)
3164 22nd Street, San Francisco

Dear Mr. Weintraub:

I am contacting you today as one of the owners of the above referenced property. It has come to our attention that that said property may be eligible to be listed as a historic resource. We have owned this property for almost two decades and can assure you that there is nothing historically significant about it whatsoever. In fact, in the early 1990s, this property was completely gutted and remodeled, including a new foundation, work on the roof and on the exterior of the property, all properly permitted and approved of course. In conducting research prior to such work, nothing significant was found relating to the property.

We would there request that our property not be added to any historical survey list, as in our opinion doing so would simply add to water down said list and diminish the historical significance of those properties that are properly added to it.

If you have any questions or concerns, please feel free to contact me.

Yours very truly,

Matthew A. Brennan, Esq.

cc - Historic Preservation Commission

Corinne Fendell and Steve Hovland
728 Hampshire
San Francisco, CA 94110

October 4, 2010

Dear Mr. Weintraub,

We are writing to you in regard to the proposal to declare our house at 728 Hampshire as a historical landmark. We bought this house in 1977 and have made many improvements to the property at considerable expense.

We would like to state that we are fundamentally opposed to defining certain properties as being historically significant. We see no value in restricting the right of property owners to develop their properties in a way which might include sustainability and energy upgrades.

This proposal is particularly pointless because adjacent houses would be allowed to change any way they wished, which would undermine any value resulting from "preservation". Restoring these houses to their "original splendor" makes little sense because they are not energy efficient. This idea seems to run contrary to the City's main intent of being more green, an effort on which large amounts of my tax dollars are being spent.

Having a historic designation for a building means higher maintenance costs for the affected homeowners, which hardly seems fair to a single-family homeowner, especially in today's economic climate where many are struggling to keep their homes.

In addition, we are perplexed at the arbitrary and what appears to be a random selection of some houses to be "preserved" while skipping others which were built at the same time and which are similar in their appearance and floor plans.

Thank you for your attention in this matter. We are looking forward to your support in quashing this unwise effort to burden our personal finances for no gain to us or to the community at large.

Sincerely yours,

Corinne Fendell Steve Hovland

3365 - 3369 26th Street (APN 6570 003A)
Built in 1876
Italianate flats building with a small commercial storefront added circa 1910. The building displays high artistic values, particularly the formal entry portico with Classical columns and balustrade, as well as the pedimented window hoods. The storefront addition is now 100 years old and has acquired significance in its own right.

1130 Potrero Avenue (APN 4211007)
Built in 1893
Constructed by John Weir, this in one of two Stick/Eastlake cottages featuring extraordinary trim in their gable ends. It retains portions of its original site wall, and its twin to the south was designated as an individual resource.

1233 Florida Street (APN 4268 025)
Built in 1875
Excellent example of a flat-front Italianate duplex. Such buildings are indicative of the socioeconomic character of the eastern Mission District, which developed largely as a working-class neighborhood. Its setting is enhanced by a similar adjacent Italianate duplex which was designated as an individual resource.

1132 York Street (APN 4209 005)
Built ca. 1905
This architecture styling of this residence is exceptionally rare, if not unique, within the survey area. Based on a Stick/Eastlake cottage form, the building retains its "French cap" above the bay window, and a superb Queen Anne spindlework frieze at the entry. The apparent alterations are outweighed by the extreme scarcity of such designs.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4209%20005.pdf

2917 25th Street. (APN 4274 032)
Build ca. 1895
This Queen Anne cottage retains excellent integrity, distinguished by the survival of its original front door and basement entry. While not architecturally elaborate, it is a superb example of a small working-class residence that typified much of the Mission District's historic character.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4274032.jpg

2576 Bryant Street (APN 4208 016)
Built in 1891
This is an excellent example of a flat-front Italianate tenement. There is no garage insertion, and the only apparent alteration is replacement of the windows.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4208%20016.pdf

