State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #
DISTRICT RECORD	Trinomial

Page 1 of 3 *CHR Status Code 3S District appears eligible for National Register through survey evaluation.
*Resource Name or # Ramona Street

D1. Historic Name: Ramona Street D2. Common Name: Ramona Street

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

The Ramona Street National Register-eligible historic district is within the north Mission neighborhood, an area of San Francisco, a densely developed urban area. The area covered is the northern portion of the Inner Mission neighborhood of San Francisco. The Mission neighborhood is located in the eastern-central portion of the City, and is located on generally flat lands that slope gently from west to east. Street trees have been integrated into the sidewalks. There are curbs of either stone or concrete at the sidewalk. The streets are paved in asphalt. Much of the area has overhead utilities. (See Continuation Sheet)

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

The boundaries of the National Register eligible Ramona Street District include the Ramona Street right-of-way, and all buildings and lots with frontage along Ramona Street, including the buildings at the eastern and western corners of Ramona and 14th and 15th Streets. (See map on Continuation Sheet)

*D5. Boundary Justification:

Ramona Street is an isolated development block. It was created from a partnership between two families who owned large tracts of land on this single block. On September 19, 1910, Ramona Avenue was deeded to the City & County of San Francisco by Adolph F Hagemann and Adrienne and Nellie Thompson, and was accepted by Board of Supervisors' Ordinance 1309 (new series). Each family deeded a portion of their land that became Ramona Street itself. All of the buildings along Ramona Street were developed soon after, mostly in groups as speculative development. Other buildings on the surrounding block do not share this intimate history, and are of a similar, but different context. On adjacent lands to the west the Thompson sisters privately developed Hidalgo Terrace in the following decade.

*D6 Significance: Theme Residential subdivision with integrated garages Area San Francisco's 1906 Fire Zone
Period of Significance 1911-1923 Applicable Criteria NR C

(Discuss district's importance in terms of historical context as defined by theme, period, and geographic scope. Also address the integrity of the district as a whole)

National Register Criteria: Criterion C – A group of properties that embody the distinctive characteristics of a type, period, or method of construction with significance in the area of "community planning and development."

Historical Context: The Potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is an early 20th century (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. (See Continuation Sheet)

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

Inner Mission North Context Statement, San Francisco Planning Department, 2003. NRB: Historic Residential Suburbs: Guidelines for the Evaluation and Documentation, NPS 2002.

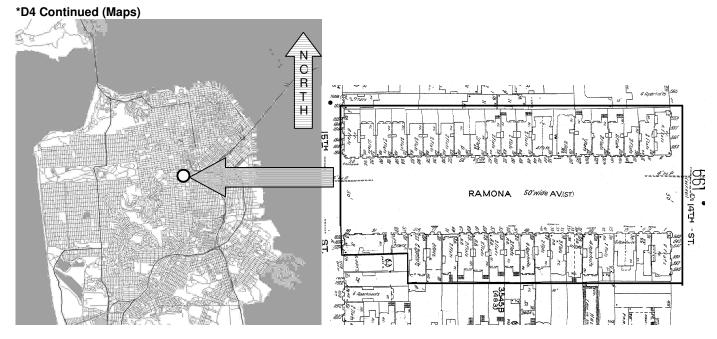
*D8. Evaluator: N. Moses Corrette Date: 10 September, 2003
Affiliation and Address: City and County of San Francisco Planning Department
1660 Mission Street, San Francisco, CA 94103

State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
CONTINUATION SHEET	Trinomial

Page 2 of 3 Resource Name or # Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 10 September, 2003
Continued Department – City and County of San Francisco *Date 10 September, 2003
Continued

The proposed Ramona Street National Register-eligible historic district encompasses every building on both sides of a single-block street, and the four corner buildings at the intersections of Ramona Street and 14th and 15th Streets (36 properties). Contributory buildings include: 6-8 Ramona Street, 9-11 Ramona Street, 12-14 Ramona Street, 16-18 Ramona Street, 19 Ramona, 20-22 Ramona Street, 25-27 Ramona Street, 26-28 Ramona Street, 29 Ramona Street, 30 Ramona Street, 31-33 Ramona Street, 35-37-39 Ramona Street, 38-44 Ramona Street, 41-43 Ramona Street, 46-48 Ramona Street, 49 Ramona Street, 50-52 Ramona Street, 51-53 Ramona Street, 55-57 Ramona Street, 59-61 Ramona Street, 60-62 Ramona Street, 64-66 Ramona Street, 65-67 Ramona Street, 68 Ramona Street, 69-71 Ramona Street, 72-74 Ramona Street, 76-78 Ramona Street, 77 Ramona Street, 80-82 Ramona Street, 84-86 Ramona Street, 85 Ramona Street, 87-89 Ramona Street, 88-90 Ramona Street, 92-94 Ramona Street, 537 14th Street, 553-559 14th Street, 1834-1838 15th St, 1840-1850 15th St. The district cotains no non-contributory properties.



*D6 Continued

The buildings on Ramona Street are some of the earliest buildings in San Francisco, and the nation to be conceived with an integrated garage. San Francisco's earliest known garages, then called auto basements, date from c. 1908. The garage was an optional finish for the construction of new houses in the Inner Richmond. Ramona Street buildings were almost all built with the garage on the ground floor starting in 1911, the only exceptions being the buildings with four or more residential units. All of the buildings containing two flats were built with the "Auto Basement". This marks, on a national scale, a very early incorporation of the automobile into the basic design of residential buildings, some 10-15 years before the trend fully developed.

Introduction of the Garage (NRB: Historic Residential Suburbs) "Shelter for the automobile became an increasingly important consideration after 1900. Driveways were readily accommodated in the progressive design of new neighborhoods having road improvements such as paved surfaces, gutters and curbs, and sidewalks. The earliest garages were placed behind the house at the end of a long driveway that often consisted of little more than a double tract of pavement. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey."

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

Primary #	
HRI#	
Trinomial	

Page 3 of 3 Resource Name or # Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 10 September, 2003 © Continuation Update This district does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. The District is located within the area consumed by the fires of 1906. The buildings within the area that was consumed by the fire can be associated with the disaster itself; as, in the absence of the fires, the neighborhood, and indeed San Francisco itself, would be different. Evaluation under National Register Criterion A views the void in the urban fabric created by the extent of the fires as the context that enabled the replacement structures which are the subject of the evaluation. In evaluating the events of April 1906 under Criterion A, the void in the urban fabric left by the fires would be best viewed as a "site". The site of the fires may be found to be significant; however, it would include the full extent of the fires, and not just the portion of the reconstruction evaluated in this document.

The construction of the buildings on Ramona Street was carried out privately, but with several people working cooperatively. Persons with associations leading to the creation of the Ramona Street District include: Adolph F Hagemann and Adrienne and Nellie Thompson who conceived of the subdivision of the larger parcels of land; and three owner/developers who, together, built the majority of the properties in the district: John J. Binet, Morris Stulsoft, and William C., George R., and Katherine Newsom. In the evaluation of the associations with persons per National Register Criterion B, the properties themselves carry the significance and not the associations with the persons who brought them into being.

The integrity of the Ramona Street National Register eligible district is high. Of the 36 properties in the district, only a few were erected without a garage on the ground floor. As time has progressed, many have had them installed. One building (25-27 Ramona) may require further research to determine if the existing façade is an early replacement, or original to the building. Of the remaining properties there area few alterations to individual buildings, and no building aside from the above noted property has had cumulative alterations that negatively affect the integrity of the district.



Aerial oblique photograph of Proposed Ramona Street National Register Eligible District, 2002.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION DDIMARY DECORD	Primary # HRI# Trinomial				
PRIMARY RECORD	CHR Status	Code			-
Other Listings Review Code	Rev	eiwer	Da	ite	-
Page 1 of 3 Resource name(s) or number(assigned		· · · —			
P1. Other Identifier:	,,			Form Number	349
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date:	1995	•			
c. Address 6 8 Ramona STe. Other Locational Data: Assessor's Block and Lot 35	545 063	City	San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, tongue and groove wood clad door, a centrally placed garage door, and a recessed entry a features a square wood trimmed oriel window in each bay su floor features a sculpted wood trimmed oriel window in each roof.	residential flat at the sidewalk ipported by bra bay has a bloo	s building. The each under a ackets, and co ck modillion co	e brick-clad ground corbelled brick arch vered with a Spanis rnice, and is covere	story features a ser n. The second story h tile roof. The third ed with a Spanish til	rvice y I
The Craftsman-sash wood windows are Chicago-style casen aluminum sash in the third floor. The façade is divided by be coped parapet. The roof is flat.	nents with tran eltcourse betwe	soms on the s een the first ar	econd floor, and are	e double hung There is a shaped,	
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		•	P5b. Photo: (1) View From Ra looking west	District Other	
			2/25/02		
				ucted/Age and So	
			1912 Assessor's P	✓ Historio	3
			*P7. Owner and A		
			6 Ramona Str	reet	
		1	*P8. Recorded by		
			Planning Depar	tment f San Francisco ith Floor	
	AL .		*P9. Date Record	ed 8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10. Survey Typ	e Intensive	
Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (list	Feature Reco				

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

Primary #	
HRI#	

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *Resource name(s) or number 6-8 Ramona Street

CHR Status Code

Form Number 349

3D

B1. Historic Name: B2. Common Name:

*B6 Construction History:

B3. Original Use: Two-Family Dwelling

B4. Present Use: Two-Family Dwelling *B5 Architectural Style: Mission Revival

BPA 1912 - Erect a two story and basement frame building on a concrete foundation 25x52, clad in rustic siding, for \$3,000.

*B7. Moved? ✓ No Date: Original Location

*B8. Related Features:

Garage

B9a. Architect: none B9b. Builder: (Owner) John J. Binet Co. (78 Ramona Av)

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 **Property Type** Flats Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by John J. Binet. From at least 1920 to 1946, it was owned by Clarence J. and Florence N. Geisman. CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

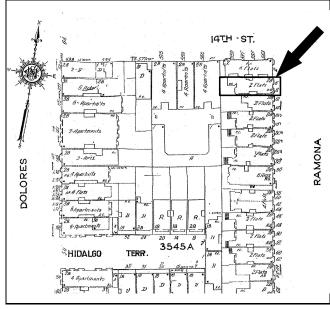
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

9/10/2003 * Date of Evaluation:

(This space	reserved	or official	comments)

(Sketch Map with north arrow required)



DPR 523B (1/95)

*Required information

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

Primary # HRI #	
Trinomial _	

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Page	3	ot	3	Resource Name or #	6-8 Ramona Str	eet

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910. However there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development." The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements.

This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for a replacement garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; brick and wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as Spanish tile, façade moldings, and shaped parapet.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI#				
PRIMARY RECORD	Trinomial CHR Status	Codo			
Other Listings	Crin Status	Code			-
Review Code	Rev	eiwer		Date	-
Page 1 of 3 Resource name(s) or number(assigned	by recorder)	9-11 F	lamona Street		
P1. Other Identifier: Formerly lot 95				Form Number	350
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date:	1995				
c. Address 9 11 Ramona ST e. Other Locational Data: Assessor's Block and Lot 39	545 106, 107		City San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements.	,	materials	condition, alterations, size	re, setting, and boundari	es.)
This is a three-story, two-bay, stucco-clad, frame residential centrally placed garage door and a recessed entry at the sic sculpted bay in each building bay. The bays are covered with	flats building. dewalk under a	The bricl a flat arch	c-clad ground story fea . The second and thire	tures a service door, a	
The Craftsman-style sash wood windows have a divided ligh beltcourse between the first and second stories. The cornic surface of the shaped, coped parapet. The roof is flat.					
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ☑ Building ☐ Structure ☐		Site	Style or Period Miss District Element P5b. Photo: View From looking eas 2/11/02	of District Other (view and date) Ramona Street	
	ALLEH BERREE		*P6. Date Cons	tructed/Age and So	urces
			1916	✓ Historio	
			Assessor's	Parcel Info	
			*P7. Owner and BROWN JAN NAKATA SU	ELLE	
			9, 11 Ramo		
	15		San Francisc		
		A STATE OF THE PARTY OF THE PAR	*P8. Recorded		
			Planning Dep City & County 1660 Mission San Francisc	of San Francisco , 5th Floor	
			*P9. Date Reco	'ded 8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10. Survey Ty	pe Intensive	
Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Archaeological Record ☐ District Record ☐ Linear ☐ Artifact Record ☐ Photograph Record ☐ Other (list	Feature Reco				

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #		
BUILDING, STRUCTURE, AND OBJE	ECT RECORD	Form Number	350
Page 2 of 3 *Resource name(s) or number 9-11 Ra		CHR Status Code 3	D
B1. Historic Name:			
B2. Common Name:			
B3. Original Use: Two-Family Dwelling	B4. Present Use:	Two-Family Dwelling	

BPA 1916 - Erect a two story over basement frame building on a concrete foundation 24x48, clad in rustic on the sides and rear, and cement on the front, for \$3,000. 1992 - 2-unit condominium conversion. 1990 - Replace damaged stucco at front of house. 1987 - Repair existing wood

*B5 Architectural Style: Mission Revival

decks at second and third floors.

*B7. Moved? ✓ № Date: Original Location

*B8. Related Features:

*B6 Construction History:

Garage

B9a. Architect: none B9b. Builder: (Owner) E. A. Knoop

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

HISTORY: In 1886, the site of this building was vacant. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1916 by Ernest Knoop, owner / developer. It would remain in his family to at least 1935. In 1946, it was owned by John J. and Caroline L. Kaelin. CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. (See Continuation Sheet)

B11. Additional F	Resources	Attributes:
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*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

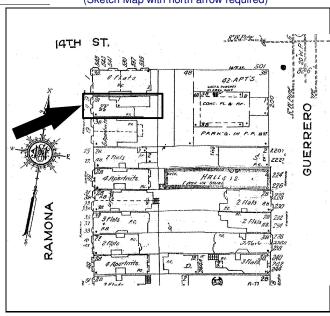
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation:	9/10/2003
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State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #
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Page _	3	of	3	Resource Name or # 9-11 Ra	amona Street	
*Record	ded	l by	Pla	nning Department – City and County of San Francisco	*Date 9/10/2003	□ Update

B10. Continued

Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The Potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco and unpainted brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as Spanish tile, façade moldings, brackets and shaped parapet.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _ HRI# Trinomial				
Other Listings	CHR Status C	Code			-
Review Code	Reve	eiwer	Date		-
Page 1 of 3 Resource name(s) or number(assigned	by recorder)	12-14 Ram	ona Street		
P1. Other Identifier:				Form Number	351
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a. C	County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date: c. Address 12 14 Ramona ST e. Other Locational Data: Assessor's Block and Lot 35	1995 545 064	City	San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, stucco-clad, frame residential wood paneled garage doors with a service door in the reveal arch. The second and third stories feature a square bay in e the third floor.	flats building. T	The ground sto	ory contains a pair of recessed entry at the	recessed, single- sidewalk under a	leaf I flat
The façade is divided by a beltcourse between the first and s the bay windows with wood casements and transoms. There				in the forward fac	es of
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		-	View From Ran	District Other ow and date)	
	White I		looking west 2/25/02 *P6. Date Construction	oe and So	urcae
			1923	✓ Historic	
			Assessor's Par		
			*P7. Owner and Ad ARINEZ JOSE E	dress: &MARIA E&MARIA	
			14 Ramona Str San Francisco CA		
		A CONTRACTOR OF THE PARTY OF TH	*P8. Recorded by:		
			Planning Departn City & County of 1 1660 Mission, 5th San Francisco, C	San Francisco ı Floor	
			*P9. Date Recorded)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10. Survey Type	Intensive	
Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (list	Feature Recor			-	

State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
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BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

351

Page 2 of 3 *Resource name(s) or number 12-14 Ramona Street

Period of Significance 1911-1923 Property Type Flats

CHR Status Code 3D

Applicable Criteria (NR):

B1. Historic Name: B2. Common Name:

B3. Original Use: Two-Family Dwelling

*B6 Construction History:

B4. Present Use: Two-Family Dwelling

*B5 Architectural Style: Mission Revival

BPA 1923 - Erect a two story over basement frame building on a concrete foundatino, 25x45, clad in rustic siding, for \$6,000.

*B7. Moved? No Date: Original Location

*B8. Related Features:
Garage

B9a. Architect: none B9b. Builder: (day work)

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

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

HISTORY: In 1886, the site of this building was occupied by vegetable gardens. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. In 1920, the vacant lot was owned by Catherine A. Cotter. In 1923, the present building was erected for Mrs. Katherine Newsom. From at least 1935 to 1946, it was owned by Daniel L. and Hedda Cameron.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

*	Date of Evaluation:	9/10/2003
ſ	(This space	reserved for official comments)

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	38 6 Apartn'ts 28 3-Apartments 20 3-Ariss	86.	x or l	2 Flaks 2 Flaks 10 Briaks 10 Briaks	va vo: vo: 200	RAMONA
DOLORES	ng A Aparthits 28		R. R. 3549,	GANGE 25	4	RA RA

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(Sketch Map with north arrow required)

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State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #
CONTINUATION SHEET	Trinomial

Page <u>3</u> of <u>3</u>	Resource Name or # 12-14 Ra	amona Street	
*Recorded by Plannin	g Department – City and County of San Francisco	*Date 9/10/2003	□ Update

B10. Continued

This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The Potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry, including the garage doors; brick, stucco, and wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as Spanish tile, façade moldings, and shaped parapet.

