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) 25 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 25 Guerrero St. City: San Francisco Zip: 94103

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

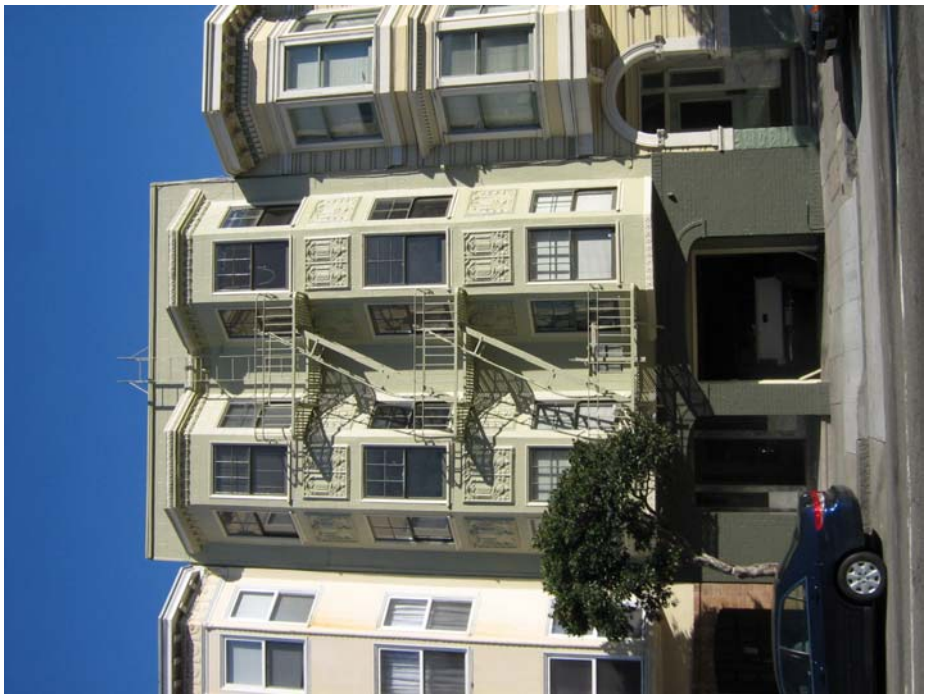
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3502-037

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

25 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 1928, 25 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 scored stucco and brick, is capped by a flat roof. The primary façade faces west and is 2 bays wide. The first story is clad in brick and features a recessed, arched entry in the left bay and an integrated garage in the right bay. The interior of the recessed entry is sheathed in marble and has a mosaic tile floor. The building has a single, glazed, wood entry door with sidelights. The upper stories are clad in stucco scored to look like ashlar masonry and feature a semi-hexagonal bay window in each bay. The windows have four-over-one and six-over-one, double-hung wood sash and sculpted relief spandrel panels with cartouche motifs on the second and third stories. The bottom of the second-story windows has a band or rosette ornament. The windows have a modest cornice at the fourth-story level and end in hipped roofs. The façade terminates in a plain parapet wall. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP 3: Multiple Family Property

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



P5b. Photo: (view and date)
View from west
8/29/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1928
SF Assessors Office

*P7. Owner and Address:
Kevin Davis
2405 16th Street
San Francisco, 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
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 3 *Resource Name or # (Assigned by recorder) 25 Guerrero Street

B1. Historic Name 25 Guerrero Street

B2. Common Name 25 Guerrero Street

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

* B5. Architectural Style Classical Revival

*B6. Construction History
25 Guerrero Street was constructed in 1928.

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

*B8. Related Features none

B9a. Architect unknown . Builder owner

*B10. Significance: Theme 1906 Earthquake and Fire 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 Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential/apartment building) and dates from the Period of Significance (1906-1929) of that context. Based on its appearance, the building is also considered under California Register Criterion 3 (Design/Construction). There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons) or Criterion 4 (Information Potential).