2753 Harrison Street (APN 4206 022)
Built in 1906
This single-family residence is an exceptionally rare form; there are no other examples known in the survey area. Its setting is enhanced by its neighbors on either side, both of which have been designated as individual resources.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4206%20022.pdf

3333 – 3335 26th Street. (APN 6571 022)
Build ca. 1905
Superbly preserved Queen Anne flats featuring an extremely unusual Colonial Revival hood above its first-floor bay window. Building retains its original entry doors and has no garage insertion. DPR 523 A form incorrectly identifies it as being clad in scored stucco. It is actually clad with tongue-and-groove wood siding.
http://sf-planning.org/ftp/files/gis/SMission/Docs/6571%20022.pdf

1106 – 1108 Potrero (APN 4211 002)
Built in 1890.
Excellent example of Stick/Eastlake flats featuring highly unusual trim that appears to be associated with the builder, John Weir. Few apparent alterations other than replacement of the stairs with terrazzo and front doors (likely replaced circa 1920s).
http://sf-planning.org/ftp/files/gis/SMission/Docs/4211%20002.pdf

Jonathan Lammers, Architectural Historian
Page & Turnbull

3225 22nd Street (APN 3636 048)
Built in 1913
This is a superb example of a "recession proof" commercial building, so called because of the use of simply configured multiple storefronts which could attract a variety of tenants and stabilize rental income. These types of buildings were common in the years following the 1906 Earthquake, as they were relatively simple to construct. This building is distinguished by the survival of its entire clerestory, as well as the majority of its storefronts, which is exceedingly rare for such buildings. Its location on 22nd Street adjacent to Mission Street also reflects the commercial importance of that area as an intersection between two streetcar lines.

1060 – 1062 Hampshire Street (APN 4152 013)
Built circa 1895
Well-preserved Stick/Eastlake flats. Features a very rare retention of metal cresting on its entry hood. It is definitely of the same caliber as similar flats designated as individual resources.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4152%20013.pdf

2654 22nd Street (APN 4143 016)
Built circa 1895
Excellent example of a Queen Anne cottage; only apparent alteration is garage. Enhanced by similar cottage adjacent.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4143%20016.pdf

Compare to 917 Hampshire, which was designated as an individual resource:
http://sf-planning.org/ftp/files/gis/SMission/Docs/4142%20036.pdf)

1033 Hampshire Stree (APN 4153 020)
Built in 1878
This appears to be the single best example of a Victorian building remodeled in the Mission Revival style (circa 1920s). It retains excellent integrity to the remodel, which was completed with great attention to detail and the use of high quality materials. There are also very few Mission Revival buildings within the South Mission District survey area that were designated as individual resources.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4153%20030.pdf

932 Hampshire Street (APN 4143 041)
Built circa 1895
Good example of a Stick/Eastlake cottage featuring a false mansard parapet and pedimented entry hood (the pediment appears original – see photo of side elevation). The only apparent alteration is a garage insertion.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4143%20041.pdf

923 Florida Street (APN 4145 026)
Built circa 1900
Good example of a Queen Anne cottage with intact architectural details. It retains its original front door, and the only apparent alterations include a garage insertion and a slight alteration to the attic window. This building compares well with other Queen Anne cottages which were designated as individual resources.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4145%20026.pdf

3001 20th Street (APN 4085 001)
Built in 1884
This Italianate style building was remodeled around the turn of the century with a corner bay window and a new commercial ground floor. It is an excellent example of evolving patterns of architectural and commercial development and has a dramatic street presence.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4085%20001.pdf

2411 Folsom Street (APN 3612 041)
Built circa 1905
These Edwardian flats retain excellent integrity. The use of the wider bay windows on the north side of the primary facade is unusual, and the garage area originally housed a printer's shop. The 3-story over basement configuration is also original.
http://sf-planning.org/ftp/files/gis/SMission/Docs/3612%20041.pdf

Compare to 2954 21st Street, which has had all of its windows replaced, but was nevertheless designated as an individual resource:
http://sf-planning.org/ftp/files/gis/SMission/Docs/3612%20019.pdf