State of California — The Resour	• •	Primary # _ HRI#				
PRIMARY RECORD		Trinomial CHR Status	Code			
	Other Listings					_
	Review Code		eiwer)ate	
Page <u>1</u> of <u>3</u> Resource name(s P1. Other Identifier: Formerly lot 6	·	by recorder)	16-18 Ra	mona Street	Form Number	352
P2. Location: \square Not for Publicatio	n 🗹 Unrestricted	*a.	County	San Francisco		
	cisco North Date: lamona ST essor's Block and Lot 3	1995 545 108, 109	Cit	y San Francisco	Zip 94103	
*P3a. Description: (Describe resour This is a three-story, two-bay, stucco the sidewalk, a centrally placed gara square, wood trimmed oriel window i a sculpted wood trimmed oriel windo	ge door and a service on each bay supported b	flats building. door; each unde by brackets and	The brick-cler a corbelled covered with	ad ground story feat d brick arch. The se th a Spanish tile roof	ures a recessed entr cond story features a . The third floor feat	y at
The windows are 1/1 wood double hushaped, coped parapet with dentil be		ded by a beltco	urse betwee	en the first and secor	nd stories. There is a	ı
*P3b. Resources Attributes: HP3. *P4. Resources Present: ✓ Build				P5b. Photo:	of District Other (view and date)	
O				looking west 2/25/02		
				1912	tructed/Age and So ✓ Historic	
				Assessor's		•
				*P7. Owner and PALM CHRIS' DINARDO VIC 16, 18 Ramo San Francisco	TOPHER A CTOR N ona Street	
				*P8. Recorded b	y:	
				Planning Depa City & County 1660 Mission, San Francisco	of San Francisco 5th Floor	
	6 6			*P9. Date Record)2
*P11. Report Citation: (Cite survey re	eport and other sources, or	r enter "none")		L*P10. Survey Ty	pe Intensive	
Attachments: ☐ None ☐ Location ☐ Archaeological Record ☐ Distr ☐ Artifact Record ☐ Photograph		Feature Reco				

State of California — The Resources Age	ncy
DEPARTMENT OF PARKS AND RECREATI	ON

Primary #	
HRI#	

B4. Present Use: Two-Family Dwelling

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

CHR Status Code

352 3D

Page 2 of 3 *Resource name(s) or number 16-18 Ramona Street

B1. Historic Name: B2. Common Name:

B3. Original Use: Two-Family Dwelling

*B6 Construction History:

*B5 Architectural Style: Mission Revival BPA 1912 - Erect a two story and basement frame building on a concrete foundation 25x52, sheathed in rustic siding, for \$3,650. 1993 - 2-unit condominium conversion; replace rotted rear wood stairs.

*B7. Moved? ✓ No Date: Original Location

*B8. Related Features:

Garage

B9a. Architect: none **B9b. Builder:** John J. Binet Co. (78 Ramona Av)

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 **Property Type** Flats Applicable Criteria (NR):

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. For Bartholomew Mahoney, who would own the property to at least 1920. From at least 1935 to 1946, it was owned by Josephine Lenehan.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

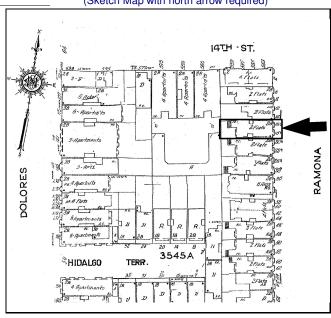
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

			comments

(Sketch Map with north arrow required)



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

Primary #	
Trinomial _	

Page 3 of 3 Resource Name or # 16-18 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential. residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood and brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds and glazing; and architectural elements such as Spanish tile, façade moldings, brackets and shaped parapet.

State of California — The Reso DEPARTMENT OF PARKS AND PRIMARY RECORD	RECREATION	Primary # HRI# Trinomial CHR Status	Code _			- - -
	Other Listings Review Code	Rev	/eiwer		Date	_
Page <u>1</u> of <u>3</u> Resource name		by recorder)	19 Ram	ona Street		_
P1. Other Identifier:					Form Number	353
P2. Location: Not for Publication	tion 🗹 Unrestricted	*a.	County	San Francisco		
*b. USGS 7.5' Quad San Fra	ancisco North Date:	1995				
c. Address 19 e. Other Locational Data: A	Ramona ST ssessor's Block and Lot 3	3545 094	С	ity San Francisco	Zip 94103	
This is a four-story, three-bay, woo and an enclosed, central stair hall between the first and second and sidewalk. The stucco-clad ground pair of windows in the first and thir The windows are 1/1 wood double modillion cornice follows the profile	in the central bay divides third floors of the central be story features a single gad building bays. hung. The façade is divi	the façade ver bay. A single carage door in the ded by a beltoo	rtically. A side or and a side of the first and ourse between	ngle window is loca mall window in the o third building bays. en the first and sec	ted at the landings central bay is located The first floor contain	at the s a
*P3b. Resources Attributes: HP3 *P4. Resources Present: ✓ Bu	ilding Structure	Object		P5b. Photo:	of District Othe (view and date) Ramona Street	r
	ALLE LE	The state of the s		2/11/02		
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			10 PARITI	1913 Building Pe		iC
			WEDNESO CIFANNS			
		-	PARKING BIX TO 9 EX MON THE FRI	*P7. Owner an WALKUP S	d Address: TEVE L REVOC TRUST	
		Tayles Janes			Avenue #202 co CA 94116	
		1		*P8. Recorded	by:	
				1660 Missio	ty of San Francisco	
				*P9. Date Reco	orded 8/29/20	02
*P11. Report Citation: (Cite survey	report and other sources, o	r enter "none")		*P10. Survey T	ype Intensive	
Attachments: ☐ None ☐ Locat ☐ Archaeological Record ☐ Di ☐ Artifact Record ☐ Photogra	strict Record Linear	r Feature Reco			ture, and Object Rec ☐ Rock Art Reco	

Primary # HRI#		_
ECT RECORD	Form Number	353
nona Street	CHR Status Code 3)
	HRI#	HRI# Form Number

B2. Common Name: B3. Original Use: Six-Family Dwelling B4. Present Use: Six-Family Dwelling *B6 Construction History: *B5 Architectural Style: Classical Revival BPA 1913 - Erect a three story and basement frame building on a concrete foundation, clad in rustic wood siding, for \$6,900. Date: *B7. Moved? ✓ No Original Location *B8. Related Features: garage B9a. Architect: none B9b. Builder: John J. Binet Co.(68 Ramona Av) *B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

Period of Significance 1911-1923 Property Type Perfect six

HISTORY: In 1886, the site of this building was occupied by . This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1913 by the john Binet co. for Heinrich Oellerich, who owned the building to at least 1935. By 1946, it was owned by Myron M. and Angel M. Malcom. CONTEXT: The Perfect-six is a three-story, multi-unit residential building with three building bays and an open or enclosed central stair hall in the central bay dividing the façade vertically. Based on the number of floors in the building, the symmetry allows for either a "perfect-four" or "perfect-six" configuration, with two narrow flats per floor. A single window is typically located at the landing between each floor of the central bay. The main entry in the central bay is located at the sidewalk. There is usually a raised basement. A second version of this style is known locally as Romeo Flats. In this arrangement, the central hall stair is open to the elements, which provides opportunity to call-out to those located below. In the Inner Mission North survey area, 100% of the perfectsix buildings were constructed in the reconstruction period, 1906-1913, and none were erected after 1912. Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

B11. Additional F	Resources	Attributes:
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*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

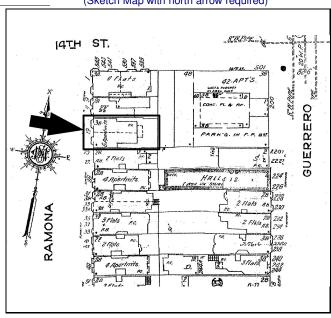
N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation:	9/10/2003
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(Sketch Map with north arrow required)

Applicable Criteria (NR):



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

Primary #	
HRI #	
Trinomial	

Page 3 of 3 Resource Name or # 19 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☑ Continuation ☐ Update

B10. Continued

This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

There was no Ramona Street at the time, however it was being planned by a partnership of F. Hagemann, who developed the eastern side of Ramona, and the estate of Claus Mangels, who owned the western side.

ASSESSMENT: This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The Potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. Whereas this building may not have been originally conceived with a garage, it does contribute to the overall feeling and integrity of the district. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1913 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. The ground floor has been altered slightly affecting the integrity of feeling.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including fenestration pattern, transoms, surrounds and glazing; and architectural elements such as the wood panels, and projecting cornice.

State of California — The Resour	• •	Primary # HRI#				
PRIMARY RECORD	LONLATION	Trinomial CHR Status	Codo			
	Other Listings	Offin Status	Code _			-
	Review Code	Rev	eiwer	D	ate	-
Page 1 of 3 Resource name(s	s) or number(assigned	by recorder)	20-22 Ra	amona Street		
P1. Other Identifier:					Form Number	354
P2. Location: Not for Publication	on 🗹 Unrestricted	*a.	County	San Francisco		
	icisco North Date: Ramona ST sessor's Block and Lot 3	1995 545 066	Ci	ty San Francisco	Zip 94103	
*P3a. Description: (Describe resou This is a three-story, two-bay, stucce the sidewalk, a centrally placed gara feature a square wood trimmed oriel	age door and a service o	flats building. door; each unde	The brick-c er a corbelle	lad ground story featord brick arch. The se	ures a recessed entr cond and third storie	y at
The Craftsman-sash wood windows beltcourse between the first and sec					çade is divided by a	
*P3b. Resources Attributes: HP3. *P4. Resources Present: ✓ Build		<u> </u>			of District Other (view and date) Ramona Street	
				* P6. Date Const 1912	tructed/Age and Sor	
			1	Assessor's I		
	A THE THE PARTY OF			*P7. Owner and STEINHAUSE	Address: R, DIANNE CHAN, M	
				122 Escolta San Francisco		
				*P8. Recorded b	y:	
				Planning Depa City & County 1660 Mission, San Francisco	of San Francisco 5th Floor	
CO. 10 10 10 10 10 10 10 10 10 10 10 10 10	THE COURSE WE SEE			*P9. Date Record)2
*P11. Report Citation: (Cite survey r	eport and other sources, or	r enter "none")		L P10. Survey Typ	De Intensive	
Attachments: ☐ None ☐ Location ☐ Archaeological Record ☐ Dist	trict Record Linear	Feature Reco		-		

State of California — The Resources Agency
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Primary #	
HRI#	

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

354

Page 2 of 3 *Resource name(s) or number 20-22 Ramona Street

CHR Status Code 3D

B1. Historic Name: B2. Common Name:

B3. Original Use: Two-Family Dwelling

B4. Present Use: Two-Family Dwelling

*B6 Construction History:

*B5 Architectural Style: Mission Revival

BPA 1912 - Erect a two story over basement frame building on a concrete foundatino 25x53, clad in rustic wood siding, for \$4,300. 1987 - repair back stairs.

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

*B8. Related Features:

Garage

B9a. Architect:noneB9b. Builder:E. J. Colgan (1121 Alabama)

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 for Patrick Lynch, who would own it to at least 1920. From at least 1935 to 1946, the building was owned by William, Zafiro, Nick, and Helen Kosturos.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

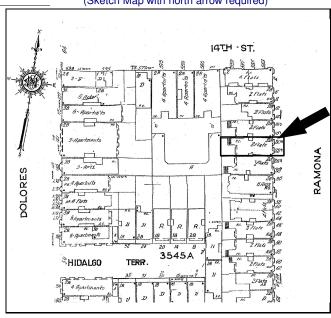
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

			comments

(Sketch Map with north arrow required)



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

Primary #	
Trinomial _	

Page 3 of 3 Resource Name or # 20-22 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential. residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

NTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for a replacement garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; brick, stucco, and wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds and glazing; and architectural elements such as Spanish tile, façade moldings, brackets and shaped parapet.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI# Trinomial					
	CHR Status	Code				-
Other Listings Review Code	Rev	eiwer		Date	9	-
Page 1 of 3 Resource name(s) or number(assigned		_	Ramona			
P1. Other Identifier:	,,				Form Number	355
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San	Francisco		
*b. USGS 7.5' Quad San Francisco North Date:	1995	•				
c. Address 25 27 Ramona STe. Other Locational Data: Assessor's Block and Lot 35	545 093		City San	Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, stucco-clad, frame residential paneled recessed entry with stairs leading to the residential door. The second story features a round arch opening above double window in each building bay.	flats building. entrances on t	The brick he secon	k-clad ground floor and	nd story feature a sectional woo	es a gated wood od overhead garag	
The windows are wood casements with transoms. The façac cornice has pairs of brackets on the ends and a dentil band.						he
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		Site 🗆	District 9		District Other ow and date)	
				looking east 2/11/02		
			*P6.		cted/Age and So	
	1			1915	✓ Historio	
	A A			Assessor's Par		
				Owner and Ad LEE YEE JAN RE		
			EÊT	25 Ramona Str San Francisco C		
			*P8.	Recorded by:		
			45	Planning Departn City & County of 1 1660 Mission, 5th San Francisco, C	San Francisco n Floor	
		-	*P9.	Date Recorded	8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10	. Survey Type	Intensive	
Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (list	Feature Reco				_	

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI#		
BUILDING, STRUCTURE, AND OBJE	CT RECORD	Form Number	355
Page $\underline{2}$ of $\underline{3}$ *Resource name(s) or number 25-27 R	amona Street	CHR Status Code 3	D
B1. Historic Name:			
B2. Common Name:			
B3. Original Use: Two-Family Dwelling	B4. Present Use: Two	-Family Dwelling	
*B6 Construction History:	*B5 Architectural Style	: Bungalow / Craftsman	

BPA 1915 - Erect a two story over basement frame building on a concrete foundation 25x55, clad in rustic and plaster, for \$4,000. 1991 -

*B7. Moved? No Date: ____ Original Location _____
*B8. Related Features:

Garage

Garage

B9a. Architect: nor	ne	B9b. B	uilder: V	V. A. Newsom (222 Sharon Building	1)
*B10. Significance:	Theme	Residential subdivision with integrated gara	g Area:	San Francisco 1906 fire-zone	
Period of Signific	ance 191	1-1923 Property Type Flats		Applicable Criteria (NR):	С

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

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1915 by W. A. Newsom, for W. C. Brumfield, who sold the property in 1920 to George M. and Isabella Holmes. By 1935, it was owned by Florence Thompson, and in 1946, by Alice E. Russell. CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Craftsman structures feature projecting eaves with structural wood elements (eaves, rafter ends, posts, braces) used as simple ornamentation. Windows are often irregular in pattern; horizontal windows are paired with upper sash windows featuring multiple lights. Craftsman structures are typically of natural wood construction and siding with shingles or clapboard siding. A concrete block or stone foundation and porch piers are typically associated with this style. This style represents 5% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. (See Continuation Sheet)

B11. Additiona	I Resources	Attributes:
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*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

REPAIR SIDE OF THE HOUSE, REPLACE WINDOWS WITH ALUMINUM.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation:	9/10/2003	
(This space reserv	red for official comments)	

(Sketch Map with north arrow required)

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State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
CONTINUATION SHEET	Trinomial

Page 3 of 3 Resource Name or # 25-27 Ramona Street
*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; textured stucco and brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as façade moldings, and cornice.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI# Trinomial				
Other Listings	CHR Status	Code			-
Review Code	Rev	eiwer		Date	-
Page <u>1</u> of <u>3</u> Resource name(s) or number(assigned	by recorder)	26-28 I	Ramona Street		
P1. Other Identifier:				Form Number	356
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date: c. Address 26 28 Ramona ST e. Other Locational Data: Assessor's Block and Lot 35	1995 545 067	•	City San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, stucco-clad, frame residential the sidewalk, a centrally placed garage door and a service desquare, stuccoed oriel window in each bay supported by a placed stuccoed oriel window in each bay covered with a	flats building. oor; each unde laster cove and	The bricker a corbed covered	-clad ground story fea lled brick arch. The s	tures a recessed entrecond story features	y at a
The Craftsman-sash wood windows are Chicago-style casen light upper sash over a single light lower sash on the third flo stories. There is a shaped, coped parapet. The roof is flat.					
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		Site 🗌 I	Style or Period Miss District Element		
			View From looking wes 2/25/02		
			1912	structed/Age and So ✓ Historio	
				Parcel Info	U
			*P7. Owner and HONG SET	l Address:	
			26 Ramona San Francisc	Street to CA 94103	
			*P8. Recorded	by:	
	E		1660 Mission	y of San Francisco	
	Pa		*P9. Date Reco	rded 8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")	(1980)	*P10. Survey T	/pe Intensive	
Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Archaeological Record ☐ District Record ☐ Linear ☐ Artifact Record ☐ Photograph Record ☐ Other (list	Feature Reco				

${\bf State\ of\ California-The\ Resources\ Agency}$
DEPARTMENT OF PARKS AND RECREATION

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BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

356

Page 2 of 3 *Resource name(s) or number 26-28 Ramona Street CHR Status Code 3D

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B1. Historic Name: B2. Common Name:

B3. Original Use: Two-Family Dwelling

B4. Present Use: Two-Family Dwelling

*B5 Architectural Style: Mission Revival

*B6 Construction History:

*B5 Architectural Style: Mission Revival
BPA 1912 - Erect a two story and basement frame building on a concrete foundation 25x52, sheathed in ristic siding, for \$3,500.

*B7. Moved?

No Date: Original Location

*B8. Related Features:

Garage

B9a. Architect:noneB9b. Builder:John J. Binet Co. (68 Ramona)

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by John Binet Co., for Morris Stulsaft Co. In 1920, it was owned by Amanda Keating. From at least 1935 to 1946, the building was owned by George L. and Hedwig E. Pietschmann. CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957.

(See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

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	4. 1	14TH - ST.	,
	HIDALGO	25 17 18 18 18 18 18 18 18 18 18 18 18 18 18	RAMONA

(Sketch Map with north arrow required)

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

Primary # _	
HRI #	
Trinomial _	

Page	3	of	3	Resource Name or #	26-28 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☑ Continuation ☐ Update

B10. Continued

Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential. residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for replacement garage and service doors, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; brick, stucco, and wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as Spanish tile.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI# Trinomial					
	CHR Status	Code				-
Other Listings Review Code	Rev	eiwer		Date	 e	-
Page 1 of 3 Resource name(s) or number(assigned	by recorder)	29 Rai	mona Str	eet		
P1. Other Identifier:					Form Number	357
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San	Francisco		
*b. USGS 7.5' Quad San Francisco North Date:	1995					
c. Address 29 Ramona STe. Other Locational Data: Assessor's Block and Lot 35	545 092 A		City San	Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, stucco-clad, frame residential door and sidelights, a small single window and a recessed swall. The second story features a small sculpted bay window features a larger sculpted bay window in each building bay.	building. The ectional wood	ground st overhead	tory feature I garage de	es a recessed e oor with a servic	ntry with a single see door in the reve	sash
The windows are aluminum sliders. The façade is divided by coped parapet. A false gable with raked cornice joins the tw					. There is a shape	ed,
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		Site 🗌	District [o. Photo: (view From Ran looking east	District Other ow and date)	
			*D6	2/11/02	otod/Ago and So	
			Po.	1922	cted/Age and So	
			Mark To	Building Permit		•
			*P7.	Owner and Ad		
				507 29th Street San Francisco C	-	
			*P8.	Recorded by:		
				Planning Departn City & County of 1660 Mission, 5th San Francisco, C	San Francisco n Floor	
	LIP/III		*P9.	Date Recorded	d 8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10	. Survey Type	Intensive	
Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (list	Feature Reco					

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #		_
BUILDING, STRUCTURE, AND OB	JECT RECORD	Form Number	357
Page <u>2</u> of <u>3</u> *Resource name(s) or number 29 Re B1. Historic Name: B2. Common Name:	amona Street	CHR Status Code 3)
B3. Original Use: Four-Family Dwelling	B4. Present Use: Fiv	e-Family Dwelling	
*B6 Construction History: BPA 1922 - Erect a two story over basement frame building of	*B5 Architectural Stylon a concrete foundation, 25x61, clad in		
*B7. Moved? No Date: *B8. Related Features: Garage	Original Location		
B9a. Architect: none *B10. Significance: Thoma Residential subdivision a	B9b. Builder: (Own	ner) O. E. Carlson (180 Jessie Str	eet)

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

Theme Residential subdivision with integrated garag

Property Type Apartments

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. In 1920, the vacant lot was owned by William and Belinda Newsom. In 1922, this building was erected by a partnership between Carlson and Newsom. In 1935, it was owned by Robert M. and Anna F. Wilson, and in 1946 by Charles and Charlotte Deguerre.

