

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) 10 Laguna St.

P1. Other Identifier: 10-14 Laguna Street

*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 Location: Not for Publication Unrestricted *a. County: San Francisco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: 10 Laguna St. City: San Francisco Zip: 94102

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0871-021

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

10 Laguna Street is located on an approximately 2,142 square-foot lot on the east side of Laguna Street between Waller and Hermann Streets. Built in 1939, 10 Laguna Street is a 3-story, wood-frame, 3-unit, multiple-family dwelling designed in the Art Deco style. The rectangular-plan building, clad in stucco on the façade and wood shiplap siding on secondary elevations, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces west and is 2 bays wide. The right bay of the ground floor features a recessed 2-car garage with wood doors, while the left bay features a gated, recessed entry. The right bay of the upper two floors features a continuous semi-hexagonal bay window composed of 3-light, wood casement windows. The bay window has a cartouche centered above the center window and ends in a stucco cornice and stepped parapet wall. The left bay features a rectilinear bay window with paired, 3-light, wood casement windows on the front face. The bay window ends in a tall, geometric panel with scalloped edge.

The building appears to be in good condition.

*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)
View from west
9/15/2006

*P6. Date Constructed/Age and Sources: Historic
1939
SF Assessors Office

*P7. Owner and Address:
Hoffman Jeffery
10 Laguna St
San Francisco, CA 94102

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

*P9. Date Recorded:
9/15/2006

*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)

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 1 of 2 *Resource Name or # (Assigned by recorder) 10-14 Laguna Street

B1. Historic Name 10-14 Laguna Street
B2. Common Name 10-14 Laguna Street
B3. Original Use Multiple Family Residence B4. Present Use: Multiple Family Residence

* B5. Architectural Style Art Deco

*B6. Construction History
10-14 Laguna Street was constructed in 1914. It was either demolished or remodeled in the Art Deco Style at an unknown date. Other alterations include 3-light, wood casement replacement windows.

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

*B8. Related Features none

B9a. Architect Righetti & Headman . Builder n/a

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Hayes Valley

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 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 (1906-1929) of that context. There is no indication the property is eligible for listing in the California Register under Criterion 1 (History/Events), Criterion 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

Criterion 1:

10-14 Laguna Street was designed by Righetti & Headman and constructed in 1914 for the identified first owner, Frederick Beaudry. Prior to construction of the extant building, the 1894 and 1909 Block Books indicate that the parcel was owned by N. Lennon.

(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

*B14. Evaluator Kelley & VerPlanck

*Date of Evaluation 5/1/2010

(Sketch Map with north arrow required.)



(This space reserved for official comments)

CONTINUATION SHEET

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Resource Name or # (Assigned by Recorder)

10-14 Laguna Street

*Recorded by: Kelley & VerPlanck

Date 5/1/2010

Continuation Update

B10: Significance (continued)

The 1899 map shows the parcel vacant with several other vacant lots on the block and a large dwelling to the north. The 1913 Sanborn map shows the lot vacant with a large dwelling to the north and several buildings of flats to the south. The 1950 Sanborn map shows the extant building containing two flats with two large apartment buildings to the north and the same flats to the south.

Perseo Righetti (1871-1928) and August G. Headman (1883-1925) were partners from 1909-1914, designing a large number of downtown apartment buildings and hotels during that time. One of their earliest commissions was the replacement Native Sons of the Golden West building at 414 Mason. Other notable buildings include 2230-32 Green Street (1910), 1827-31 Jones Street (1911), and 80 West Clay Park (1912).

It is unclear though research if the 1914-constructed building at this lot was extensively remodeled, burned or demolished. The San Francisco Assessor lists the construction date of this building as 1939, which may point to new construction at this date. Research indicates an earlier construction date and has not revealed evidence of demolition.

During the 1906 Earthquake and Fire Reconstruction period, single-family dwellings were converted to multi-family housing, and larger lots were subdivided and flats built alongside older homes in Hayes Valley to accommodate the many refugees that relocated to the area. Although 10-14 Laguna Street's location and building type express a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the building's 1914 construction date place it outside of the primary scope of the period and render it unable to accurately embody this broad pattern of San Francisco's history.

Integrity:

10-14 Laguna Street appears to have undergone substantial alterations since its construction in 1914, specifically remodeling of the facade in the Art Deco style ca. 1939. Alterations include: stucco cladding, 3-light, wood casement windows, cartouche ornament, stepped parapet wall, tall, geometric panel with scalloped edge parapet. Architects and contractors obtained work during the 1930s by convincing building owners to replace original windows with 3-light, wood casement sash. The building retains the integrity of location, as it has not been moved. It no longer retains integrity of design, setting, materials, workmanship, feeling, or association. However, if further research reveals that 10-14 Laguna Street was constructed in 1939, the building may retain sufficient character defining features to accurately embody the Art Deco style, period and method of construction.

Conclusion:

10-14 Laguna Street does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion. Although the building location and typology demonstrate an association with the 1906 Earthquake and Fire Reconstruction period of significance, it no longer accurately expresses this association due to the Art Deco alterations to the exterior which make it unrecognizable as a building constructed in 1914. However, if further research reveals that the construction date of the building is 1939, the building retains sufficient character defining features to merit special consideration in local planning.

Note: DPR 523A Form indicates that the building was constructed in 1939. This date is possibly incorrect, however, alterations to the facade may have taken place at this time.