2520 Bryant Street (APN 4208 005)
Built circa 1890
Excellent example of Stick/Eastlake flats demonstrating variations within the style; this is one of three similar buildings on the block with unusual ornamentation, likely reflecting an individual builder. Few alterations other than a garage insertion, and its setting is enhanced as it is part of a row of buildings currently designated as resources.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4208%20005.pdf

2442 Folsom Street (APN 3611 008)
Built in 1912
This is an outstanding example of a late Queen Anne flats form ornamented with strong Classical Revival influences. The Palladian attic window is outstanding, and the building is richly ornamented overall. The garage/side stair entry may be original, or is a very early alteration (see left side of this photo: http://webbie1.sfpl.org/multimedia/sfphotos/AAB-3683.jpg)
http://sf-planning.org/ftp/files/gis/SMission/Docs/3611%20008.pdf

Compare to 2237 Bryant, which has all windows replaced, including the attic window, but which has been designated an individual resource.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4087%20034.pdf)

1062 Florida (APN 4149 009)
Built circa 1905
Extremely well preserved Queen Anne flats; only apparent alteration is a garage insertion. Its setting is enhanced by its neighbor, which is a similar Queen Anne flats building (and has been designated a resource). Together, these two buildings are also directly adjacent to the boundaries of a historic district.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4149%20009.pdf

3025 23rd Street (APN 3640 061)
Built in 1907
Outstanding example of Romeo flats with almost no alterations. This building forms the western end of a row of three nearly identical buildings, this one being by far the most intact.
http://sf-planning.org/ftp/files/gis/SMission/Docs/3640%20061.pdf

1113 Hampshire Street (APN 4211 027)
Built in 1889
This is one of a row of Gottlieb Knopf cottages, several of which were designated as individual resources. For consistency, this should match the other designations. Only alteration is the garage.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4211%20027.pdf

Compare with 1109 Hampshire Street, which also has a garage insertion, but which was designated as a resource: http://sf-planning.org/ftp/files/gis/SMission/Docs/4211%20029.pdf

1123 Hampshire Street (APN 4211 022)
Built in 1889
Again, this is one of a row of mirrored Gottlieb Knopf cottages; the adjacent buildings are designated as individual resources, which greatly enhances the setting of this building. For consistency, this should match the other designations
http://sf-planning.org/ftp/files/gis/SMission/Docs/4211%20022.pdf

1025 Treat Avenue (APN 3640 005)
Built in 1903
Excellent example of pre-Earthquake Edwardian architecture. Superb stair banister and overall outstanding integrity. Located just a few doors down from an Edwardian building found to be NR eligible.
http://sf-planning.org/ftp/files/gis/SMission/Docs/3640%20055.pdf

Compare with 2560 Folsom Street, which was determined to be a resource:
http://sf-planning.org/ftp/files/gis/SMission/Docs/3614%20008.pdf

1319 Florida Street (APN 4273 023)
Built circa 1895
Excellent example of a Queen Anne cottage featuring rich ornamentation including steam-bent brackets at the entry, pendants, and a gable finial. This building compared quite well with other Queen Anne cottages designated as resources.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4273023.jpg

3065 23rd Street (APN 3640 038)
Built circa 1895
Surviving examples of small commercial buildings with a horse-accessible entrance such as this are exceptionally rare in the survey area (there are perhaps 2 or 3 others out of nearly 4,000 buildings). The apparent alteration of the cornice is outweighed by its extreme rarity. Its setting is also demonstrably enhanced by its neighbor, which may have been constructed by the same builder.
http://sf-planning.org/ftp/files/gis/SMission/Docs/3640%20038.pdf

1069 Hampshire Street (APN 4153 023)
Built circa 1905
The only alteration to this Queen Anne cottage is a garage insertion. The pilasters on the bay window are a nice-flourish for what is clearly a working-class cottage emblematic of the area. Its setting is enhanced by the adjacent Victorian tenement, which is designated as a resource.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4153%20023.pdf