CONTEXT: Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. (See Continuation Sheet)

B11. Additional Resources Attributes:

Period of Significance 1911-1923

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

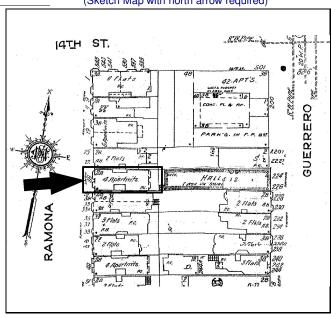
* Date of Evaluation:	9/10/2003
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(Sketch Map with north arrow required)

Area: San Francisco 1906 fire-zone

Applicable Criteria (NR):



State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
CONTINUATION SHEET	Trinomial

Page 3 of 3 Resource Name or # 29 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco cladding; roof configuration; building plan; open, recessed entry approach; windows openings and surrounds; and architectural elements such as cast plaster garlands, façade moldings, brackets and shaped parapet.

State of California — The Resou	• •	Primary # HRI#				
PRIMARY RECORD	LONLATION	Trinomial CHR Status	Codo			
	Other Listings	Offin Status				-
	Review Code	Rev	eiwer		ate	-
Page <u>1</u> of <u>3</u> Resource name(s) or number(assigned	by recorder)	30 Ramor	na Street		
P1. Other Identifier:					Form Number	358
P2. Location: Not for Publication	on 🗹 Unrestricted	*a.	County	San Francisco		
	ncisco North Date: Ramona ST sessor's Block and Lot 3	1995 545 068	City	San Francisco	Zip 94103	
*P3a. Description: (Describe resource) This is a four-story, two-bay, stucco pair of single-leaf wood paneled gain each building bay with three wind square cornice above the fourth floor	rage doors and a gated, lows. The third and fourt	ouilding. The Freesesed entry the floors feature	Flemish bond, at the sideware a sculpted b	two-toned brick-cla alk. The second sto ay in each building	d ground story featur ory features a square bay. Each bay ends	res a bay
The Craftsman-sash wood windows beltcourse between the first and sewith a single door is located on the	cond floors. There is a s	haped, coped				I
*P3b. Resources Attributes: HP3. *P4. Resources Present: ✓ Buil				P5b. Photo:	of District Other (view and date) Ramona Street	
				*P6. Date Const	tructed/Age and So	
				1916	✓ Historic	
				Assessor's	Parcel Info	
				JEFFREY C L	REY C TRUST THE EIDER	
			71.	1000 Corbet San Francisco		
Outo				*P8. Recorded b	y:	
	4.4			Planning Depa City & County 1660 Mission, San Francisco	of San Francisco 5th Floor	
Asset S		The Control of the Co	12	*P9. Date Record	ded 8/29/200)2
*P11. Report Citation: (Cite survey	report and other sources, or	r enter "none")		L*P10. Survey Ty	oe Intensive	
Attachments: ☐ None ☐ Location ☐ Archaeological Record ☐ Disc ☐ Artifact Record ☐ Photograp	trict Record Linear	Feature Reco				

State of California — The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI#		
BUILDING, STRUCTURE, AND OB	JECT RECOR	Form Number	3
Page $\underline{2}$ of $\underline{3}$ *Resource name(s) or number 30 Re	amona Street	CHR Status Code 3D	

B1. Historic Name: B2. Common Name: B4. Present Use: Six-Family dwelling B3. Original Use: Six-Family dwelling *B5 Architectural Style: Bungalow / Craftsman *B6 Construction History: BPA 1916 - Erect a three story over basement frame building on a concrete foundation 28x65, clad in rustic and plaster, for \$10,000. 1999 -REPLACE EXISTING SIDE DOOR/WALL IN KIND WITH NEW Date: *B7. Moved? ✓ No **Original Location** *B8. Related Features: Garage B9a. Architect: none **B9b. Builder:** (Owner) John J. Binet Co. (68 Ramona) *B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

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

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1916 by the John J. Binet Co, as a speculative property. In 1920, it was owned by the Morris Stulsaft Co., and in 1935 by Argintina Quilici, and in 1946 by Oscar F. and Jennie Olson. CONTEXT: Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. Craftsman structures feature projecting eaves with structural wood elements (eaves, rafter ends, posts, braces) used as simple ornamentation. Windows are often irregular in pattern; horizontal windows are paired with upper sash windows featuring multiple lights. Craftsman structures are typically of natural wood construction and siding with shingles or clapboard siding. A concrete block or stone foundation and porch piers are typically associated with this style. This style represents 5% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. (See Continuation Sheet)

B11. Additional F	Resources	Attributes:
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*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

Period of Significance 1911-1923 **Property Type** Apartments

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation:	9/10/2003
(This space reserved to	or official comments)

Applicable Criteria (NR): C

State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
CONTINUATION SHEET	Trinomial

Page 3 of 3 Resource Name or # 30 Ramona Street
*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☑ Continuation ☐ Update

B10. Continued

ASSESSMENT: This is one of six Bungalow / Craftsman apartment buildings within the survey area. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry, including the garage doors; brick, stucco, and wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds and glazing; and architectural elements such as façade moldings, brackets and shaped parapet.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI# Trinomial					
Other Listings	CHR Status	Code				-
Review Code	Rev	eiwer		Date		-
Page 1 of 3 Resource name(s) or number(assigned	by recorder)	31-33	Ramona S	itreet		
P1. Other Identifier:					Form Number	359
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San F	rancisco		
*b. USGS 7.5' Quad San Francisco North Date: c. Address 31 33 Ramona ST e. Other Locational Data: Assessor's Block and Lot 35	1995 545 092		City San F	Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, three-bay, wood-clad, frame residential recessed entry under a Romanesque arch and a service docthird building bays and a single stained glass window in the other third story each have a pediment above them.	building. The	brick-cl	ad ground st rd stories fea	ory features a g ture a sculpted	arage door, bay in the first a	nd
The windows are 1/1 wood double hung. The entablature ex modillion cornice, dentil band, a plain frieze and a banded ar				ng bay windows	and contains a	
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		Site 🗆	District P5b.		strict Other	
		/	*P6.	Date Construc	ted/Age and So	urces
				914	✓ Historic	
			1	Assessor's Parc	el Info	
			The second second	Owner and Add MORENO, CHRIS		
		P		3 Ramona Stre San Francisco CA		
		4.4	*P8. I	Recorded by:		
			1	Planning Departme City & County of S 660 Mission, 5th San Francisco, CA	an Francisco Floor	
		0	*P9. I	Date Recorded	8/29/200	2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10.	Survey Type	Intensive	
Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (list	Feature Reco				-	

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI#	
BUILDING, STRUCTURE, AND OBJE	ECT RECORD	Form Number 359
Page <u>2</u> of <u>3</u> *Resource name(s) or number 31-33 F B1. Historic Name: B2. Common Name:	Ramona Street	CHR Status Code 3D
B3. Original Use: Four-Family Dwelling	B4. Present Use	e: Four-Family Dwelling
•	*B5 Architectura	e: Four-Family Dwelling al Style: Classical Revival ?), clad in rustic siding, for \$5,000. 1998 - CHANGE
B6 Construction History: BPA 1913 - Erect a two story over basement frame building on CONFIGURATION OF (E)UNITS PER PLANS. B7. Moved? No Date:	*B5 Architectura a concrete foundation 25x36(al Style: Classical Revival
B6 Construction History: BPA 1913 - Erect a two story over basement frame building on CONFIGURATION OF (E)UNITS PER PLANS. B7. Moved? No Date: B8. Related Features: Garage B9a. Architect: none	*B5 Architectura a concrete foundation 25x36(al Style: Classical Revival ?), clad in rustic siding, for \$5,000. 1998 - CHANGE
CONFIGURATION OF (E)UNITS PER PLANS. B7. Moved? No Date: B8. Related Features:	*B5 Architectura a concrete foundation 25x36(Original Location B9b. Builder:	al Style: Classical Revival ?), clad in rustic siding, for \$5,000. 1998 - CHANGE

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1914 by the Bruegg Brothers, for William C. Newsom. Newsom and his wife, Belinda continued to own the property to at least 1920. From at least 1935 to 1946, the building was owned by B.J. and Mary J. O'Sullivan.

CONTEXT: Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

10/2003

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(Sketch Map with north arrow required)

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

Primary # HRI #	
Trinomial _	

Page	3	of	3	Resource Name or #	31-33 Ramona Street
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*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period. (Note: This property was issued a building permit in 1913, but was not completed until 1914. For the purposes of context in this survey, it is accounted for at the time of issuance of the permit, as that was the period in which it was conceived.)

ASSESSMENT: One of twenty-two Classical Revival apartment buildings within the survey, this is a good example of the style. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1914 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements.

This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood and brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including, surrounds and glazing; and architectural elements such as façade moldings, brackets and projecting cornice.

State of California — The Resources Agency	Primary # _ HRI#				
PRIMARY RECORD	Trinomial				
Other Listings	CHR Status C	Code			-
Review Code	Reve	eiwer	D	ate	-
Page 1 of 3 Resource name(s) or number(assi	igned by recorder)	35-37-39 R	amona Street		
P1. Other Identifier:				Form Number	360
P2. Location: ☐ Not for Publication ✓ Unrestricted	d *a. 0	County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Dat	• • • • • • • • • • • • • • • • • • • •				
c. Address 35 39 Ramona Se. Other Locational Data: Assessor's Block and Locational Data	ST ot 3545 091	City	San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major eler This is an Edwardian three-story, two-bay, wood-clad, terrazzo stairs within a recessed entry leading to the all and service door in the second building bay. The second the wood paneled recessed entry in the first building be symmetrical third and fourth stories feature a rounded cornice band spans the bays of the third floor. The windows are 1/1 wood double hung. The façade is entablature follows the profile of the façade and the pro- frieze and a banded architrave. The roof is flat.	frame residential flats partment doors on the ond story features an ay and a triple window bay in each building less divided by a beltcours	s building. The second floor lonic entry pow framed by lobay. Ionic pila	e brick-clad ground, and a wood slab rico with plain woo onic pilasters in the asters divide the water second and thi	d story features a set paneled garage doo od pilasters surround e second. The indows on the bays. ird floors. The	t of r ling A
*P3b. Resources Attributes: HP3. Multiple Family Pr *P4. Resources Present: ✓ Building ☐ Structur	• •	-	P5b. Photo:	ical Revival If District Other (view and date) Ramona Street	
			2/11/02		
			1912	tructed/Age and Sor	
	To Market State of the State of		Assessor's f		j
			* P7. Owner and KOREN PATE	Address: RICIA & SIEGEL ROB	
			37 Ramona San Francisco		
			*P8. Recorded b	y:	
		III.	Planning Depa City & County 1660 Mission, San Francisco	of San Francisco 5th Floor	
	1		*P9. Date Record	ded 8/29/200)2
*P11. Report Citation: (Cite survey report and other source	ces, or enter "none")		*P10. Survey Typ	De Intensive	
Attachments: ☐ None ☐ Location Map ☐ Sketch ☐ Archaeological Record ☐ District Record ☐ L ☐ Artifact Record ☐ Photograph Record ☐ Other	inear Feature Recor				

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #		
BUILDING, STRUCTURE, AND O	BJECT RECORD	Form Number	360
Page <u>2</u> of <u>3</u> *Resource name(s) or number 35 - B1. Historic Name: B2. Common Name:	-37-39 Ramona Street	CHR Status Code 3D	
B3. Original Use: Three-Family Dwelling	B4. Present Use:	Three-Family Dwelling	
*B6 Construction History: BPA 1912 - Erect a three story and basement frame build REPLACE ROTTED 2X6 WEALLS ON REAR OF BUILDI	ing on a concrete foundation 25x60, s		-
*B7. Moved? No Date: *B8. Related Features: garage	Original Location		
B9a. Architect: L. Traverso	B9b. Builder: L	. Segale	
B10. Significance: Theme Residential subdivision	on with integrated garag Area:	San Francisco 1906 fire-zone	

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

Period of Significance 1911-1923 Property Type Flats

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by L. Segale from plans by L. Traverso for Stephano Cuneo & Michele Legomenino. The property was still owned by members of the Cuneo family in 1946.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

10/2003

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(Sketch Map with north arrow required)

Applicable Criteria (NR):

Anothin's Apparities As a partities

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

Primary # . HRI #	
Trinomial _	

Page 3 of 3 Resource Name or # 35-37-39 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☑ Continuation ☐ Update

B10. Continued

This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The Potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. Whereas this building may not have been originally conceived with a garage, it does contribute to the overall feeling and integrity of the district. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood and unpainted brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, bent sashes, surrounds and glazing; and architectural elements such as decorative pilasters, and projecting cornice.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION DDIMARY DECORD	Primary # HRI# Trinomial		
PRIMARY RECORD Other Listings	CHR Status Code		
Review Code	Reveiwer	Date	
Page 1 of 3 Resource name(s) or number(assigned	by recorder) 38-44 Rame	ona Street	
P1. Other Identifier:			n Number 361
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a. County	San Francisco	
*b. USGS 7.5' Quad San Francisco North Date:	1995		
c. Address 38 44 Ramona STe. Other Locational Data: Assessor's Block and Lot 35	City 545 069	San Francisco Zip 9	94103
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, wood-clad, frame residential fl wood slab paneled garage door in the first bay, a set of terra floor in the center of the façade, and a second wood slab par features two single windows in each building bay and a wood features a sculpted oriel window with a flat tin roof in each building the same as the windows are 1/1 wood double hung. The façade is divided is a simple block modillion cornice. The roof is flat.	lats building. The stucco-clad azzo stairs in a recessed entry uneled garage door in the second paneled recessed entry in the uilding bay.	ground story features a segment doors and building bay. The secone center of the façade. The	ervice door and s on the second and story e third story
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐	•	e or Period Classical Reviva	
*P11. Report Citation: (Cite survey report and other sources, or		P5b. Photo: (view and View From Ramona S looking west 2/25/02 *P6. Date Constructed/A 1912 Assessor's Parcel Info *P7. Owner and Address: ANDERSON ELLIS R & 1 Clarendon Avenue San Francisco CA 9411 *P8. Recorded by: Planning Department City & County of San Fra 1660 Mission, 5th Floor San Francisco, CA 9410 *P9. Date Recorded *P10. Survey Type Intens	ge and Sources Historic CONLAN J Ancisco 8/29/2002
Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Archaeological Record ☐ District Record ☐ Linear ☐ Artifact Record ☐ Photograph Record ☐ Other (list	Feature Recor		-

State of California — The Resources Agency	Primary #			_
DEPARTMENT OF PARKS AND RECREATION	HRI#			_
BUILDING, STRUCTURE, AND OBJE	CT RECORD	Form Number	er	361
Page $\underline{2}$ of $\underline{3}$ *Resource name(s) or number 38-44 R	amona Street	CHR Status Code	3D	
B1. Historic Name:				
B2. Common Name:				

B3. Original Use: Four-Family Dwelling **B4. Present Use:** Four-Family Dwelling *B5 Architectural Style: Classical Revival *B6 Construction History: BPA 1912 - Erect a two story and basement frame building on a concrete foundation 35x62, clad in rustic siding, for \$4,200. *B7. Moved? ✓ No Original Location *B8. Related Features: Garage B9a. Architect: none **B9b. Builder:** John J. Binet Co. (68 Ramona) *B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR):

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John Binet Co., for Morris Stulsaft Co, on speculation. By 1920, the building was owned by William E. and Georgetta O'Conner, and would remain in the family to at least 1946.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

*	Date of	Evaluation:	9/10/2003

(This space reserved for official comments)

(Sketch Map with north arrow required)

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

Primary # . HRI #	
Trinomial _	

_		_			
Page	3	of	3	Resource Name or #	38-44 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D. INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for a replacement garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco and wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds and glazing; and architectural elements such as the cast plaster medallion, facade moldings, and parapet.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _ HRI# Trinomial				
Other Listings	CHR Status C	Code			-
Review Code	Reve	eiwer	Date		-
Page 1 of 3 Resource name(s) or number(assigned	by recorder)	41-43 Ram	ona Street		
P1. Other Identifier:				Form Number	362
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a. C	County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date: c. Address 41 43 Ramona ST e. Other Locational Data: Assessor's Block and Lot 35	1995 545 090	City	San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, stucco-clad, frame residential sidewalk, a centrally placed garage door and a service door. each bay supported by a plaster cove, and covered with a Speach bay covered with a Spanish tile roof.	flats building. The second st	The ground sto tory features a	ory features a recesse s small stuccoed sculp	ed entry at the oted oriel window	in
The windows are sliding aluminum sash. The façade is divid shaped, coped parapet. The roof is flat.	ded by a beltcoυ	urse between	the first and second si	tories. There is a	a
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ☑ Building ☐ Structure ☐		•	le or Period Mission R ict ☑ Element of Di	strict Other	
			P5b. Photo: (view View From Rame looking east 2/11/02	w and date) ona Street	
			*P6. Date Construc		
			1914	✓ Historic	
			Assessor's Parc	cel Info	
			*P7. Owner and Add SOO HOO JIM H 8		
			41 Ramona Stre San Francisco CA		
			*P8. Recorded by:		
			Planning Departme City & County of S 1660 Mission, 5th San Francisco, CA	an Francisco Floor	
		_ 0 =	*P9. Date Recorded	8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10. Survey Type	Intensive	
Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (list	Feature Recor			-	

		Resources Agency	Primary # HRI#		_
BUILDIN	G, STRU	CTURE, AND C	DBJECT RECORD	Form Number	362
Page 2 of	3 *Resource	name(s) or number 4	1-43 Ramona Street	CHR Status Code 3D)
B1. Historic N B2. Common B3. Original U		mily Dwelling	B4. Present Use: Two	o-Family Dwelling	
	Erect a two story	and basement frame build GARAGE DOOR JAMB AN	*B5 Architectural Style ling on a concrete foundation 24x50, sheathe ID POST.		1,000.
B7. Moved?	✓ No	Date:	Original Location		

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1914 by E.A. Knapp from their own plans for Louise B. Schlaich, who would own the building to at least 1920. In 1935, it was owned by James and Fannie Ferris. In 1946, the building was owned by J.A. and Mary L. Delmon.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings.

