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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 21 Guerrero St.

P1. Other Identifier:

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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North, Calif. Date: 1956 (rev. 1973)

*c. Address: 21 Guerrero St. City: San Francisco Zip: 94103

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3502-038

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

21 Guerrero St. is located on a 25' x 80' lot on the east side of Guerrero Street, between Market Street and Duboce Avenue. Built in 1925, 21 Guerrero St. is a 4-story, wood frame, multiple family building containing 6 units designed in the Classical Revival style. The rectangular-plan building, clad in brick and smooth stucco, is capped by a flat roof. The primary façade faces west and is 2 bays wide. The first story is clad in yellow brick and features an integrated garage with arched entryway and paneled, wood overhead door in the left bay. The right bay contains a recessed, arched entryway containing a single, glazed wood doors with sidelights. The upper three stories are clad in stucco and contain chamfered bay windows in each bay fitted with one-over-one, double-hung vinyl sash. The bay windows have full-height, spiral fluted molding on each edge of the central face. The façade terminates in a frieze divided by small column ornaments with garlands between and egg and dart and modillion cornice. A metal fire escape is set between the bays at the third and forth stories. The building appears to be in good condition, and is identical to the adjacent property at 15 Guerrero Street.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple Family Property

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

P5b. Photo: (view and date)
21 Guerrero St. at right; view from west
8/29/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1925
SF Assessors Office

*P7. Owner and Address:
15-21 Guerrero Street Assoc
Aurita H Nocon
P.O. Box 64314
Sunnyvale, CA

*P8. Recorded by:
Page & Turnbull, Inc.; MT, TS
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
8/29/2006

*P10. Survey Type:
Reconnaissance

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

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

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 21 Guerrero Street

B1. Historic Name 21 Guerrero Street

B2. Common Name 21 Guerrero Street

B3. Original Use Multiple Family Property B4. Present Use: Multiple Family Property

* B5. Architectural Style Classical Revival

*B6. Construction History
21 Guerrero Street was constructed in 1925. Alterations include one-over-one, double-hung vinyl sash windows installed at an unknown date.

*B7. Moved? ☒ No ☐ Yes Date: _____ Original Location: _____

*B8. Related Features none

B9a. Architect n/a . Builder owner

*B10. Significance: Theme 1906 Earthquake and Reconstruction Area: Mission

Period of Significance 1906-1929 Property Type Residential Applicable Criteria n/a

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

In regard to California Register Criterion 1 (History/Events) this property is considered under the 1906 Earthquake and Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential) and dates from the Period of Significance (1906-1926) of that context. There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

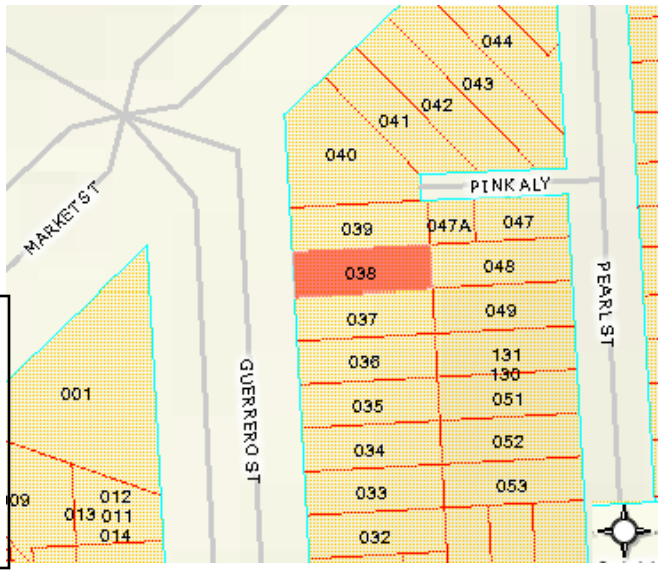
Criterion 1:
21 Guerrero is identical to the adjacent property at 15 Guerrero Street, which is evaluated separately. 21 Guerrero Street was constructed in 1925 by first owner Morris Jones. There is no known architect. It is unknown when Morris Jones acquired the property. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*B12. References: Edwards Abstracts, January 13, 1925
Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007

B13. Remarks

(Sketch Map with north arrow required.)



*B14. Evaluator Kelley & VerPlanck
*Date of Evaluation 5/1/2010

(This space reserved for official comments)

B10: Significance (continued)

Prior to construction of the building, the parcel was owned by Susan R. Whiting, according to 1906 and 1909 Block Books. Whiting sold it to Helen M. Carrey on June 16, 1920. Carrey immediately sold it to Frank Stavis.

21 Guerrero is located in an area that suffered considerable destruction in the 1906 Earthquake and Fire. First the earthquake demolished many buildings resting on filled land, and later the firestorm devoured any structures that survived the temblor, completing the devastation of the northern Mission. The 1889 Sanborn map shows that the parcel on which 21 Guerrero Street sits was occupied by a two-story, single-family dwelling that had been turned into two flats set back from the street. Adjacent buildings are similarly sized single-family buildings. It appears that dwelling was destroyed in the 1906 earthquake and fire, as the 1914 Sanborn map shows the lot as vacant. As thousands of earthquake refugees moved into the Mission District from the burned-out South of Market area, doubling up with relatives, camping in parks, or moving into former single-family houses hastily divided into apartments, the demand for permanent housing became severe. Due to these intense population pressures, the Mission District was rapidly reconstructed after the quake.

Although 21 Guerrero Street's building typology and Mission District location expresses an association with the general building boom of the mid-1920s, the construction date of 1923 renders the building unable to express a clear association with the 1906 Earthquake and Fire and Reconstruction.

Integrity:

21 Guerrero Street appears to have undergone few substantial alterations. These include one-over-one, double-hung vinyl sash windows installed at an unknown date. Character-defining features include: its height and massing; yellow brick-clad base and upper stories clad in smooth stucco; recessed and arched entryway containing a single, glazed wood doors with sidelights; fenestration pattern with chamfered bay windows; simplified Classical Revival ornamentation including full-height, spiral fluted molding on each edge of the central face of the bay windows and foliate frieze, egg and dart molding, and modillion cornice; and flat roof. 21 Guerrero Street retains the following aspects of integrity: location, design, setting, workmanship, feeling, and association. The building suffers reduced integrity of materials due to the window alterations.

Conclusion:

21 Guerrero Street does not appear to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources or local designation under any criterion. Although the building location and typology reflect an association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1923 construction date places the building outside of the primary scope of this broad pattern of San Francisco's history. Nor does the building embody the distinctive characteristics of a type, period or method of construction. It is not the work of a master, nor does it possess high artistic values.