1350 York Street (APN 4274 007)
Built in 1889
This flat-front Italianate cottages is emblematic of late examples of the style being constructed in the East Mission area. It compares quite favorably with other similar buildings designated as resources
(There is no link provided to a photo on the Planning Department website)

2747 Bryant Street (APN 4274022)
Built circa 1895
This Queen Anne cottage was incorrectly identified as having medium retention of historic character. It is actually quite intact, and features a rare pointed-arch entry. The garage insertion also features an early example of a garage door which is harmonious with the overall buildings. The cottage is likewise in the middle of a grouping of individual resources, which enhances its setting.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4274022.jpg

4150 Bryant Street (APN 4150 009)
Built in 1891
This Stick/Eastlake cottage features an outstanding pediment above the bay window, and is clearly the equal of other similar buildings designated as individual resources.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4150%20009.pdf

Compare with this building, which was designated a resource:
http://sf-planning.org/ftp/files/gis/SMission/Docs/4268020.jpg

Also compare with 1170 Hampshire Street , designated a resource:
http://sf-planning.org/ftp/files/gis/SMission/Docs/4210%20012.pdf

1340 Florida Street (APN 4272 006)
Built circa 1895.
This is an unusual and rare form featuring twin boxed bay window on the upper story capped with decorative half-timbering in the gable ends. The greatest blow to integrity is a garage addition at the street, which is largely separate from the building itself (it is perched high on the lot). Likewise, several other buildings with similar garages were designated as individual resources.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4272006.jpg

107 – 111 Cypress Street (APN 6527 002)
Built in 1915
This massive Edwardian apartment building is one of the largest examples of its type within the survey area. The Planning Department survey website states that it was moved from its corner location, but it appears to have simple been re-sited on its original lot.
http://sf-planning.org/ftp/files/gis/SMission/Docs/6527%20002.pdf

2783 Bryant Street (APN 4274 014)
Built in 1904
This is an excellent example of a Shingle/Queen Anne style hybrid flats building, which are quite rare within the survey area. The flared winow at the attic appears original, and the only apparent alteration is a garage insertion.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4274014.jpg

3353 26th Street (APN 6570 001)
Built in 1914
This is an excellent example of late Edwardian architecture with unusual massing. This rear of this building responds to the curve of Capp/Serpentine, and it features a fairly intact storefront. It appears to be in the top five percent of the largest late examples of this style within the survey area:
http://sf-planning.org/ftp/files/gis/SMission/Docs/6570%20001.pdf

Compare to 2800 Bryant Street, designated as a resource:
http://sf-planning.org/ftp/files/gis/SMission/Docs/4336001.jpg

1394 South Van Ness Avenue
Built in 1917
This is an impressively scaled Edwardian style building, also among the top five percent of the largest examples of the style. The storefront has been altered, but the rest of the building is almost wholly original.
http://sf-planning.org/ftp/files/gis/SMission/Docs/6518%20013A.pdf

3059 & 3063 25th Street (APNs 4271 039 & 4271 039A)
Built in 1891
These twin Stick/Eastlake cottages are known to have been constructed by Alfred Olson (namesake of the Olsen Cottages Historic District). Although the windows have been replaced, they enhance each other's setting, retain vestiges of their site walls, and compare favorably with other similar buildings designated as individual resources.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4271039A.jpg
http://sf-planning.org/ftp/files/gis/SMission/Docs/4271039.jpg

Compare with this building, which was designated a resource:
http://sf-planning.org/ftp/files/gis/SMission/Docs/4268020.jpg)

Also see here, designated a resource:
http://sf-planning.org/ftp/files/gis/SMission/Docs/4210%20012.pdf)

2655 Bryant Street (APN 4267 023)
Built in 1914
There are very, very few examples of Mission Revival architecture accepted as resources within the South Mission survey area. This is perhaps the best surviving cottage in the survey area representing that style. It features a classic Mission parapet and the only apparent alteration is a garage insertion.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4267023.jpg