(See Continuation Sheet)

*B8. Related Features:

B9a. Architect: E. A. Knapp (545 14th St)

Garage

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

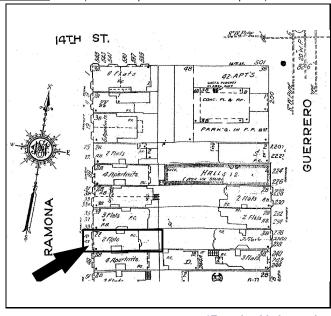
N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

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١.	•		opuoo	10001104	.0.	omoia		٠,

(Sketch Map with north arrow required)

B9b. Builder: E. A. Knapp (545 14th St)



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

Primary #	
HRI #	
Trinomial _	

Page	3	of	3	Resource Name or #	41-43 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. There is no historical information available on the architect, E.A. Knapp.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1914 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco cladding; roof configuration; building plan; open, recessed entry approach; window openings and surrounds; and architectural elements such as Spanish tile, façade moldings, and shaped parapet.

State of California — The DEPARTMENT OF PARKS PRIMARY RECOF	AND RECREATION	Primary # HRI# Trinomial CHR Status	Code			
	Other Listings _	Omi Status				- -
	Review Code		veiwer		ate	
Page <u>1</u> of <u>3</u> Resource P1. Other Identifier:	name(s) or number(assi	gned by recorder)	46-48 Han	nona Street	Form Number	262
P2. Location: Not for Pu	blication ✓ Unrestricted	l *a.	County	San Francisco	Tom Number	303
c. Address 46	an Francisco North Dat 48 Ramona S a: Assessor's Block and Lo	e: 1995 T	•	San Francisco	Zip 94103	
*P3a. Description: (Describtion: This is a three-story, two-bay centrally placed garage door feature a square wood trimm brackets on the second floor	and a recessed entry at the doriel triple window in each	ential flats building. he sidewalk each ur ach bay and covere	The brick-cla nder a corbelle d with a Spani	d ground story featured brick arch. The s sh tile roof. The win	res a service door, a econd and third stored dows are supported	a ries
The Craftsman-sash wood w light upper sash over a single stories. There is a small plai	e light lower sash on the th	nird floor. The façac				
*P3b. Resources Attributes *P4. Resources Present:	•			yle or Period Missio rict	n Revival f District	
				View From R looking west 2/25/02	(view and date) amona Street	
					ructed/Age and So	
				1912 Assessor's F	✓ Historio	С
				*P7. Owner and A	Address:	
			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	38 Brentwood San Francisco		
				*P8. Recorded by	y:	
			0	Planning Depa City & County 1660 Mission, San Francisco	of San Francisco 5th Floor	
				*P9. Date Record	led 8/29/200)2
*P11. Report Citation: (Cite	survey report and other source	ces, or enter "none")	-	∐*P10. Survey Typ	e Intensive	
Attachments: ☐ None ☐ ☐ ☐ Archaeological Record ☐ Artifact Record ☐ Pho	☐ District Record ☐ L	inear Feature Reco				

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #		_
BUILDING, STRUCTURE, AND OBJI	ECT RECORD	Form Number	363
Page <u>2</u> of <u>3</u> *Resource name(s) or number 46-48 I	Ramona Street	CHR Status Code 3	D
B1. Historic Name:			
B2. Common Name:			
B3. Original Use: Two-Family Dwelling	B4. Present Use:	Two-Family Dwelling	

*B5 Architectural Style: Mission Revival

*B7. Moved? No Date: Original Location

*B8. Related Features:
Garage

B9a. Architect: none B9b. Builder: John J. Binet Co. (68 Ramona)

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

BPA 1912 - Erect a two story over basement frame building on a concrete foundation, clad in rustic siding, for \$3,000.

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. for the Morris Stulsaft Co. on speculation. By 1920, the building was owned by Frederick and Mabel Rentschler.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California.

(See Continuation Sheet)

*B6 Construction History:

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

*	Date of Evaluation:	9/10/2003
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(This space reserved for official comments)

(Sketch Map with north arrow required)

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

Primary # HRI #	
Trinomial _	

Page 3 of 3 Resource Name or # 46-48 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☑ Continuation ☐ Update

B10. Continued

The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D. INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for a replacement garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; unpainted brick, stucco, and wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as Spanish tile, façade moldings and brackets.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI# Trinomial				
PRIMARY RECORD	CHR Status Co	ode			-
Other Listings	Revei	Wer	Da	nte	-
Page 1 of 3 Resource name(s) or number(assigned					
P1. Other Identifier:	by recorder,	TO Hamona	Oucci	Form Number	364
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a. Co	ountv	San Francisco		00-1
*b. USGS 7.5' Quad San Francisco North Date:	1995	,			
c. Address 49 Ramona STe. Other Locational Data: Assessor's Block and Lot 35	545 089	City	San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, stucco-clad, frame residential the sidewalk, a centrally placed garage door and a service do in each building bay. The bays are covered with a Spanish to	flats building. Th	ne brick-clad arch. The sec	ground story featur	res a recessed entr	y at
The Craftsman-sash wood windows are Chicago-style casen first and second stories. There is a shaped, coped parapet.		ms. The faç	ade is divided by a	beltcourse between	n the
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐	, ∣Object ☐ Sit	-	e or Period Mission ct	n Revival District Other	
			P5b. Photo: (View From Rallooking east 2/11/02	view and date) amona Street	
		of wary	*P6. Date Constr	ucted/Age and So	urces
			1922	✓ Historio	
	T		Assessor's P	arcel Info	
			P7. Owner and A WONG ALLEN		
			49 Ramona S San Francisco		
	2		P8. Recorded by	:	
	The state of the s		Planning Depar	tment f San Francisco ith Floor	
			P9. Date Record	ed 8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")	,	P10. Survey Type	e Intensive	
Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (list	Feature Recor				

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #		
BUILDING, STRUCTURE, AND (OBJECT RECORD	Form Number	364
Page $\underline{2}$ of $\underline{3}$ *Resource name(s) or number 4	19 Ramona Street	CHR Status Code 3D	
B1. Historic Name: B2. Common Name: B3. Original Use: Four-Family Dwelling	B4. Present Use: For	ur-Family Dwelling	
*B6 Construction History: BPA 1922 - Erect a two story and basement frame build 2002 - New Foundation; legalize rooms on ground floor			0.
*B7. Moved? No Date: *B8. Related Features: Garage	Original Location		
B9a. Architect: none	B9b. Builder: (Own	er) George R. Newsom (37 Ramo	ona)

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

Theme Residential subdivision with integrated garag

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. In 1920, the vacant lot was owned by F.G. and Agnes Marshall. In 1922, this building was erected by owner / builder George R. and Katherine Newsom. By 1935, the building was owned by George W. and Catherine Montgomery, and by 1946, it was owned by Edward E. Giebenhain.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

*B10. Significance:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation:	9/10/2003
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(Sketch Map with north arrow required)

Area: San Francisco 1906 fire-zone

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #
CONTINUATION SHEET	Trinomial

Page	3	of	3				Resou	ırce	Name	or #	49 Ram	ona Stre	eet	
			-	_		O:4				_			0/40/0000	

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood and brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as façade moldings, brackets and shaped parapet.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI# Trinomial				
Other Listings	CHR Status	Code			-
Review Code	Rev	eiwer	Da	te	-
Page 1 of 3 Resource name(s) or number(assigned	by recorder)	50-52 Rar	mona Street		
P1. Other Identifier:				Form Number	365
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date: c. Address 50 52 Ramona ST e. Other Locational Data: Assessor's Block and Lot 35	1995 545 071	City	y San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, wood-clad, frame residential fl the sidewalk; a centrally placed garage door, and a service of feature a square wood trimmed oriel triple window in each babrackets on the second floor. The third floor projects further	ats building. T door each un ay and covered	The brick-clad ider a corbell d with a Span	I ground story feature ed brick arch. The se ish tile roof. The wind	es a recessed entry econd and third sto dows are supported	at ries
The Craftsman-sash wood windows are Chicago-style caser light upper sash over a single light lower sash on the third flo stories. There is a small plain parapet. The roof is flat.					
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐			View From Ra looking west	District Other	
			2/25/02	uotod/Ago and Sa	
			1912	ucted/Age and So	
			Assessor's Pa		,
			*P7. Owner and A		
			52 Ramona St San Francisco (
W A STATE OF THE S			*P8. Recorded by:	:	
			Planning Depart City & County of 1660 Mission, 5 San Francisco,	f San Francisco th Floor	
		The state of the s	*P9. Date Recorde	ed 8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10. Survey Type	Intensive	
Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (list	Feature Reco		_		

	— The Resources Agency PARKS AND RECREATION	Primary #			-
BUILDING , 9	STRUCTURE, AND OB	JECT RECORD	Form Numbe	r	365
B1. Historic Name B2. Common Name			CHR Status Code se: Two-Family Dwelling	3D	
*B6 Construction H		*B5 Architectur	al Style: Mission Revival	REPL	ACE

*B7. Moved?
No
Date:
Original Location
*B8. Related Features:
Garage

B9a. Architect: none
B9b. Builder: John J. Binet Co. (68 Ramona)

*B10. Significance: Theme Residential subdivision with integrated garag
Area: San Francisco 1906 fire-zone

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

Period of Significance 1911-1923 **Property Type** Flats

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. for the Morris Stulsaft Co. on speculation. By 1920, it was owned by Betty S. Hanson, and by 1935, by Jeanne R. and Louise Kump. By 1946, it was owned by Giuceppe Belisari.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings.

(See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation:	9/10/2003
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(Sketch Map with north arrow required)

Applicable Criteria (NR):

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

Primary # . HRI #	
Trinomial _	

Page 3 of 3 Resource Name or # 50-52 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for a replacement garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco, wood and unpainted brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as Spanish tile, façade moldings and brackets.

State of California — The Resou DEPARTMENT OF PARKS AND R	• •	Primary # HRI#				
PRIMARY RECORD		Trinomial CHR Status	Code			
	Other Listings					-
	Review Code		eiwer		Date	
Page 1 of 3 Resource name(s) or number(assigned	d by recorder)	51-53 R	amona Street		
P1. Other Identifier:		•-	0	Can Francisco	Form Number	366
P2. Location: Not for Publication			County	San Francisco		
	ncisco North Date: Ramona ST sessor's Block and Lot 3	1995 3545 088	С	ity San Francisco	Zip 94103	
*P3a. Description: (Describe resource This is a three-story, two-bay, wood centrally placed garage door, and a a shallow sculpted bay in each build large sculpted bays in the third floor	recessed entry at the siding bay. The third floor	flats building. Tidewalk each overhangs the	The brick-cl under a co	ad ground story feat rbelled brick arch. 7	ures a service door; a he second floor conta	ins
The windows are sliding aluminum sentablature follows the profile of the frieze, and a banded architrave. The	façade and the projecti					1
*P3b. Resources Attributes: HP3. *P4. Resources Present: ✓ Buil				P5b. Photo:	of District Other (view and date) Ramona Street	
	100	Passag			structed/Age and So	urces
			Green	1912	✓ Historio	
				Assessor's	Parcel Info	
				% STANLEY	N REVOCABLE LIV T LEE	
				9582 Eagle Gilroy CA 9	5020	
				*P8. Recorded		
	SE LOS CASTO CONTROL OF THE PROPERTY OF THE PR		Oct less los los los los los los los los los l	1660 Mission	y of San Francisco	
Edward Mark				*P9. Date Reco)2
*P11. Report Citation: (Cite survey)	report and other sources, o	r enter "none")		*P10. Survey T	ype Intensive	
Attachments: ☐ None ☐ Location ☐ Archaeological Record ☐ Disc ☐ Artifact Record ☐ Photograp	trict Record Linear	r Feature Reco				

State of California — The Resources Agenc DEPARTMENT OF PARKS AND RECREATION	N HRI#		_
BUILDING, STRUCTURE, AND Page 2 of 3 *Resource name(s) or number		Form Number CHR Status Code 3D	366
B1. Historic Name: B2. Common Name: B3. Original Use: Two-Family Dwelling			
bs. Original ose. Two-raming Dwelling	B4. Present U	se: Two-Family Dwelling	
•	*B5 Architectu	ral Style: Classical Revival	
B6 Construction History: BPA 1912 - Erect a two story over basement frame B7. Moved? No Date:	*B5 Architectu	ral Style: Classical Revival	
BA 1912 - Erect a two story over basement frame B7. Moved? No Date: B8. Related Features: Garage B9a. Architect: none	*B5 Architectu e building on a concrete foundation, 25x5	ral Style: Classical Revival 55, clad in rustic siding, for \$4,347.50	
BFA 1912 - Erect a two story over basement frame B7. Moved? No	*B5 Architectu e building on a concrete foundation, 25x5 Original Location B9b. Builder:	ral Style: Classical Revival 55, clad in rustic siding, for \$4,347.50	

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by Charles Coburn for Fred Fuchs, who owned the building to at least 1920. From at least 1935 to 1946, the property was owned by Bertha A. Mitchell, who also owned the adjacent property to the south.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings.

(See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

4	Date of Evaluation:	9/10/2003
	(This space r	reserved for official comments)

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(Sketch Map with north arrow required)

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

Primary #	
HRI #	
Trinomial _	

Page 3 of 3 Resource Name or # 51-53 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D. INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood and stucco cladding; roof configuration; building plan; open, recessed entry approach; window openings and surrounds; and architectural elements such as facade moldings, brackets and cornice.

State of California — The Resour	• •	Primary # HRI#					
PRIMARY RECORD	LONEATION	Trinomial CHR Status	Code				
	Other Listings	Orini Status	Ooue				-
	Review Code		eiwer _		Da	te	
Page 1 of 3 Resource name(s	s) or number(assigne	d by recorder)	55-57	Ramona	Street		
P1. Other Identifier: P2. Location: ☐ Not for Publication	on 🗾 Unrestricted	*-	Country	Con	Francisco	Form Number	367
	ncisco North Date:	1995	County	San	Francisco		
	Ramona ST	3545 087		City San	Francisco	Zip 94103	
*P3a. Description: (Describe resource This is a three-story, two-bay, wood centrally placed garage door and a shallow sculpted bay in each buildin large sculpted bays in the third floor	recessed entry at the sign bay. The third floor of	flats building. I idewalk; each ui overhangs the s	The brick- nder a co	clad groun	d story feature	s a service door, a econd floor contains	s a
The windows are sliding aluminum sentablature follows the profile of the frieze, and a banded architrave. The	façade and the project						1
*P3b. Resources Attributes: HP3. *P4. Resources Present: ✓ Build		<u> </u>	Site	District P58	o. Photo: (v View From Ra looking east	District Other	
		The state of the s	unnimier .	*DC	2/11/02	usted/Age and Co.	
		IN FI		Po.	1912	ucted/Age and Sor	
					Assessor's Pa		,
				*P7.	Owner and A		
	TITE				57 Ramona St San Francisco C		
19 1500 mass				*P8.	Recorded by:	:	
The state of the s	ACTIVICATION TO THE PROPERTY OF THE PROPERTY O				Planning Depart City & County of 1660 Mission, 5 San Francisco,	f San Francisco th Floor	
				100	Date Recorde		2
*P11. Report Citation: (Cite survey r	report and other sources, o	or enter "none")		*P10	. Survey Type	Intensive	
Attachments: None Location Archaeological Record Dist Artifact Record Photograp	trict Record Linea	r Feature Reco			_		

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #		_
BUILDING, STRUCTURE, AND OBJE	CT RECORD	Form Number	367
Page <u>2</u> of <u>3</u> *Resource name(s) or number 55-57 R B1. Historic Name: B2. Common Name:	amona Street	CHR Status Code 30)
B3. Original Use: Two-Family Dwelling	B4. Present Use:	Two-Family Dwelling	
B6 Construction History: BPA 1912 - Erect a two story and basement frame building on a		Style: Classical Revival ad in rustic siding, for \$4,347.	
B7. Moved? No Date: B8. Related Features: Garage	Original Location		
B9a. Architect: none	B9b. Builder:	Charles Coburn (1621 California)	
B10. Significance: Theme Residential subdivision with	n integrated garag Area:	San Francisco 1906 fire-zone	
Period of Significance 1911-1923 Property Type F	- lats	Applicable Criteria (NR):	
(Discuss importance in terms of historical or architectural context	as defined by theme, period a	and geographic scope. Also address inter	rity)

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by Charles Coburn, for Mrs. George Mitchell, who continued to own the property to at least 1946.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

*	Date of Evaluation:			9/10/2	2003	
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(Sketch Map with north arrow required)

FT - 67 15

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

Primary #	
HRI #	
Trinomial _	

Page 3 of 3 Resource Name or # 55-57 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☑ Continuation ☐ Update

B10. Continued

Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Classical revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D. INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood and stucco cladding; roof configuration; building plan; open, recessed entry approach; window openings and surrounds; and architectural elements such as facade moldings, brackets and cornice.