Criterion 1:

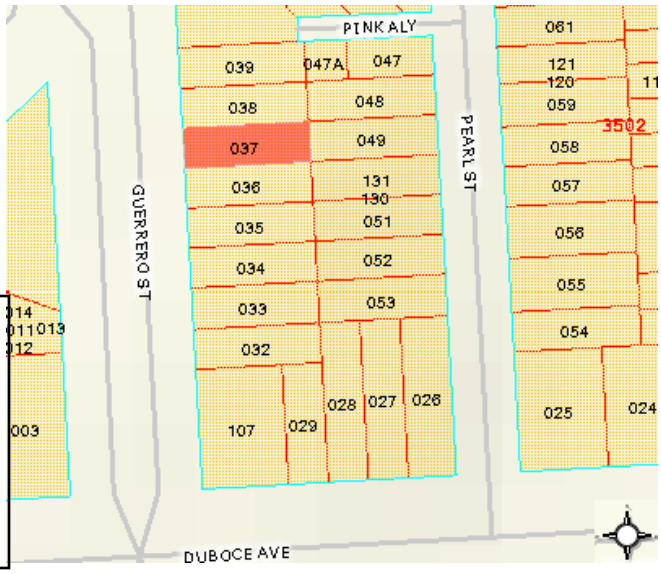
25 Guerrero Street was constructed in 1928 by Calixte and Anna Lalanne. There is no known architect. Prior to construction of the building, the parcel was owned by Susan R. Whiting, who sold it to Helen M. Carrey on June 16, 1920. Carrey immediately sold it to Frank Stavis. It is unknown when Calixte and Anna Lalanne acquired the property. (continued)

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

*B12. References: 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)

Various Lalanne family members were listed here as late as the 1950s.

The building is located in an area of the northern Mission neighborhood that suffered extensive destruction in the 1906 Earthquake and Fire. The 1899 Sanborn map shows that this parcel was occupied by one two-story, single-family dwelling set back from the street. Adjacent buildings were similar single-family dwellings. It appears that the 1899 building was destroyed in the 1906 earthquake and fire, as the 1914 Sanborn map shows the lot vacant.

After the 1906 disaster, 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 acute. In the Mission, residential builders began the lucrative construction of multiple family apartment buildings, like this one, on lots that were once occupied by single-family homes.

25 Guerrero is also an example of an apartment building, a type of building widespread in the Mission District. Apartment buildings are generally located on a large lot and feature an arrangement of multiple living units on each floor, all accessed through a common lobby. The majority of apartment buildings constructed at this time were designed in the Classical Revival style, like 25 Guerrero. Other popular styles included Craftsman, Mission, and Spanish Colonial Revival.

Although 25 Guerero Street's apartment building typology and Mission District location reflect a general association with the 1906 Earthquake and Fire and reconstruction period of significance, the 1928 construction date places the building outside of the primary scope of the period of significance and renders it unable to accurately embody this broad pattern of San Francisco's history.

Criterion 3:

The Classical Revival style began to emerge in the United States during the last quarter of the nineteenth century. The Classical Revival became especially popular in San Francisco and the rest of California between 1900 and 1910, where the Victorian-era styles had perhaps been carried to their extreme. Many of the ornate Italianate, Eastlake and Queen Anne flats and residences destroyed in the 1906 Earthquake and Fire were rebuilt in the more chaste and simplified Classical/Colonial Revival style. Characteristics of the Classical Revival style include ornamental plaster in the form of neoclassical motifs, such as a cartouche and garlands in the upper portion of gables or on the spandrels panels of bay windows, neoclassical pilasters at the corners or on the bay windows, bold neoclassical porticos supported by fluted Corinthian columns, and large classically detailed cornices visually supported by modillions.

Although 25 Guerrero Street is an example of a Classical Revival style apartment building, and does display well-preserved elements of the Classical Revival style, the building is a modest example of the type and does not rise to the level of a building which embodies the "distinctive characteristics of a type, period or method of construction."

Integrity:

25 Guerrero Street appears to have undergone no substantial alterations. The building retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Conclusion:

25 Guerrero Street does not appear 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 1928 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.