1346 - 1348 Hampshire (APN 4275006)
Built in 1908
This building was incorrectly marked as low integrity on the website. Windows are the only alteration, and it features very unusual pendants around the entry. It also does not have a garage insertion. There are no other buildings on this block designated as resources.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4275006.jpg

479 – 481 Bartlett Street (APN 6529 012A)
Built in 1915
Outstanding Mission Revival building with extraordinary Frank Lloyd Wright inspired art glass transoms. The building also features an intact retaining wall/garden leading to the entry, which includes a boxed beam ceiling and original entries. Appears to have no alterations other than a replaced garage door.
http://sf-planning.org/ftp/files/gis/SMission/Docs/6529%20012A.pdf

349 Bartlett Street (APN 6516 017)
Built in 1936
This appears to be the finest example of a French Provincial cottage within the survey area. Retention of historic character is outstanding – even the garage door is original.
http://sf-planning.org/ftp/files/gis/SMission/Docs/6516%20017.pdf

2312 Bryant Street (APN 4145 005)
Built in 1892
Queen Anne cottage built by Gottlieb Knopf. The replacement of the stairs is outweighed by the exuberant gingerbread details. It is also exceedingly similar to 721 and 723 Hampshire, both designated as resources.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4145%20005.pdf

2701 Folsom Street (APN 3640 035)
Built circa 1890
This Stick/Eastlake mixed use building has had its storefront altered. But the vast majority of the building's exterior is completely intact, and thus the storefront alterations could be considered subordinate to the whole.
http://sf-planning.org/ftp/files/gis/SMission/Docs/3640%20035.pdf

Buildings Deserving of 7R Designations

2929 Harrison Street (APN 4271 033)
Built circa 1890.
Stick/Eastlake flats with false mansard parapet. Windows and garage are the only alteration. Based on the designation for similar properties, this building would likely be designated as an individual resource with reinstallation of appropriate wood windows.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4271033.jpg.

764 & 770 Treat Avenue (APN 3612 058A and 3612 058)
Built in 1890
Mirrored Stick/Eastlake flats. Alterations include garage and entry stairs, and the loss of spandrel panels on the northern building. But as a unit, these two enhance each other and are part of a large grouping of similar buildings on this side of the street. These are the on the edge of historic qualification, but I feel they deserve the benefit of the doubt.
http://sf-planning.org/ftp/files/gis/SMission/Docs/3612%20058A.pdf
http://sf-planning.org/ftp/files/gis/SMission/Docs/3612%20058.pdf

3050 – 3058 24th Street (APN 3640 017)
Built circa 1895
Rare example of Stick/Eastlake mixed use building with an intact corner tower topped by a finial. The building may have lost portions of its cornice due to a fire. The storefronts are mostly intact, and the building continues to have a dramatic street presence.
http://sf-planning.org/ftp/files/gis/SMission/Docs/3640%20017.pdf

3009 26th Street (APN 4337 001)
Built circa 1875
Flat front Italianate that retains its original tabbed parapet, cladding, and what appear to be the original door and window openings. Similar building elsewhere received a 7R:
http://sf-planning.org/ftp/files/gis/SMission/Docs/4337%20001J.pdf

Buildings Deserving of 6L Designations

1175 York Street (APN 4210 022)
Built in 1885
This building should be designated as 6L as it is one of the rarest forms of the period.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4210%20022.pdf

2769 23rd Street (APN 4210 035)
Built circa 1865
This small cottage retains clapboard cladding on its secondary facades, with asbestos shingles on the primary façade (likely with clapboard underneath). It deserves special consideration because of its extreme age.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4210%20035.pdf

Jonathan Lammers <continental_shelf@yahoo.com>

10/15/2010 06:39 PM

To: matt.weintraub@sfgov.org

cc:

Subject: South Mission Historic Survey -- Additional Resources for Historic Designation

Hello Matt,

Attached please find a list of additional properties within the South Mission Historic Resources Survey area that I feel merit individual designation as historic resources. Also included are a few buildings that I feel merit 7R or 6L designations.