State of California — The Re DEPARTMENT OF PARKS AN PRIMARY RECORD	D RECREATION	Primary # HRI# Trinomial CHR Status	Code				
	Other Listings						- -
Dans 1 of 2 December 1	Review Code		eiwer _	D)ate	
Page <u>1</u> of <u>3</u> Resource na P1. Other Identifier:	me(s) or number(assig	nea by recorder)	59-0 I	Kamona	Street	Form Number	368
P2. Location: Not for Publi	cation Unrestricted	*a.	County	Sar	n Francisco		000
	Francisco North Date 61 Ramona ST Assessor's Block and Lot	•		City Sar	n Francisco	Zip 94103	
*P3a. Description: (Describe of This is a three-story, two-bay, we the sidewalk, a centrally placed bay. The third floor overhangs two large sculpted bays in the the	garage door and a servi the second by the depth	tial flats building. 7 ce door. The seco	The brick- and floor c	clad grou contains a	nd story featu shallow sculp	res a recessed entry oted bay in each build	at ding
The windows are sliding alumin between the second and third s bays and contains a modillion c	tories consisting of a der	ntil band. The enta	ıblature fo	llows the	profile of the t	façade and the proje	
*P3b. Resources Attributes: ↑ *P4. Resources Present: ✓		-	Site 🗆	District	b. Photo: View From F looking east	of District Other (view and date) Ramona Street	
A FIRM				*P6	2/11/02 5. Date Cons 1913	tructed/Age and So ✓ Historio	
					Assessor's	Parcel Info	-
				*P7.	Owner and	Address:) JR MOWDY KATHL	
			TH		61 Ramona San Francisco		
				* P 8.	Recorded b	y:	
			AND THE PARTY OF T	AL CONTACT	Planning Depa City & County 1660 Mission, San Francisco	of San Francisco 5th Floor	
				* P 9.	Date Record	ded 8/29/200)2
*P11. Report Citation: (Cite sur	vey report and other source	es, or enter "none")		*P1	0. Survey Typ	pe Intensive	
Attachments: ☐ None ☐ Loc ☐ Archaeological Record ☐ ☐ Artifact Record ☐ Photog	District Record Lir	near Feature Reco				ire, and Object Record	

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3D	
	
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Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. The present building was erected in 1913 for Sally Colt, who would own the property to at least 1920. In 1935, the property was owned by Albert Piche. In 1946, it was owned by Kathryn B. O'Keefe.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

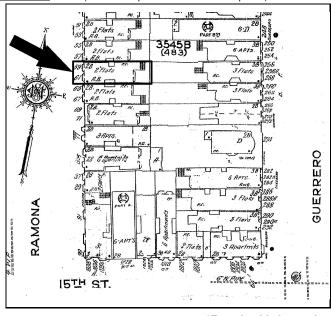
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation:	9/10/2003
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(Sketch Map with north arrow required)



DPR 523B (1/95)

*Required information

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

Primary #	
Trinomial _	

Page 3 of 3 Resource Name or # 59-61 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: John A. Porporato (1877-1965) operated his architectural firm at 619 Washington when he designed this building. According to City Directories, Porporato practiced architecture in San Francisco from 1901-06, 1908-10, 1912-24, 1927-28, 1930-31, 1933-44 and primarily designed single-family and apartment buildings and mausoleums. This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1913 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood and brick cladding; roof configuration; building plan; open, recessed entry approach; window openings and surrounds; and architectural elements such as façade moldings, brackets and cornice.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI# Trinomial CHR Status	Codo			
	Other Listings	Onn Status				_
	Review Code		eiwer)ate	
Page <u>1</u> of <u>3</u> Resource r P1. Other Identifier: Forme	name(s) or number(assigne	ed by recorder)	60-62 Ra	mona Street	Form Number	260
P2. Location: Not for Pub	•	*a.	County	San Francisco	Form Number	309
*b. USGS 7.5' Quad Sa c. Address 60	n Francisco North Date: 62 Ramona ST	1995 3545 112, 113		y San Francisco	Zip 94103	
*P3a. Description: (Describe This is a three-story, two-bay, centrally placed garage door, a square wood trimmed oriel t features a wood trimmed oriel	and a recessed entry at the riple window in each bay sup	l flats building. T sidewalk each	The brick-clad n under a corl	d ground story featu belled brick arch. T	res a service door; a he second story feat	ures
There are 1/1 double hung wo with egg-and-dart band extend					cond floors. The cor	nice
*P3b. Resources Attributes: *P4. Resources Present: ✓	•			P5b. Photo:	of District Other (view and date) Ramona Street	
				*P6. Date Const	tructed/Age and So	
				1912	✓ Historic)
				*P8. Recorded b Planning Depa City & County 1660 Mission, San Francisco	Address: CATHERINE NNI & MASATSUGU Ona Street O CA 94103 V: artment of San Francisco 5th Floor O, CA 94103	12
		Chicago		*P9. Date Record *P10. Survey Type		12
		p ☑ Continuati ar Feature Reco		Building, Structu	re, and Object Rec	

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

Primary #	
HRI#	

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *Resource name(s) or number 60-62 Ramona Street

CHR Status Code

Form Number 369 3D

B1.	Historic Name:
B2.	Common Name:

B3. Original Use: Two-Family Dwelling

*B6 Construction History:

B4. Present Use: Two-Family Dwelling

*B5 Architectural Style: Mission Revival

BPA 1911 - Erect a two story ober basement frame building on a concrtete foundation, 25x52, clad in rtustic siding, for \$3,750. 1995 - Convert 2 units into condominiums.

*B7. Moved? ✓ No Date: Original Location

*B8. Related Features:

Garage

B9a. Architect: none **B9b. Builder:** John J. Binet Co. (325 Fair Oaks)

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 **Property Type** Flats Applicable Criteria (NR):

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co., for the Morris Stulsaft Co., on speculation. In 1920, the building was owned by Susan McDevitt, and from at least 1935 to 1946, it was owned by Stella W. and Michael R. Daly.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings.

(See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

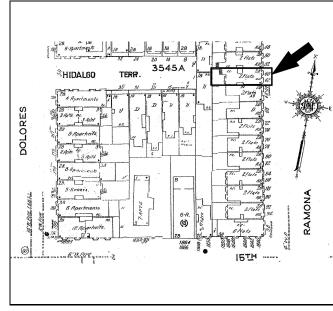
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

			comments

(Sketch Map with north arrow required)



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

Primary # . HRI #	
Trinomial _	

Page 3 of 3 Resource Name or # 60-62 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood and unpainted brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds and glazing; and architectural elements such as Spanish tile, façade moldings, brackets and projecting cornice.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI# Trinomial				
Other Listings	CHR Status	Code _			_
Review Code	Rev	eiwer		Date	_
Page 1 of 3 Resource name(s) or number(assigned	by recorder)	64-66 Ra	amona Street		•
P1. Other Identifier:				Form Number	370
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date:	1995				
c. Address 64 66 Ramona STe. Other Locational Data: Assessor's Block and Lot 3:	545 073	Ci	ty San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, wood-clad, frame residential f service door, and a recessed entry at the sidewalk; each und trimmed oriel triple window in each bay supported by bracke square wood trimmed oriel window in each bay that projects and covered with a Spanish tile roof. The Craftsman-sash wood windows are Chicago-style diameters.	lats building. T der a corbelled ts, and covered further than th	The brick-cla brick arch. d with a Spa e bays of th	nd ground story feat The second story fanish tile roof. The t e second floor; each	ures a garage door, eatures a square woo hird floor features a h with a modillion corr	d
double hung divided light upper sash over a single light lower the first and second stories. The roof is flat.					ween
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ☑ Building ☐ Structure ☐			P5b. Photo: View From looking wes 2/25/02	of District Other (view and date) Ramona Street st	
			7.	structed/Age and So ✓ Histori	
			1911	Parcel Info	C
			*P7. Owner and WEISTEIN S	l Address:	
			66 Ramona San Francisc	Street co CA 94103	
The state of the s	田首集》	A Jim	*P8. Recorded	by:	
		100	1660 Mission	y of San Francisco	
			*P9. Date Reco	rded 8/29/200	02
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10. Survey Ty	ype Intensive	
Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (lis	Feature Reco				

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI#		-
BUILDING, STRUCTURE, AND OB	JECT RECORD	Form Number	370
Page <u>2</u> of <u>3</u> *Resource name(s) or number 64-66 B1. Historic Name: B2. Common Name: B3. Original Use: Two-Family Dwelling	B4. Present Use: To	CHR Status Code 3D	
*B6 Construction History: BPA 1911 - Erect a two story over basement frame building of FRAMING AT WEST ELEVAT LIVINGRM AREA/PROVIDE I	*B5 Architectural Sty on a concrete foundation 25x40, clad	yle: Mission Revival	.IR
*B7. Moved? No Date: *B8. Related Features: Garage	Original Location		
B9a. Architect: none 'B10. Significance: Theme Residential subdivision v		n J. Binet Co. (325 Fair Oaks)	=

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

Period of Significance 1911-1923 Property Type Flats

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. for the Morris Stulsaft Co. on speculation. By 1920, this property was owned by Carl G. and Anna Holmberg. From at least 1935 to 1946, it was owned by Zelda Burke.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings.

(See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

10/2003

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(Sketch Map with north arrow required)

Applicable Criteria (NR):

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

Primary # .	
Trinomial _	

Page 3 of 3 Resource Name or # 64-66 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1911 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry, including the garage doors; stucco, wood and unpainted brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as Spanish tile, façade moldings and brackets.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _ HRI# Trinomial				
Other Listings	CHR Status C	Code			-
Review Code	Reve	eiwer	Date)	-
Page 1 of 3 Resource name(s) or number(assigned	by recorder)	65-67 Ran	nona Street		
P1. Other Identifier:				Form Number	371
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a. (County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date: c. Address 65 67 Ramona ST e. Other Locational Data: Assessor's Block and Lot 35	1995 545 085	City	San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, wood-clad, frame residential fl centrally placed garage door, a single window, and a recesse floor contains a shallow sculpted bay in each building bay. Tonic columns support the third floor. There are two large sc	ats building. The state of the	he brick-clad sidewalk; ead verhangs the	ground story features th under a corbelled b second by the depth	a service door, a rick arch. The se of the shallow bay	cond
The windows are sliding aluminum sash. The façade is dividentablature follows the profile of the façade and the projectin banded architrave. The roof is flat.					nd a
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		•	View From Ram	vistrict Other	
			looking east 2/11/02 *P6. Date Construct 1912 Assessor's Par *P7. Owner and Ad BORGEN, ANGE	✓ Historion dress:	
			2251 15th Aven San Francisco CA *P8. Recorded by: Planning Departm City & County of S 1660 Mission, 5th San Francisco, CA	A 94116 nent San Francisco Floor	
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P9. Date Recorded *P10. Survey Type)2
Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Archaeological Record ☐ District Record ☐ Linear ☐ Artifact Record ☐ Photograph Record ☐ Other (list	Feature Recor			-	

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI#	
BUILDING, STRUCTURE, AND OB	JECT RECORD	Form Number 371
Page 2 of 3 *Resource name(s) or number 65-67 B1. Historic Name: B2. Common Name: B3. Original Use: Two-Family Dwelling *B6 Construction History:	B4. Present Use: T	CHR Status Code 3D wo-Family Dwelling yle: Classical Revival
BPA 1912 - erect a two story and basement frame building o (E) STAIR, NO CHANGES TO ORIGINAL STAIR CONFIGU		athed in rustic siding, for \$3,200. 1993 - REPAIR
*B7. Moved? V No Date: *B8. Related Features: Garage	Original Location	
B9a. Architect: John A. Porporato	B9b. Builder: unk	known
*B10. Significance: Theme Residential subdivision	with integrated garag Area: S	San Francisco 1906 fire-zone

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

Period of Significance 1911-1923 Property Type Flats

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. The present building was erected in 1912 for August Hollin, from plans by S.A. Porporato. Hollin owned the property to at least 1920. From at least 1935 to 1946, it was owned by Tessie B. and John J. Boland. CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

B11. Additiona	I Resources	Attributes:
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*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation:	9/10/2003
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(Sketch Map with north arrow required)

Applicable Criteria (NR): C

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

Primary #	
Trinomial _	

Page 3 of 3 Resource Name or # 65-67 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: John A. Porporato (1877-1965) operated his architectural firm at 619 Washington when he designed this building. According to City Directories, Porporato practiced architecture in San Francisco from 1901-06, 1908-10, 1912-24, 1927-28, 1930-31, 1933-44 and primarily designed single-family and apartment buildings and mausoleums. This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood and brick cladding; roof configuration; building plan; open, recessed entry approach; window openings and surrounds; and architectural elements such as columns, façade moldings, brackets and cornice.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _ HRI# Trinomial				
Other Listings	CHR Status	Code			-
Review Code	Rev	eiwer	Date	•	-
Page 1 of 3 Resource name(s) or number(assigned	by recorder)	68 Ramona	a Street		
P1. Other Identifier:				Form Number	372
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date:	1995				
c. Address 68 Ramona STe. Other Locational Data: Assessor's Block and Lot 35	545 074	City	San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, tongue-and-groove wood-clad recessed entry at the sidewalk; a centrally placed garage do story features a square wood trimmed oriel window in each be third floor features a sculpted wood trimmed oriel window in croof.	, frame resider or, and a servi oay supported each bay each	ntial flats build ce door eac by brackets ar with a modilli	ing. The brick-clad g n under a corbelled b nd covered with a Spa on cornice and cover	round story feature rick arch. The sec anish tile roof. The ed with a Spanish	es a cond e tile
The Craftsman-sash wood windows are Chicago-style casen light upper sash over a single light lower sash on the third flo stories. There is a plain, coped parapet. The roof is flat.	nents with tran oor. The façade	soms on the set is divided by	econd floor and are on a beltcourse betweer	louble hung divident the first and second the first	ed ond
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		-	View From Ran looking west	District Other ow and date)	
			2/25/02	otod/Ago and Sa	
			*P6. Date Constru	cted/Age and Sol	
			Assessor's Pai		,
			*P7. Owner and Ad SILVER CAROL	dress:	
			68 Ramona Str San Francisco C		
			*P8. Recorded by:		
			Planning Departn City & County of 1660 Mission, 5th San Francisco, C	San Francisco n Floor	
			*P9. Date Recorded	8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10. Survey Type	Intensive	
Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (list	Feature Reco			-	

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI#		_
BUILDING, STRUCTURE, AND OB	JECT RECORD	Form Number	37
Page 2 of 3 *Resource name(s) or number 68 R	amona Street	CHR Status Code 3D	١

BUILDING, STRUCT	rure, and c	OBJECT RECORD	Form Number	372
Page <u>2</u> of <u>3</u> *Resource na	me(s) or number 6	88 Ramona Street	CHR Status Code 30)
B1. Historic Name: B2. Common Name: B3. Original Use: Single-Fan	nily Dwelling	B4. Present Use: Two	p-Family Dwelling	
*B6 Construction History: BPA 1911 - Erect a two story over unit.	er basement frame buil	*B5 Architectural Style ding on a concrete foundation 25x40, clad in		ılize 2n
*B7. Moved? ✓ No *B8. Related Features: Garage	Date:	Original Location		
B9a. Architect: none *B10. Significance: Theme	Posidontial subdivi		J. Binet Co. (325 Fair Oaks) n Francisco 1906 fire-zone	_
- meme	1 tooloontial babaivio	olon with intogration garage Alea. Oal	11 1 141101000 1000 110 20110	_

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

Period of Significance 1911-1923 Property Type Flats

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. for the Morris Stulsaft Co. on speculation. By 1920, the property was owned by Gertrude Huff. From at least 1935 to 1946, it was owned by William G. and Mary Morelli.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. (See Continuation Sheet)

B11. Additional F	Resources	Attributes:
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*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

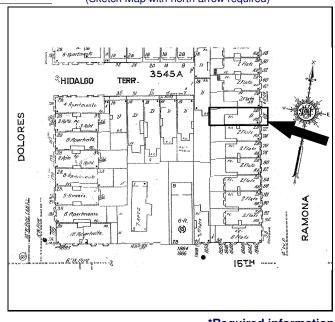
N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

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(Sketch Map with north arrow required)

Applicable Criteria (NR): C



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

Primary # . HRI #	
Trinomial _	

Page 3 of 3 Resource Name or # 68 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for a replacement garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco, wood and brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as Spanish tile, facade moldings and brackets.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI# Trinomial				_
Other Listings	CHR Status	Code			
Review Code	Rev	eiwer		Date	
Page 1 of 3 Resource name(s) or number(assigned	by recorder)	69-71	Ramona Street		
P1. Other Identifier: formerly lot 84				Form Numb	er 373
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San Francis	CO	
*b. USGS 7.5' Quad San Francisco North Date:	1995				
c. Address 69 71 Ramona STe. Other Locational Data: Assessor's Block and Lot 3	545 120,121		City San Francis	co Zip 94103	
*P3a. Description: (Describe resource and its major elements This is a three-story, two-bay, wood-clad, frame residential f stairs leading to a recessed entry located on the second floo second story features a wood paneled recessed entry with a bay. The third story features a sculpted bay in each building	lats building. Tor, a sectional vasimple lonic p	The stuce wood ove	co-clad ground stor erhead garage door	y features a set of terr and a service door.	azzo The
The windows are 1/1 vinyl double hung. The façade is divid entablature follows the profile of the façade and the projection banded architrave. The roof is flat.					nd a
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		Site	P5b. Photo View Fi looking	ent of District Ot o: (view and date) om Ramona Street east	her
			2/11/02		
			The second secon	Constructed/Age and	
	NA		1911	✓ His sor's Parcel Info	toric
			*P7. Owner CONNO WATTS 69, 71	and Address: LLY JOY P CURTIS W Ramona Street ncisco CA 94103	
All and the second			*P8. Record	led by:	
			City & C 1660 Mi	Department ounty of San Francisco ssion, 5th Floor ncisco, CA 94103	
			*P9. Date R	ecorded 8/29/	2002
*P11. Report Citation: (Cite survey report and other sources, or	r enter "none")		*P10. Surve	y Type Intensive	
Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (lis	Feature Reco				

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI#		<u> </u>
BUILDING, STRUCTURE, AND OBJ	ECT RECORD	Form Number	373
Page <u>2</u> of <u>3</u> *Resource name(s) or number 69-71 B1. Historic Name: B2. Common Name:	Ramona Street	CHR Status Code 3	D
B3. Original Use: Two-Family Dwelling	B4. Present Use:	Two-Family Dwelling	
BPA 1911 - Erect a two story over basement frame building on		tyle: Classical Revival Id in 1x10 rustic siding, for \$4,000.	
B7. Moved? No Date: B8. Related Features: Garage	Original Location		_
B9a. Architect: none	B9b. Builder: Elr	mer Clarkson (217 Prospect)	
B10. Significance: Theme Residential subdivision w	ith integrated garag Area:	San Francisco 1906 fire-zone	
Period of Significance 1911-1923 Property Type	Flats	Applicable Criteria (NR):	С
(Discuss importance in terms of historical or architectural conto			

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1911 by Elmer Clarkson, for George R. Newsom. In 1920, it was owned by Emily Brueske, a music teacher, who continued to own the property to at least 1935. In 1946, it was owned by Emily and P.T.A. Kretzer.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings.

(See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

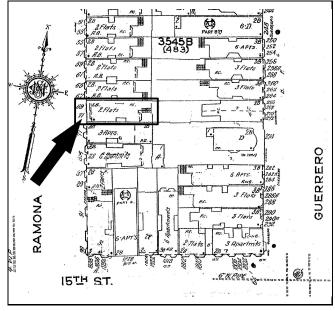
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

' Date of Evaluation:	9/10/2003
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			comments	

(Sketch	Map with	north arro	w required)
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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #	
Trinomial _	

Page 3 of 3 Resource Name or # 69-71 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period. There was no Ramona Street at the time, however it was being planned by a partnership of F. Hagemann, who developed the eastern side of Ramona, and the estate of Claus Mangels, who owned the western side. ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1911 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco, wood and brick cladding; roof configuration; building plan; open, recessed entry approach; doors and window openings including surrounds; and architectural elements such as columns, façade moldings, and projecting cornice.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI#				
PRIMARY RECORD	Trinomial	nde .			
Other Listings	Offit Status Of				
Review Code	Reveiv		Date		
Page 1 of 3 Resource name(s) or number(assigned	by recorder) 7	72-74 Ramona			
P1. Other Identifier: Formerly lot 75 P2. Location: □ Not for Publication ✓ Unrestricted	*- C-	Cor	Forn n Francisco	n Number	374
*b. USGS 7.5' Quad San Francisco North Date:	* a. C o	Junty Sai	i Fiancisco		
c. Address 72 74 Ramona ST	545 118-119	City Sar	n Francisco Zip 9	4103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, stucco-clad, frame residential centrally placed garage door, and a recessed entry at the side features a wood trimmed oriel window in each bay supported features a wood trimmed oriel window in each bay supported.	flats building. Th dewalk each un d by brackets and	ne brick-clad grounder a Romaneso d covered with a	und story features a ser que brick arch. The sec Spanish tile roof. The t	vice door; a cond story	
The windows are vinyl sliders. The façade is divided by a be composed of a pent roof clad in Spanish tile cantilevered fro					
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		e District	Period Mission Revival Element of District b. Photo: (view and of View From Ramona Solooking west 2/25/02	date)	
		*D6	5. Date Constructed/A	ne and Sou	ircae
			1911	ye and Soc ✓ Historic	
			Assessor's Parcel Info		
		*P7.	Owner and Address: DIPPOLD HOWARD I M		
			72 Ramona Street San Francisco CA 9410	3	
The state of the s		*P8.	Recorded by:		
			Planning Department City & County of San Fra 1660 Mission, 5th Floor San Francisco, CA 9410		
		*P9.	Date Recorded	8/29/200	2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")	*P10	D. Survey Type Intens	sive	
Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Archaeological Record ☐ District Record ☐ Linear ☐ Artifact Record ☐ Photograph Record ☐ Other (lis	Feature Recor			-	

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #		_
BUILDING, STRUCTURE, AND OBJ	JECT RECORD	Form Number	374
Page $\underline{2}$ of $\underline{3}$ *Resource name(s) or number 72-74	Ramona Street	CHR Status Code 3D	
B1. Historic Name:			

B1. Historic Name: B2. Common Name:

B3. Original Use: Two-Family Dwelling **B4. Present Use:** Two-Family Dwelling

Date:

*B6 Construction History:

1997 - small HORIZONTAL ADDITION

*B5 Architectural Style: Mission Revival

*B7. Moved? ✓ No *B8. Related Features:

Garage

B9a. Architect: unknown B9b. Builder: unknown

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

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

Original Location

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

Period of Significance 1911-1923 **Property Type** Flats

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1911. By 1920, it was owned by Lester S. Bovyer, and in 1935 by George Brayle, and in 1946 by Maude Driscoll.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California.

(See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

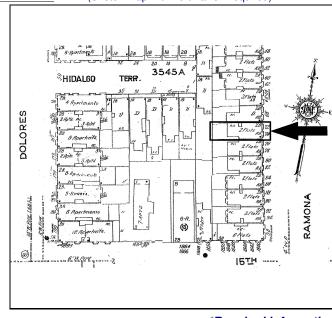
N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

			comments

(Sketch Map with north arrow required)

Applicable Criteria (NR):



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

Primary #	
Trinomial _	

Page 3 of 3 Resource Name or # 72-74 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1911 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco and brick cladding; roof configuration; building plan; open, recessed entry approach; doors, window openings and surrounds; and architectural elements such as Spanish tile, façade moldings, brackets, cornice and shaped parapet.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI# Trinomial				
PRIMARY RECORD	CHR Status	Code _			-
Other Listings	Rev	eiwer	Dat	 e	-
Page 1 of 3 Resource name(s) or number(assigned					
P1. Other Identifier: formerly lot 76	2, 10001401,	70 70 110		Form Number	375
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date:	1995	•			
c. Address 76 78 Ramona STe. Other Locational Data: Assessor's Block and Lot 35	545 104, 105	Ci	ty San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, stucco-clad, frame residential the sidewalk; a centrally placed garage door, and a service feature a wood trimmed oriel window in each bay supported	flats building. door each u	The brick-cl	ad ground story feature elled brick arch. The se	es a recessed entr	y at
The Craftsman-sash wood windows are double hung 9/1 on sash on the third floor. The façade is divided by a beltcourse parapet. The roof is flat.					ower
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ☑ Building ☐ Structure ☐			Style or Period Mission strict Element of I P5b. Photo: (vi View From Rar	District Other ow and date)	
			looking west 2/25/2002		
			*P6. Date Constru		
			1911	✓ Historio	
			Building Permit	İ	
		F	*P7. Owner and Ac REID, STEPHAN CRANE RICHAR	IIE & THOMAS	
			76, 78 RAMON SAN FRANCISC		
			*P8. Recorded by:		
			Planning Departr City & County of 1660 Mission, 5tl San Francisco, C	San Francisco h Floor	
	The second second		*P9. Date Recorde	d 8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10. Survey Type	Intensive	
Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (list	Feature Reco			-	

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

Primary #	
HRI#	

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number 375

Page 2 of 3 *Resource name(s) or number 76-78 Ramona Street

CHR Status Code 3D

B1. Historic Name: B2. Common Name:

B3. Original Use: Two-Family Dwelling

B4. Present Use: Two-Family Dwelling

*B6 Construction History:

*B5 Architectural Style: Mission Revival

BPA 1911 - Erect a two story over basement frame building on a concrete foundation 25x51, clad in rustic siding, for \$3,000. 1991 - 2 unit condominium conversion. 1989 - HORIZONTAL ADDITION (small)

*B7. Moved? ✓ No Date: Original Location

*B8. Related Features:

Garage

B9a. Architect: none **B9b. Builder:** John J. Binet Co. (325 Fair Oaks St)

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 **Property Type** Flats Applicable Criteria (NR):

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1911 by the John J. Binet Co., for the Morris Stulsaft Co., on speculation. In 1920, Stulsaft sold the property to Joseph and Gossa Solar. In 1935, it was owned by Emabuel and Ellen Johnson, and in 1946 by Eugino and Antonia Musante.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings.

(See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

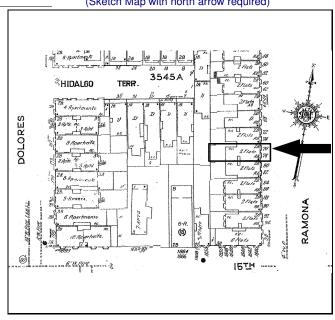
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)

(Sketch Map with north arrow required)



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

Primary # . HRI #	
Trinomial _	

_	_	-	_		
Page	3	of	3	Resource Name or #	76-78 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☑ Continuation ☐ Update

B10. Continued

This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1911 in the Missoin Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco and brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds and glazing; and architectural elements such as Spanish tile, façade moldings, brackets and shaped parapet.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI#				
PRIMARY RECORD	Trinomial CHR Status	Code			
Other Listings	Orni Otatas				_
Review Code	Rev	eiwer		Date	
Page $\underline{1}$ of $\underline{3}$ Resource name(s) or number(assigned	by recorder)	77 Ramona	Street		
P1. Other Identifier:				Form Number	376
P2. Location: ☐ Not for Publication ✓ Unrestricted		County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date: c. Address 77 Ramona ST e. Other Locational Data: Assessor's Block and Lot 35	1995 545 083	City	San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, stucco-clad, frame residential the sidewalk; a centrally placed recessed garage door with a style windows in a thin wood surround. The third story feature with a flat, tin-clad roof.	flats building. service door i	The brick-clad in the reveal wa	ground story feat all. The second flo	ures a recessed entroor contains two Chic	y at cago-
The windows are a combination of aluminum sliders and alufirst and second stories. There is a shaped, coped parapet.			ade is divided by	a beltcourse between	n the
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		•	P5b. Photo: View From F looking east	of District Other (view and date) Ramona Street	
			2/11/02		
				tructed/Age and So	
			1923	✓ Historic	0
			Assessor's		
				STIDE J&KATHRYN M	
			10 DE SOTO SAN FRANCI	SCO CA 94127	
			*P8. Recorded b	y:	
			Planning Dep City & County 1660 Mission, San Francisco	of San Francisco 5th Floor	
		411	*P9. Date Recor)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")	(III	*P10. Survey Ty	pe Intensive	
Attachments: \square None \square Location Map \square Sketch Map	✓ Continuati	ion Sheet 🗹	Building, Structu	ire, and Object Reco	ord
☐ Archaeological Record ☐ District Record ☐ Linear		or Milling	Station Record	☐ Rock Art Record	d
☐ Artifact Record ☐ Photograph Record ☐ Other (list	t)				

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #		_
BUILDING, STRUCTURE, AND OBJ	IECT RECORD	Form Number	376
Page <u>2</u> of <u>3</u> *Resource name(s) or number 77 Ra B1. Historic Name: B2. Common Name:	mona Street	CHR Status Code 3D	
B3. Original Use: Two-Family Dwelling	B4. Present Use: Fo	our-Family Dwelling	
*B6 Construction History: BPA 1923 - Erect a two story and basement frame building or INSTALLATION OF ONE WINDOW	*B5 Architectural Styln a concrete foundation 25x59, sheath		989 -
*B7. Moved? ✓ No Date: *B8. Related Features: Garage	Original Location		
B9a. Architect: John Carl Hladik *B10. Significance: Theme Residential subdivision w	B9b. Builder: John	n Johnson & Son (180 Jessie)	_

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

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. In 1920, the vacant lot was owned by James Dizney. The present building was erected in 1923 by John Johnson and Son, for John A. Black, a metalworker, from plans by J.C. Hladik. Black would own the building to at least 1935. In 1946, it was owned by Edward and Florence Corvi.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

Period of Significance 1911-1923 Property Type Flats

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

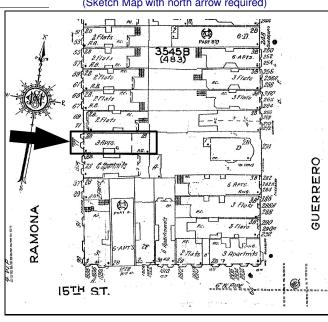
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation:	9/10/2003
(This space reserved to	official comments)

(Sketch Map with north arrow required)

Applicable Criteria (NR):



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #
CONTINUATION SHEET	Trinomial

Page	3	of	<u>3</u>	Resource Name or # 77 Rame	ona Street	
*Reco	rde	d by	Planning	Department – City and County of San Francisco	*Date 9/10/2003	□ Update

B10. Continued

This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: John Carl Hladik (birth unknown - 1928) operated his architectural firm in the Monadnock Building when he designed this building. According to City Directories, Hladik practiced architecture in San Francisco from 1913-25 and primarily designed single-family homes and apartment buildings and some office buildings. This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D. INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco, wood and brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds; and architectural elements such as Spanish tile, façade moldings, brackets and shaped parapet.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI# Trinomial				
Other Listings	CHR Status	Code			-
Review Code	Rev	eiwer		Date	_
Page <u>1</u> of <u>3</u> Resource name(s) or number(assigned	by recorder)	80-82	Ramona Street		
P1. Other Identifier:				Form Number	377
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San Francisco		
*b. USGS 7.5' Quad San Francisco North Date: c. Address 80 82 Ramona ST e. Other Locational Data: Assessor's Block and Lot 38	1995 545 077		City San Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, stucco-clad, frame residential centrally placed garage door, and a recessed entry at the sic features a wood trimmed oriel window in each bay supported trimmed oriel window in each bay supported by brackets and	flats building. dewalk each d by brackets v	The brich n under a with a flat	k-clad ground story fe Romanesque brick a , tin-clad roof. The thi	atures a service door; ch. The second story	a
The Craftsman-sash wood windows are double hung 9/1 on sash on the third floor. The façade is divided by a beltcourse parapet. The roof is flat.					wer
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		Site	P5b. Photo:	of District Other (view and date) Ramona Street	
		~ ⁽¹⁾		structed/Age and So	urcae
			1912	Histori ✓	
				s Parcel Info	O
			*P7. Owner an	d Address: < & KING WOO JEW 20	
			408 S HILI DALY CITY		
THE RESIDENCE AND PROPERTY OF THE PARTY OF T			*P8. Recorded	by:	
	75		1660 Missio	ty of San Francisco	
	The second second		*P9. Date Reco	orded 8/29/200)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10. Survey T	ype Intensive	
Attachments: None Location Map Sketch Map Archaeological Record District Record Linear Artifact Record Photograph Record Other (list	Feature Reco				

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

Primary #	
HRI#	

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

377

3D

Page <u>2</u> of <u>3</u> *Resource name(s) or number **80-82 Ramona Street** CHR Status Code

B1. Historic Name: B2. Common Name:

B3. Original Use: Two-Family Dwelling

B4. Present Use: Two-Family Dwelling

*B6 Construction History:

*B5 Architectural Style: Mission Revival

BPA 1911 - Erect a two story over basement frame building on a concrete foundation 25x51, clad in rustic siding, for \$3,000.

*B7. Moved? V No Date: Original Location

*B8. Related Features:
Garage

B9a. Architect:noneB9b. Builder:John J. Binet Co. (325 Fair Oaks St)

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR):

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. for the Morris Stulsaft Co. on speculation. By 1920 to at least 1946, the building was owned by P. Olaf and Ellen Anderson.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California.

(See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

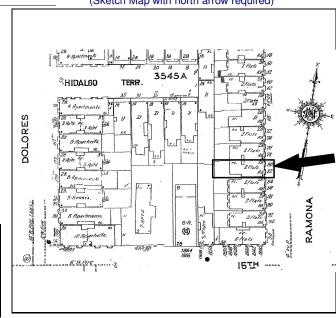
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

			comments

(Sketch Map with north arrow required)



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

Primary #	
HRI #	
Trinomial _	

Page 3 of 3 Resource Name or # 80-82 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for a replacement garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco, wood and brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds and glazing; and architectural elements such as Spanish tile, façade moldings, brackets and shaped parapet.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI# Trinomial					
Other Listings	CHR Status	Code				-
Review Code	Rev	eiwer		Da	ite	-
Page 1 of 3 Resource name(s) or number(assigned	by recorder)	84-86	Ramona	Street		
P1. Other Identifier:					Form Number	378
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a.	County	San	Francisco		
*b. USGS 7.5' Quad San Francisco North Date:	1995					
c. Address 84 86 Ramona STe. Other Locational Data: Assessor's Block and Lot 35	545 078		City San	Francisco	Zip 94103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, stucco-clad, frame residential the sidewalk; a centrally placed garage door, and a service of the second story features a square wood trimmed oriel triple. The third floor features a sculpted wood trimmed oriel window tile roof.	flats building. door each u e window in ea w in each bay	The brick nder a cor ch bay su each with	c-clad grou rbelled brid pported by a modillio	nd story featuck arch pointed by brackets with n cornice and	res a recessed entr d over the main entr n a flat, tin-clad roof covered with a Spa	y at ry.
The windows are 1/1 double hung sash; wood on the second between the first and second stories. There is a shaped, col				e façade is div	vided by a beltcours	e
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐		Site	District [District Other	
		60	*P6.	Date Constr	ucted/Age and So	urces
				1912	✓ Historic	
				Assessor's P	arcel Info	
			*P7.	Owner and A CHAN ALBERT CONSOLIDATE 2323 NORIEC SAN FRANCIS	S & BETTY W REVED REALTY SA ST #203	
The second secon			*P8.	Recorded by	:	
				Planning Depar City & County of 1660 Mission, 5 San Francisco,	f San Francisco ith Floor	
			ESSISTENCE PO	Date Record)2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")		*P10	. Survey Type	e Intensive	
Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Archaeological Record ☐ District Record ☐ Linear ☐ Artifact Record ☐ Photograph Record ☐ Other (list	Feature Reco					

State of California — The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI#		
	OT DEGG	200	
BUILDING, STRUCTURE, AND OBJE	CI RECC	אנט	Form Numbe

Page	2	of	3	*Resource name(s) or number 84-86 Ramona Str	tمم

CHR Status Code 3D

378

B1.	Historic	Name:
B2.	Commo	n Name:

B3. Original Use: Two-Family Dwelling

B4. Present Use: Two-Family Dwelling

*B5 Architectural Style: Mission Revival

*B6 Construction History:

BPA 1911 - Erect a two story over basement frame building on a concrete foundation 25x51, clad in rustic siding, for \$3,500.

*B7. Moved? V No Date: Original Location

*B8. Related Features:

Garage

B9a. Architect:noneB9b. Builder:John J. Binet Co. (325 Fair Oaks St)

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Flats Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. for the Morris Stulsaft Co. on speculation. By 1920, the building was owned by William H. and Henrietta Snyder, and in 1935 by Mary and Nellie Vaughn. In 1946, it was owned by William J. and Laurine V. Conners.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission Revival style became popular for all types of buildings.

(See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

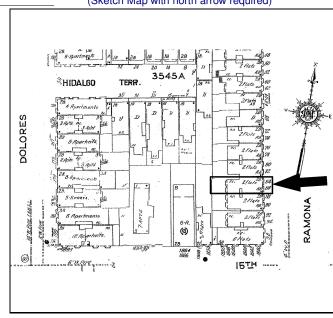
*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

			comments

(Sketch Map with north arrow required)



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

Primary #	
Trinomial _	

Page 3 of 3 Resource Name or # 84-86 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco, wood and brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing (exclusive of third floor sash); and architectural elements such as Spanish tile, façade moldings and shaped parapet.