The list of additional resources is largely based on two factors:
- Conformity with other buildings that were designated as individual resources.
- Rarity of building type and/or style

In a few instances there were buildings that simply seem to have been missed by the original review -- not surprising given the enormous number of buildings!

Hope you're doing well, and please confirm receipt of this – my email has been acting up this afternoon.

Jonathan

Jonathan Lammers <continental_shelf@yahoo.com>

10/18/2010 08:45 PM

To: Matt.Weintraub@sfgov.org

cc:

Subject: Re: South Mission Historic Survey -- Additional Resources for Historic Designation

Hey Matt,

Wow, you did a bunch of checking! I tried to clean up the earlier lists and focus on the strongest stuff; glad you caught the discrepancies.

Comments highlighted below:

4151 022A - 2429 Bryant: Good example of Romeo Flats; no garage and a nice pediment above the entry.
--Yes, I think this is the equal of some others that made the individual cut.

4150 012 2478 Bryant. Consistency issue: Good example of Edwardian.

http://sf-planning.org/ftp/files/gis/SMission/Docs/4150%20012.pdf
(Compare with this building, designated a resource:
http://sf-planning.org/ftp/files/gis/SMission/Docs/4265015.jpg
--This still looks like a consistency issue to me in that you can't designate one and not the other, at least if the only difference is the six year difference in age. That said, the design of both is pretty commonplace; the portico is the best part.

4266 001 - 1202 Hampshire: This is one of the strongest examples of a 1920s mixed use building, and the storefront is quite intact, just covered over:
http://sf-planning.org/ftp/files/gis/SMission/Docs/4266%20001.pdf
Should I assume that these properties also belong in the master list?
--Yes, this building sticks out for being supremely intact and quite large. The small storefront on the secondary facade is a really cool touch. There really isn't a better example of its type in the survey area. The best competition is a similar building on the NW corner of 25th and Bartlett, but it doesn't have the commercial ground floor presence.

3640 035 - 2701 Folsom: I think the storefront alterations could be considered subordinate to the whole in this case.
http://sf-planning.org/ftp/files/gis/SMission/Docs/3640%20035.pdf
--I'd prefer to see this one up close to see exactly how messed up the storefronts are, rather than just being covered over with T-111 plywood. However, I felt there is enough good there (and acknowledging that storefront alterations can be subordinate to the whole) that I felt it could be moved up to the individual list, or at worst, 7R.

4089 010
--This is a tough one, as it clearly reads as historic and is a semi-twin of its neighbor, but is bit more altered and has, for lack of a better term, less patina. If I had to pick, I'd say leave it in simply because of the enhanced setting with its neighbor. But it you felt strongly about leaving it off, I would not argue at all.

Thanks for the careful read,

J

--- On **Mon, 10/18/10, Matt.Weintraub@sfgov.org <*Matt.Weintraub@sfgov.org*>** wrote:

From: Matt.Weintraub@sfgov.org <Matt.Weintraub@sfgov.org>
Subject: Re: South Mission Historic Survey -- Additional Resources for Historic Designation
To: "Jonathan Lammers" <continental_shelf@yahoo.com>
Date: Monday, October 18, 2010, 6:22 PM

I'm currently collating your messages to be sure that I have a complete list of properties to work from. I'm using the most recent list you sent on Friday 10/15 as the "master" and I'm checking against earlier lists. I've noticed the following:

From your 9/16 email, all of the properties listed are included in the master list EXCEPT:

4089 010 is a similar sort of thing (with 4089 011) in that they enhance each other, but 010 is more on the edge (window replacement, stucco basement). No strong feeling either way.
Should I assume that this property also belongs in the master list?

From your 9/17 email, all of the properties listed are included in the master list.