State of California —	The Resources Agency	Primary #				
DEPARTMENT OF PA	RKS AND RECREATION	HRI# Trinomial				
PRIMARY REC	CORD	CHR Status Co	ode			_
	Other Listings					-
	Review Code	Revei			ate	
	ource name(s) or number(assigned	by recorder)	85 Ramona	Street		
P1. Other Identifier:				0 5 .	Form Number	379
	for Publication Unrestricted		ounty	San Francisco		
*b. USGS 7.5' Quad c. Address e. Other Location	85 Ramona ST	1995 545 082	City	San Francisco	Zip 94103	
This is a four-story, two sidewalk; a service doo symmetrical third and f	Describe resource and its major elements. o-bay, stucco-clad, frame residential bor, and a sectional garage door. The fourth stories feature a sculpted bay ind a cornice above the fourth floor with	ouilding. The brid second story fea n each building b	ck-clad ground tures a triple ay. There are	d story features a window in each bu e bands of trim ac	recessed entry at the uilding bay. The	е
	rood double hung. The façade is dividently for the building wall. The roof is flat		rse between t	he first and secon	d stories. The plain	
	outes: HP3. Multiple Family Property ent: ☑ Building ☐ Structure ☐		_	e or Period Classi ct ☑ Element o		
			The state of the s	View From R looking east 2/11/02	(view and date) amona Street	
				1919	ructed/Age and So ✓ Historio	
				Assessor's P		,
	THE REAL PROPERTY OF THE PARTY			*P7. Owner and A	Address:	
				1675 FILBEF SAN FRANCIS		
				P8. Recorded by		
				Planning Depa	rtment of San Francisco 5th Floor	
		HAZER I	-	P9. Date Record	led 8/29/200	2
*P11. Report Citation	: (Cite survey report and other sources, or	enter "none")	;	P10. Survey Typ	e Intensive	
☐ Archaeological Re	e ☐ Location Map ☐ Sketch Map cord ☐ District Record ☐ Linear ☐ Photograph Record ☐ Other (lis	Feature Recor				

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI#		_
BUILDING, STRUCTURE, AND O	BJECT RECORD	Form Number	379
Page <u>2</u> of <u>3</u> *Resource name(s) or number 85 B1. Historic Name: B2. Common Name:	5 Ramona Street	CHR Status Code 3)
B3. Original Use: Six-Family Dwelling.	B4. Present Use: Six	-Family Dwelling.	
*B6 Construction History: BPA 1919 - Erect a three story over basement frame builties.	*B5 Architectural Style Iding on a concrete foundation, 30x65, clad		
*B7. Moved?	Original Location		-
B9a. Architect: unknown	B9b. Builder: O. E.	Carlson	
B10. Significance: Theme Residential subdivisi	ion with integrated garag Area: Sa	an Francisco 1906 fire-zone	

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

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. The present building was erected in 1919 by O.E. Carlson, for Lucia Fussio, who owned the building in 1920. In 1935, the property was owned by Elizabeth M. Hager, and in 1946 by Josephine T. Stewart. CONTEXT: Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period. (See Continuation Sheet)

B11. Additional Resources Attributes:

*D40 D-f-----

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

Period of Significance 1911-1923 Property Type Apartments

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation:	9/10/2003
(This space reserved to	r official comments)

(Sketch Map with north arrow required)

Applicable Criteria (NR):

	(Oncton Map W	Itti Hortii arrow	roquirou)	
RAMONA TO THE TAXABLE PARTY OF TAXABLE PARTY	SI SO	3545B (483)	2001 26 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	GUERRERO

State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
CONTINUATION SHEET	Trinomial

Page <u>3</u> of <u>3</u>	Resour	ce Name or # 85 Ram	ona Street	
*Recorded by Plannin	g Department - City and Coun	ty of San Francisco	*Date 9/10/2003	□ Update

B10. Continued

ASSESSMENT: One of twenty-two Classical Revival apartment buildings within the survey, this is an ordinary example of the style. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D. INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the expansion of the garage door width, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco, wood and brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds and glazing; and architectural elements such as façade moldings and brackets.

State of California — The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HRI# Trinomial	<u> </u>	
PRIMARY RECORD	CHR Status Code		
Other Listings			
Review Code	Reveiwer	Date	
Page 1 of 3 Resource name(s) or number(assigned	ed by recorder) 87-89		
P1. Other Identifier: P2. Location: ☐ Not for Publication ✔ Unrestricted	*- C	Form Number 3	180
*b. USGS 7.5' Quad San Francisco North Date:	*a. County 1995	San Francisco	
c. Address 87 89 Ramona ST	3545 022	City San Francisco Zip 94103	
*P3a. Description: (Describe resource and its major element. This is a three-story, two-bay, wood-clad, frame residential entry at the sidewalk. The second floor contains a square moldings. The third floor contains a sculpted bay in each	I flats building. The first bay in each building bay		;.)
The windows are 1/1 wood double hung with continuous lithe first and second floors. The entablature contains a mother roof is flat.			en
*P3b. Resources Attributes: HP3. Multiple Family Prope *P4. Resources Present: ✓ Building ☐ Structure	rty <mark>□ Object □ Site □</mark>	Style or Period Classical Revival District Element of District Other	
*P11. Report Citation: (Cite survey report and other sources,	or enter "none")	P5b. Photo: (view and date) View From Ramona Street looking east 2/11/2002 *P6. Date Constructed/Age and Source 1912	
Attachments: None Location Map Sketch Ma Archaeological Record District Record Line Artifact Record Photograph Record Other (I	ar Feature Recor 🔲 I		d

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #		_
BUILDING, STRUCTURE, AND OBJE	CT RECORD	Form Number	380
Page 2 of 3 *Resource name(s) or number 87-89 Ra B1. Historic Name: B2. Common Name:		CHR Status Code 3D	
B3. Original Use: Two-Family Dwelling	B4. Present Use: Two-F	amily Dwelling	
*B6 Construction History: BPA 1912 - Erect a two story over basement frame building on a VERIFY THE SOUTH SIDE PERIMETER WALL HAS BEEN UPO		1 redwood boards, for \$2,000. 20	02 - TO
*B7. Moved? ✓ No Date: *B8. Related Features: Garage	Original Location		
B9a. Architect: none	B9b. Builder: (Owner)	John F. Spierson (1834 15th S	St)
*B10. Significance: Theme Residential subdivision with	integrated garag Area: San F	rancisco 1906 fire-zone	_
Period of Significance 1911-1923 Property Type F	lats A	applicable Criteria (NR):	_
(Discuss importance in terms of historical or architectural context a	as defined by theme, period, and geog	raphic scope. Also address integr	rity)
Secondary Theme: Post-1906 reconstruction Area: San Fra Period of Significance: 1906-1913 Applicable Cri HISTORY: In 1886, the site of this building was occupied by a between Frederick Hagemann, and Claus Mangles, and their individual lots were not platted until 1910. The Hagemann far developed the west side, with a commonly owned strip between a larger parcel owned by Frederick Hagemann, owner of a bre	iteria: C a vegetable garden. This lot was o respective heirs, with plans dating mily developed the east side of the en the two which was to become R	back to at least 1894; however street, while the Mangles fam damona Street. In 1894, it was	er, the ily part of

vacant, but it is not clear if the gardens were still in use on the site, or if it was being used by the nearby Buckman Contracting Co. Between 1901 and 1906, the parcel was passed to Adolph and Amelia Hagemann. In 1912 John F. Spierson had the building erected, and continued to own it to at least 1935. In 1946, it was owned by Tamis and Julia Mouzakis. CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area;

17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation:	9/10/2003	
(This space re	served for official comments)	

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

Primary # HRI #	
Trinomial _	

Page 3 of 3 Resource Name or # 87-89 Ramona

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☑ Continuation ☐ Update

B10. Continued

Structures designed in the Classical Revival style are typically larger than its Greek Revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D. INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for a replaced garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco and wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as Spanish tile, façade moldings, and projecting cornice.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI# Trinomial		
Other Listings	CHR Status Code		
Review Code	Reveiwer	Date	
Page <u>1</u> of <u>3</u> Resource name(s) or number(assigned	by recorder) 88-9	90 Ramona Street	
P1. Other Identifier:		Fo	rm Number 381
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a. Count	y San Francisco	
*b. USGS 7.5' Quad San Francisco North Date: c. Address 88 90 Ramona ST e. Other Locational Data: Assessor's Block and Lot 35	1995 545 079	City San Francisco Zip	94103
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, wood-clad, frame residential fl centrally placed garage door, and a recessed entry at the side a square wood trimmed oriel triple window in each bay supported features a wood trimmed oriel window in each bay.	ats building. The brid dewalk each under	ck-clad ground story features a se r a corbelled brick arch. The seco	rvice door; a nd story features
The windows are 1/1 wood double hung. The façade is divid composed of a pent roof clad in Spanish tile cantilevered from roof is flat.			
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ✓ Building ☐ Structure ☐	, Object □ Site [Style or Period Bungalow / Cra District Element of District P5b. Photo: (view an	ct Other
		View From Ramona looking west 2/25/02 *P6. Date Constructed/1912 Assessor's Parcel II	'Age and Sources ✓ Historic
		*P7. Owner and Addres CHIU REVOCABLE TF 3632 JUDAH ST SAN FRANCISCO CA	s: Rust
		*P8. Recorded by: Planning Department City & County of San F 1660 Mission, 5th Floo San Francisco, CA 94	rancisco r
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")	*P9. Date Recorded *P10. Survey Type Inte	8/29/2002 nsive
Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Archaeological Record ☐ District Record ☐ Linear ☐ Artifact Record ☐ Photograph Record ☐ Other (list	Feature Recor		-

State of California — The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION		
BUILDING, STRUCTURE, AND OBJ	IECT RECORD	Form

Boilbing, officorone, And obolor necons		•••
Page 2 of 3 *Resource name(s) or number 88-90 Ramona Street	CHR Status Code 3D)
B1. Historic Name: B2. Common Name: B3. Original Use: Two-Family Dwelling B4. Present Use: Two-Fam	ily Dwelling	
*B6 Construction History: *B5 Architectural Style: But BPA 1911 - Erect a two story over basement frame building on a concrete foundation 25x51, clad in rustic states.	U	
B7. Moved? Vo Date: Original Location *B8. Related Features: Garage		
*D40 Cimilian	et Co. (325 Fair Oaks St)	
Period of Significance 1911-1923 Property Type Flats App	olicable Criteria (NR):	

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co. for the Morris Stulsaft Co. on speculation. By 1920, the property was owned by Vincent and Katherine Renna. From at least 1935 to 1946, the property was owned by Dominic J. and Annie P. Garissino.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Craftsman structures feature projecting eaves with structural wood elements (eaves, rafter ends, posts, braces) used as simple ornamentation.

(See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

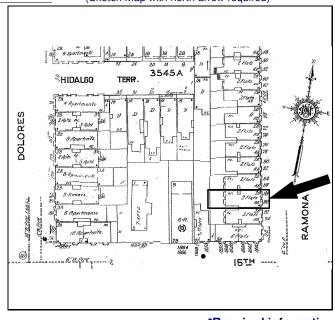
N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

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(Sketch Map with north arrow required)

Number



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

Primary # HRI #	
Trinomial _	

Page 3 of 3 Resource Name or # 88-90 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

Windows are often irregular in pattern; horizontal windows are paired with upper sash windows featuring multiple lights. Craftsman structures are typically of natural wood construction and siding with shingles or clapboard siding. A concrete block or stone foundation and porch piers are typically associated with this style. This style represents 5% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the bungalow / Craftsman style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D. INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco, wood and brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including transoms, surrounds and glazing; and architectural elements such as Spanish tile, facade moldings, brackets and projecting cornice.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI# Trinomial				
Other Listings	CHR Status Co	ode			-
Review Code	Revei	wer	Date		
Page 1 of 3 Resource name(s) or number(assigned	by recorder)	92-94 Ramona	Street		
P1. Other Identifier: Formerly lot 81			Forn	n Number	382
P2. Location: ☐ Not for Publication ✓ Unrestricted	*a. Co	ounty Sa	n Francisco		
*b. USGS 7.5' Quad San Francisco North Date: c. Address 92 94 Ramona ST e. Other Locational Data: Assessor's Block and Lot 35	1995 545 110, 111	City Sa	n Francisco Zip 9	4103	
*P3a. Description: (Describe resource and its major elements. This is a three-story, two-bay, wood-clad, frame residential fl the sidewalk; a centrally placed garage door, and a service of square wood trimmed oriel triple window in each bay support trimmed oriel window in each bay.	ats building. The	e brick-clad grou er a corbelled br	nd story features a receick arch. The second s	essed entry tory feature	at s a
The Craftsman-sash wood windows have a divided light upposeltcourse between the first and second floors. The modillio roof is flat.					е
*P3b. Resources Attributes: HP3. Multiple Family Property *P4. Resources Present: ☑ Building ☐ Structure ☐	Object Site	e District	r Period Bungalow / Craf Element of District b. Photo: (view and View From Ramona S looking west 2/25/02	Other date) treet	Irooc
			5. Date Constructed/A 1912	ge and Sot	
			Assessor's Parcel Inf		•
			Owner and Address HYMANS EVELYN GRAY CHRISTOPHER 92, 94 RAMONA AVE SAN FRANCISCO CA 9	:	
		which is the second sec	Planning Department City & County of San Fra 1660 Mission, 5th Floor San Francisco, CA 9410		
		The same of	Date Recorded	8/29/200	2
*P11. Report Citation: (Cite survey report and other sources, or	enter "none")	*P1	0. Survey Type Inten	sive	
Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Archaeological Record ☐ District Record ☐ Linear ☐ Artifact Record ☐ Photograph Record ☐ Other (list	Feature Recor			-	

DEPARTMENT OF PARKS AND RECREATION	rimary#	Form Number	
BUILDING, STRUCTURE, AND OBJEC Page 2 of 3 *Resource name(s) or number 92-94 Ram B1. Historic Name: B2. Common Name: B3. Original Use: Two-Family Dwelling		CHR Status Code 3	382)
B6 Construction History: BPA 1911 - Erect a two story over basement frame building on a co existing rear decks and stairs constructed without permit. 1993 - Co B7. Moved? No Date: O	oncrete foundation 25x51, clad in		egalize
B8. Related Features: Garage	miginal Eccation		_
B9a. Architect: none B10. Significance: Theme Residential subdivision with in		J. Binet Co. (325 Fair Oaks)	_
Period of Significance 1911-1923 Property Type Flat (Discuss importance in terms of historical or architectural context as	ds	In Francisco 1906 fire-zone Applicable Criteria (NR): eographic scope. Also address interestinates.	

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens, and in 1899 by open yards for the Buckman Contracting Co.. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1912 by the John J. Binet Co., for the Morris Stulsaft Co., on speculation. From at least 1920 to 1946, the building was owned by Frank W. and Gertrude H. Orme.

CONTEXT: Residential flats have long been a popular housing type in San Francisco, not just in the Inner Mission North survey area, but also in most of the older neighborhoods. There is typically one residence per floor, each with an independent entrance at grade. Most commonly, flats buildings constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built, and one residence per floor on each successive level. In the Inner Mission North survey area: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913 reconstruction area; 17% were constructed between 1914 and 1930 in the early infill period, and 2% were built in the late infill period 1931 to 1957. Craftsman structures feature projecting eaves with structural wood elements (eaves, rafter ends, posts, braces) used as simple ornamentation. Windows are often irregular in pattern; horizontal windows are paired with upper sash windows featuring multiple lights. Craftsman structures are typically of natural wood construction and siding with shingles or clapboard siding. A concrete block or stone foundation and porch piers are typically associated with this style. This style represents 5% of the building stock in the Inner

*B12. References:

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

Mission North survey area 1850-1957. (See Continuation Sheet)

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

(This space reserved for official comments)

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(Sketch Map with north arrow required)

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

Primary # HRI #	
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Page	3	of	3	Resource Name or #	92-94 Ramona Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This is a good example of this style and property type. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential. residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Bungalwo / Craftsman style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood and unpainted brick cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds and glazing; and architectural elements such as façade moldings, brackets and projecting cornice.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI# Trinomial CHR Status	Codo			
	Other Listings	CHN Status	Code			-
	Review Code		veiwer		Date	
Page 1 of 3 Resource name	(s) or number(assigne	ed by recorder)	537 14	th Street		
P1. Other Identifier:					Form Number	28
P2. Location: Not for Publicati			County	San Francisco		
*b. USGS 7.5' Quad San Fra c. Address 537 e. Other Locational Data: As	ncisco North Date: 14th ST sessor's Block and Lot	1995 3545 096	(City San Francisco	Zip 94103	
*P3a. Description: (Describe resort This is a three-story, five-bay, wood is a modified perfect-six property ty Street. It contains a single section a recessed entry between the base rusticated stone. The first, second, third stories feature a sculpted bay the fifth building bay at the street coff the first, second and third floors. located at the landings between the located between the third story and Street façade. The first bay contain the third contains a single window. The windows are 1/1 wood double modillion cornice follows the profile. *P3b. Resources Attributes: HP3	pe. The stucco-clad ra al garage door and two ment and first stories a fourth and fifth bays earner. A small single was the central, or third be first and second and so the cornice. A second as the octagonal tower, Again, the windows are the façade is directly of the façade and the part of the factor of the f	I apartment buil- ised basement ised basement is small, fixed sas the sidewalk leach contain pair fourth building indow is placed uilding bay containecond and thirding the second contained in the se	ding at the s revealed h windows evel. The fied window bays. An chigh on the ains an encl floors of the amona Strains a scufirst floor.	corner of 14th and Rate to a full floor on the date. The main entrance the first floor is sided in work in a plain wood surrestagonal bay with five a building wall betwee closed, central stair has been the first and second een the first and second een the first and second in the second end end in the second end end in the second end end end end end end end end end e	amona Streets. In plan ownward slope of 14th ownward slope of 14th ownward slope of 14th ownward seembling bander ownd. The second and exposed faces occup in the outer building ball. A single window is ad diamond shaped sashished similarly to the ind and third floors and and floors. The block	n, it h om d d bies ays sh is
*P4. Resources Present: ✓ Bui			Site 🗌 I	District Element		
The same of the sa	Managan Paska A Color	NAMES OF THE PARTY		P5b. Photo: View From looking sou 8/29/2002		
CE IFE DE				*P6. Date Cons 1913 Building Pe	structed/Age and Sou Historic rmit	
				% WIN SCH	R WIN REVOC LIVING ACHTER	
	I was II			1890 Page San Francisc	o CA 94117	
				*P8. Recorded	-	
	0	14-18		1660 Mission	of San Francisco	
				*P9. Date Reco	rded 8/29/200	2
*P11. Report Citation: (Cite survey	report and other sources,	or enter "none")		*P10. Survey Ty	/pe Intensive	
Attachments: ☐ None ☐ Locati ☐ Archaeological Record ☐ Dis ☐ Artifact Record ☐ Photograp	strict Record Line	ar Feature Rec			ure, and Object Reco	

State	e of	Califo	ornia –	- The	Resources	Agency

Primary # HRI#

DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

28

Page 2 of 3 *Resource name(s) or number 537 14th Street

CHR Status Code 3D

B4. Present Use: Six-Family Dwelling *B5 Architectural Style: Classical Revival

B1. Historic Name: 535-545 14th st

B2. Common Name:

B3. Original Use: Six-Family Dwelling

*B6 Construction History:

BPA 1913 - Erect a three story and basement, six flat apartemnt building covered with rustic and shiplap 28x66, for \$8,000.

*B7. Moved? ✓ No **Original Location**

*B8. Related Features:

Garage

B9a. Architect: none **B9b. Builder:** (Owner) E. A. Knoop (1375 Stevenson)

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Apartments Applicable Criteria (NR):

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: In 1886, the site of this building was occupied by vegetable gardens. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. This building was erected in 1913 by owner / builder Ernest A. Knoop, who would own the building t at least 1935. CONTEXT: Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

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

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Page 3 of 3 Resource Name or # 537 14th Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ☑ Continuation ☐ Update

B10. Continued

ASSESSMENT: One of twenty-two Classical Revival apartment buildings within the survey, this is an ordinary example of the style. This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The Potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1913 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D. INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected, save for the replacement of the garage door, in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; stucco and wood claddings; roof configuration; building plan; entry approach and surround; windows and doors including surrounds and glazing; and architectural elements such as façade moldings and cornice.