From your 9/21 email, all of the properties listed are included in the master list EXCEPT:

4151 022A - 2429 Bryant: Good example of Romeo Flats; no garage and a nice pediment above the entry.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4151%20022A.pdf
4150 012 2478 Bryant. Consistency issue: Good example of Edwardian.
http://sf-planning.org/ftp/files/gis/SMission/Docs/4150%20012.pdf
(Compare with this building, designated a resource:
http://sf-planning.org/ftp/files/gis/SMission/Docs/4265015.jpg
4266 001 - 1202 Hampshire: This is one of the strongest examples of a 1920s mixed use building, and the storefront is quite intact, just covered over:
http://sf-planning.org/ftp/files/gis/SMission/Docs/4266%20001.pdf
Should I assume that these properties also belong in the master list?

Also, I notice that this property moved up from the "no strong feelings" category on 9/21 to the primary list on 10/15:
3640 035 - 2701 Folsom: I think the storefront alterations could be considered subordinate to the whole in this case.
http://sf-planning.org/ftp/files/gis/SMission/Docs/3640%20035.pdf

Best,

Matt Weintraub
Preservation Planner

tel: 415.575.6812
fax: 415.558.6409

Planning Department
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SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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DATE: **November 10, 2010**

TO: **Historic Preservation Commission**

FROM: **Matt Weintraub, Preservation Planner**

RE: **Updated Motion and Map of Survey Findings, South Mission Historic Resources Survey**

Enclosed please find an updated draft motion and map of survey findings for the South Mission Historic Resources Survey, which is recommended for adoption at the Commission meeting of November 17, 2010. These materials include minor technical corrections and updates to data as described further below. Specifically, the draft motion was updated to reference approximately 3,785 total surveyed properties in the Survey Inventory (previously listed as 3,782 total surveyed buildings). Also, the map of survey findings was updated as follows:

- 253 Properties Currently Listed in the California Historical Resources Inventory and/or City-Adopted Surveys (previously listed as 312 properties) – This resulted from updated information in the survey database for contributors (as well as potential contributors and non-contributors) as identified in the City-adopted Liberty-Hill Historic District and within the survey area. (This information is shown for reference only and does not affect that status of currently listed historic resources.)

- 992 Historic Resources (individual and/or contributor) identified by survey (previously listed as 988 properties) – This resulted from technical corrections to information regarding 4 properties in the survey database including: the Samuel Gompers Trade School located at 106 Bartlett/125 Valencia Street (as recommended by a member of the Historic Preservation Commission); the property located at 1172-1176 Valencia Street (consistent with the survey evaluation for the property that was not accurately reflected in previous survey materials); and 2 properties located at 8 Juri Street and 9-11 Juri Street within the Juri Street Historic District (consistent with the survey evaluations for the properties that were not accurately reflected in previous survey materials).

- 179 Potential Historic Resources (individual and/or contributor) identified by survey and requiring further research (previously listed as 125 properties) – This resulted from updated information in the survey database regarding potential contributors as identified in the City-adopted Liberty-Hill Historic District and within the survey area (which is shown for reference only and does not affect the status of currently listed potential contributors to the Liberty-Hill Historic District); and from new information provided by the owner of 1 property located at 855 Treat Avenue.

- 1,969 Non-resource properties identified by survey (previously listed as 1,965 properties) – This resulted from technical corrections to information regarding 4 properties in the survey database as described above under Historic Resources identified by survey.

- 331 Properties Not Evaluated, less than 50 years old or vacant (previously listed as 362 properties) – This resulted from technical corrections to the computerized method used to count individual buildings that are less than 50 years old and vacant parcels.

Updated survey materials and information are also available on the South Mission Historic Resources Survey webpage at http://southmission.sfplanning.org. Also, please see the memo (and attachments) dated October 28, 2010, for further recommendations from the Department as contained in the Department's responses to comments received from the public. If you have any questions or comments, please contact me at (415) 575-6812 or matt.weintraub@sfgov.org.

Attachments

Updated Draft Motion for Adoption of the South Mission Historic Resources Survey
Updated Map of Survey Findings for the South Mission Historic Resources Survey

SAN FRANCISCO
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Historic Preservation Commission
Motion 00##

HEARING DATE: NOVEMBER 17, 2010

Hearing Date:	November 17, 2010
Case Number:	2010.0505U
Staff Contact	Matt Weintraub – (415) 575-6812
	matt.weintraub@sfgov.org
Reviewed By	Tim Frye - (415) 575-6822
	tim.frye@sfgov.org

ADOPTION OF: **South Mission Historic Resources Survey**

PREAMBLE

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

WHEREAS, that the *South Mission Historic Resources Survey* consists of several elements including:

- 2,099 California Department of Parks and Recreation Primary Records (DPR 523A forms),
- National Register of Historic Places Multiple Property Documentation form (NPS Form 10-900-b) and appendices,
- Survey Inventory Database documenting approximately 3,785 individual properties (including photography, year built, property type classifications, assessments of architectural integrity, and resource evaluations).

WHEREAS, that the *South Mission Historic Resources Survey* was prepared by a qualified historian in accordance with the Secretary of the Interior's Standards and State Office of Historic Preservation Recordation Manual as outlined in Resolution No. 527 of June 7, 2000, adopted by the previous San Francisco Landmarks Preservation Advisory Board; and in accordance with the National Park Service's National Register Bulletin, *How to Complete the National Register Multiple Property Documentation Form* (1999).

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

WHEREAS, that a copy of the duly adopted the *South Mission Historic Resources Survey* will be maintained in the Planning Department Preservation Library and on the Planning Department's website.

WHEREAS, that future Landmark and Historic District Designation Reports and Nominations and Structures of Merit Nominations may demonstrate historic significance by reference to the: *South Mission Historic Resources Survey.*

WHEREAS, that in the future, in evaluating surveyed properties, historic significance may be demonstrated by reference to the: *South Mission Historic Resources Survey.*

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby adopts the *South Mission Historic Resources Survey*, including:

- All **California Department of Parks and Recreation Primary Records (DPR 523A forms)**,
- The **National Register of Historic Places Multiple Documentation Form (NPS Form 10-900-b) and appendices**, and
- The **Survey Inventory Database.**

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Commission Secretary to transmit a copy of the adopted survey materials and this Motion No. 00##, to the State Office of Historic Preservation and to the Northwest Information Center at Sonoma State University for reference.

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

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED

City & County of San Francisco Planning Department
Eastern Neighborhoods Mission Area Plan
South Mission Historic Resources Survey

COMPLETE SURVEY FINDINGS

Published: 09/03/2010
Updated: 11/09/2010

Historic Resources Previously Designated:

- Liberty-Hill Historic District, Planning Code Article 10
- Properties Currently Listed in the California Historical Resources Inventory and/or City-adopted surveys (253)

Historic Resource Survey Findings:

- South Mission Survey Area
- Historic District identified by survey
- Historic Resource (individual and/or contributor) identified by survey (992)
- Potential Historic Resource identified by survey - requires further research (179)
- Non-Resource property identified by survey (1,969)
- Not Evaluated - less than 50 years old and/or vacant (331)

Historic Districts Identified by Survey:

1. Shotwell Street Victoriana (National Register)
2. South Mission Avenues and Alleys (California Register)
3. East Mission Florida-to-Hampshire Streets (California Register)
4. Horner's Addition East (National Register)
5. Gottlieb Knopf Block (California Register)
6. Von Schroeder-Welsh Block (California Register)
7. 23rd Street Shops and Row-Houses (California Register)
8. Alabama Street Pioneers (California Register)
9. Hampshire Street False-Fronts (California Register)
10. Juri Street (California Register)
11. Olsen's Queen Anne Cottages (California Register)
12. O'Donnell-Fowler Homes (California Register)
13. Orange Alley Stables and Lofts (California Register)

0 250 500 750 1,000 Feet

N W E S