State of California — The Resource DEPARTMENT OF PARKS AND REPRIMARY RECORD	• •	Primary # HRI# Trinomial	Code			
THIMAITI HEOOHD	Other Listings	CHR Status	Code			-
	Review Code	Rev	eiwer		Date	
Page <u>1</u> of <u>3</u> Resource name(s) or number(assigned	l by recorder)	553-559 1	4th Street		
P1. Other Identifier:					Form Number	31
P2. Location: Not for Publicati		*a.	County	San Francisco		
*b. USGS 7.5' Quad San France. Address 553 559 e. Other Locational Data: As		1995 545 062	City	San Francisco	Zip 94103	
*P3a. Description: (Describe resold This is a two-story, five-bay, wood-façade along 14th Street has a rais pair of windows in the second and fapartment doors. The second story each supported by Acanthus leaf by sculpted bay window. The secondary façade along Ramo which allows for a fully exposed base entry that has nine lights in each do contains three single windows and The windows are 1/1 double hung window surrounds are distinctive wiplaster wreaths and garlands in the	clad, frame residential aped, stucco basement. To ourth, and an arched, reverteatures a projecting octackets. The second and analysis and Street contains two between the remainder of the projection of the projection of the upper sash is the battered sides and ear	partment building the first floor coincessed entry in tagonal bay in the fourth bays continued fourth bays continued fourth bays. The first floor floo	ng at the corner ntains a triple the central bathe first and fir ontain a paired the grade is loains a service for contains for all bay describence lower sash s. The entabla	er of 14th and Rar window in the first ay with interior state the building bays of window each. The wer on Ramona state of the first bur single window eed above.	mona Streets. The print and fifth building bay airs that lead to four with five faces expose. The central bay contain Street than on 14th Stay and a two-leaf garas. The second floor but 40/60. The wooder	mary s, a d, is a reet, ge
*P3b. Resources Attributes: HP3 *P4. Resources Present: ✓ Buil	•	-	•	looking sou 2/25/02 *P6. Date Con	of District Other (view and date) 14th Street ith structed/Age and So	
July 1	0			1911	✓ Historic	
	MARI	•		Assessor's	s Parcel Info	
	H			* P7. Owner and BARON KEN	d Address: NNETH S & LYNN Z	
				162 28th A San Francis	venue co CA 94121	
			an an Hi	*P8. Recorded	by:	
			An An	1660 Mission	ty of San Francisco	
A CONTRACTOR OF THE PARTY OF TH				*P9. Date Reco	orded 8/29/200	2
*P11. Report Citation: (Cite survey 1976 Architectural Survey				*P10. Survey T	•	
Attachments: ☐ None ☐ Location ☐ Archaeological Record ☐ Discontinuous ☐ Artifact Record ☐ Photograph	trict Record Linear	Feature Reco				

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BUILDING, STRUCTURE, AND OBJECT RECORD

Form Number

31

Page 2 of 3 *Resource name(s) or number 553-559 14th Street

CHR Status Code 3D

B1. Historic Name: B2. Common Name:

B3. Original Use: Four-Family Dwelling

B4. Present Use: Four-Family Dwelling

*B6 Construction History:

*B5 Architectural Style: Classical Revival

BPA 1911 - Erect a two story house with four flats 25x67'6" on a concrete foundation, covered with rustic siding

*B7. Moved? V No Date: ____ Original Location ____

*B8. Related Features:

Garage

B9a. Architect:Foley, John J. (844 Monadnock)B9b. Builder:John Burns (2612 McAlister)

*B10. Significance: Theme Residential subdivision with integrated garag Area: San Francisco 1906 fire-zone

Period of Significance 1911-1923 Property Type Apartments Applicable Criteria (NR): C

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

Secondary Theme: Post-1906 reconstruction Area: San Francisco 1906 fire-zone

Period of Significance: 1906-1913 Applicable Criteria: C

HISTORY: 1886, the site of this building (at the corner of 14th and Ramona Streets) was vacant, and in 1894 was owned by the estate of Claus Mangels. There was no Ramona Street at the time; however, it was being planned by a partnership of F. Hagemann, who developed the eastern side of Ramona, and the estate of Claus Mangels, who owned the western side. In 1899, Ramona Street was still unopened, and the site of the current building was occupied by part of a large warehouse for the Buckman Contracting Company. By 1906, Ramona Street was still unopened, and ownership of the properties had passed on to Agnes Mangels, Emma Tillman, and Adolph and Ameila Hagemann. The current building was constructed for Mrs. Christine Kleinhammer, widow of Harry, who lived at 2512 Folsom. This building was built as an income-producing property. One of twenty-two Classical Revival apartment buildings within the survey area, this is an inventive and unique example of the style and property type. The architect John Foley was born in San Francisco in 1882 and died in an auto accident in Van Nuys, CA while on vacation in 1946. He had a minor career, beginning as a draftsman in 1907, and as an architect in 1913. Foley was known for his creative application of style, especially the Mission Style.

CONTEXT: Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. (See Continuation Sheet)

B11. Additional Resources Attributes:

*B12. References:

AS. City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation: 9/10/2003

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Sketch	Map with	north	arrow	required

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

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Trinomial _	

Page 3 of 3 Resource Name or # 553-559 14th Street

*Recorded by Planning Department – City and County of San Francisco *Date 9/10/2003 ⊠ Continuation □ Update

B10. Continued

Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. Shelter for the automobile became an increasingly important consideration after 1900. Nationally, the earliest garages were placed behind the house at the end of a long driveway. By the end of the 1920s, attached and underground garages began to appear in stock plans for small homes as well as factory-built houses. Among the earliest homes with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman in 1928-1929 for Radburn, New Jersey. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the type in 1910. In the Inner Mission North survey area, there do not appear to be any houses designed with an integrated garage before 1910, however there are several built between 1910 and 1925, with a significant early concentration on Ramona Street. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period. The architect, John J. Foley (1882-1946) worked in a partnership between 1909 and 1910, designing this building in the first full year of his independent practice, which lasted for a number of years. Foley was known for his inventive use of ornament, drawing influence from many styles. ASSESSMENT: This building appears to be ineligible for individual listing in either the National Register, or the California Register. It would, however be a contributor to a potential historic district in the area. The Potential Ramona Street National Register Historic District is based on Criterion C, a group of properties that embody the distinctive characteristics of a type, period, or method of construction, with significance in the area of "community planning and development". The district is a very early (1911-1923) urban, middle class subdivision, with a unified range of architectural styles and pattern of development encompassing integrated garages on the ground floor. This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1911 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements.

This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry, including the garage doors; stucco, and wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including surrounds and glazing; and architectural elements such as cast plaster garlands, facade moldings, and brackets.

State of California — The Resou DEPARTMENT OF PARKS AND R PRIMARY RECORD	ECREATION	Primary # HRI# Trinomial CHR Status	Code			
	Other Listings	Rev	veiwer	D	ate	-
Page 1 of 3 Resource name(s) or number(assigne	d by recorder)	1834-183	8 15th Street		
P1. Other Identifier:					Form Number	59
P2. Location: Not for Publication	on 🗹 Unrestricted	*a.	County	San Francisco		
*b. USGS 7.5' Quad San Fran	ncisco North Date:	1995				
c. Address 1834 1838		05.45.000	City	y San Francisco	Zip 94103	
e. Other Locational Data: Ass		3545 022	matariala aar	adition alterations size	cotting and houndari	۱۵۵)
*P3a. Description: (Describe resource This is a three-story, two-bay, wood story features a storefront with a regular storefront windows. To the sign The second and third stories feature second building bay.	essed corner entry with de under a molded arch	flats building at h a solid door ar n is a recessed	the corner of nd infilled side entry leading	f 15th and Ramona selights and a plate gl to two apartment do	streets. The ground ass transom, and plaors on the second le	ate vel.
A secondary façade along Ramona storefront window. The second and fourth bays; a paired window in the yard between this building and 87-8	third floors contain a s third; and the round ba	ingle window in	the first build	ing bay; a sculpted b	pay in the second an	
The windows are 1/1 wood double he façade is divided by a beltcourse be plain frieze, and egg-and-dart archite	tween the first and sec					
*P3b. Resources Attributes: HP3. *P4. Resources Present: ✓ Buil		-		View From 19 looking north	f District Other (view and date) 5th Street	
				2/25/02 *P6. Date Const	ructed/Age and Sou	urces
				1911	✓ Historic	;
				Assessor's F	Parcel Info	
H ST				*P7. Owner and A	Address: LIAM H & SANDRA L	
				PO Box 1311 Burlingame CA		
				*P8. Recorded by	v :	
				Planning Depa City & County 1660 Mission, San Francisco	of San Francisco 5th Floor	
		1		*P9. Date Record	led 8/29/200	2
*P11. Report Citation: (Cite survey 1976 Architectural Survey	report and other sources, or	or enter "none")		*P10. Survey Typ	e Intensive	
Attachments: None Location	on Map 🗌 Sketch Mar	n ✓ Continuat	ion Sheet	Building Structur	re, and Object Reco	ord
☐ Archaeological Record ☐ Dis	trict Record Linea	ar Feature Reco				
☐ Artifact Record ☐ Photograp	h Record	ist)				

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #			
BUILDING, STRUCTURE, AND OBJECT RECORD		Form Number		5
Page $\underline{2}$ of $\underline{3}$ *Resource name(s) or number 1834-18 B1. Historic Name:	38 15th Street	CHR Status Code	5D3	

B2. Common Name 87 RAMONA AV and 1834 15TH ST

B3. Original Use: Three-Family Dwelling & Store

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*B6 Construction History:

2001 - Variance for lot split to separate two existing buildings. 1994 - Repair interior fire damage to three apartments; misc framing. 1988 - Install aluminum windows.

B4. Present Use: Three-Family Dwelling & Store

*B5 Architectural Style: Classical Revival

*B7. Moved? V No Date: ____ Original Location ____

*B8. Related Features:

B9a. Architect: unknown				B9b. Builder: unknown			
*B10. Significance:	Theme	Post-1906 r	econstruction	Area:	San Francisco 1906 fire-zone		
Period of Signific	ance 190	6-1913 P ı	roperty Type	Residential over Commercia	Applicable Criteria (NR):	С	

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

HISTORY: In 1886, the site of this building was occupied by a vegetable garden. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. In 1894, it was owned by Hagemann. In 1899, the lot was still vacant. This building was erected in 1911 for John F. and Mary Sperison, who maintained ownership to at least 1935. In 1946, it was owned by Tamis and Julia Mouzakis.

CONTEXT: The Residential-over-commercial property type is found in two kinds of locations: the first kind is located in mostly residential districts, where this building is the so-called corner store. The second place this building type is found is in small-scale commercial strips. Frequently, there is a plate glass storefront at the ground level, with a side entrance to a residential flat, or group of apartments on the upper floors. In the Inner Mission North survey area: 73% of the residential over commercial buildings were erected in the reconstruction era, 1906-1913; 20% were constructed between 1914 and 1930 in the early infill period, and 7% in the late infill period 1931-1957. By 1935, this property type was no longer being constructed in the survey area. Beginning in the early 1960s, San Francisco zoning ordinances encouraged the elimination of many of the commercial uses. As a result, many former storefronts became garages, or additional residential space. Structures designed in the Classical Revival style are typically larger than its Greek revival forerunner and simpler in form than contemporary Beaux Arts buildings. Massive in form, Classical Revival structures have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels. This style represents 27% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. (See Continuation Shoot)

B11. Additional Resources Attributes: HP6. 1-3 Story Commercial Building

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

* Date of Evaluation:	9/10/2003
(This space reserved for	official comments)

ANOMAN STATE
(Sketch Map with north arrow required)

State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
CONTINUATION SHEET	Trinomial

Page	3	of	3	Resource Name or # 15th 183	34-1838	
*Reco	rde	d by	Pla	nning Department – City and County of San Francisco	*Date 9/10/2003	□ Update

B10. Continued

Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1911 in the Classical Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; wood and stucco cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including fenestration pattern, surrounds and glazing; and architectural elements such as the projecting cornice and storefront, including entry.

State of California — The DEPARTMENT OF PARKS A	AND RECREATION	Primary # HRI# Trinomial CHR Status	Code			
	Other Listings					
Dame 1 of 0 December	Review Code		veiwer		ate	
Page <u>1</u> of <u>3</u> Resource P1. Other Identifier:	name(s) or number(assig	inea by recorder)	1840-1850	15th Street	Form Number	60
P2. Location: Not for Pul	olication 🗸 Unrestricted	*a	County	San Francisco	Form Number	00
	an Francisco North Date	_	County	Odi i Tancisco		
c. Address 1840	1850 15th ST a: Assessor's Block and Lot	Γ	City	San Francisco	Zip 94103	
*P3a. Description: (Describ This is a three-story, five-bay streets. The raised basemen horizontal flush boards. An e the landings between the first the sidewalk. A small single building bays. The ground st third stories feature a square A secondary façade on Rama doors and a small single wind contain a square bay in each tiled pent roof cantilevered fro parapet.	wood-clad, Mission revival tand first floor are clad in nclosed, central stair hall is and second and third floo window with wood surroundry features paired window bay in each remaining buildow. The first floor contain building bay. The façade	al frame residential banded horizontal in the central bay does of the central bad does is located at each is in the remaining liding bay. The sent as a full story of the sent as a full story of the sent does do not be the sent as a full story of the sen	apartment bui channel wood ivides the faça y. A gated, re n floor betweer four building b containing a pa ws in wood su course below to	Iding at the corner of siding. The upper to de vertically. A single cessed entry in the at the stair hall and to easy with wood surrounds. The second floor. The second floor.	of 15th and Ramona floors are clad in gle window is located central bay is located he second and third ounds. The second od paneled garage and and third floors he cornice contains a	d at d at and
*P3b. Resources Attributes: *P4. Resources Present:	•		•	P5b. Photo: (View From 15 looking north	f District Other view and date)	
	and the state of t			2/25/02	wroted/Age and Car	
				1912	ructed/Age and Sou ✓ Historio	
				Assessor's F		•
				*P7. Owner and /		
		ta		4105 Canyon Lafayette CA		
	PARQUE AND			*P8. Recorded by	/ :	
Una:				Planning Depa City & County of 1660 Mission, S San Francisco,	of San Francisco 5th Floor	
	And a second			*P9. Date Record	led 8/29/200	2
*P11. Report Citation: (Cite	survey report and other source	es, or enter "none")		*P10. Survey Typ	e Intensive	
Attachments: ☐ None ☐ L ☐ Archaeological Record ☐ Artifact Record ☐ Pho	☐ District Record ☐ Lin	near Feature Reco				

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #		- _
BUILDING, STRUCTURE, AND OBJ	IECT RECORD	Form Number	60
Page <u>2</u> of <u>3</u> *Resource name(s) or number 1840 - B1. Historic Name: B2. Common Name:	1850 15th Street	CHR Status Code 5D3	
B3. Original Use: Six-Family Dwelling	B4. Present Use: Si	x-Family Dwelling	
*B6 Construction History: BPA 1912 - Erect a three story and basement frame building of	*B5 Architectural Sty on a concrete foundation 25x67, shear		
*B7. Moved?	Original Location		

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

HISTORY: In 1886, the site of this building was occupied by vegetable gardens. This lot was developed in a cooperative plan between Frederick Hagemann, and Claus Mangles, and their respective heirs, with plans dating back to at least 1894; however, the individual lots were not platted until 1910. The Hagemann family developed the east side of the street, while the Mangles family developed the west side, with a commonly owned strip between the two which was to become Ramona Street. In 1894, this lot was part of a larger parcel owned by John H. Mangles, trustee for the Mangles estate. In 1899, the lot was largely vacant save for a small saloon at the southwest corner of this lot. The property was destroyed by the earthquake and fire of 1906. In 1913 the present building was erected by Ira W. Coburn for Annie E. Jones, who would own the property to at least 1920. In 1935, it was owned by Michael J. Naughton, and in 1946 by Oscar and Jennie Olsen. Note: There are three Building Permit Applications for the lot: the first in July 1911 for the Morris Stulsaft Co (325 Guerrero), a six unit apartment building to be built by John J. Binet (325 Fair Oaks) was apparently not built. It would appear that the lot was sold empty with approved plans that were never built. In March 1912, as second building permit application for a six family building with full lot coverage was approved for Annie Jones of 84 Buena Vista Terrace, with a design by Albert Nelsroepfer, to be built by the Mager Brothers. This permit was also not built, as a third permit was applied for in May, 1912, again for Alice Jones, representing the current building.

CONTEXT: Apartment buildings are differentiated from other residential property types by the way the buildings are accessed. Apartment buildings feature a common main entrance to the building, with interior corridors leading to individual apartment entrances. In the Inner Mission North survey area, 34% of the apartment buildings were constructed between 1906 and 1913, in the reconstruction period; 60% of the apartment buildings were constructed between 1914 and 1930, in the early infill period; and a mere 6% were constructed between 1931 and 1957 in the late infill period. (See Continuation Sheet)

B11. Additional Resources Attributes:

B9a. Architect: Albert Nelsroepfer (68 Post)

Theme Post-1906 reconstruction

Period of Significance 1906-1913 Property Type Apartments

*B10. Significance:

*B12. References:

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1920, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

B13. Remarks:

Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

*B14 Evaluator:

N. Moses Corrette, SF Planning Department 1660 Mission Street, 5th Floor San Francisco, CA, 94103

10/2003

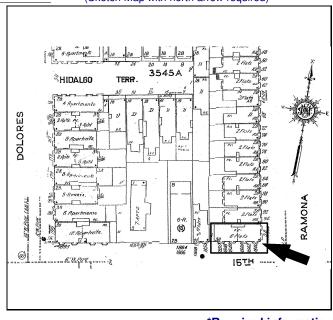
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(Sketch Map with north arrow required)

B9b. Builder: Ira W. Coburn (hearst Bldg)

Area: San Francisco 1906 fire-zone

Applicable Criteria (NR):



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CONTINUATION SHEET	Trinomial

Page <u>3</u> of <u>3</u>	Resource Name or # 15th 1840	0-1850	
*Recorded by Planning	Department – City and County of San Francisco	*Date 9/10/2003	□ Update

B10. Continued

Initially used by the California railroads for stations to promote the romantic image of the California missions, the Mission revival style became popular for all types of buildings. This distinctly California style took its inspiration from the primitive adobe, red tile roofed missions of eighteenth century California. The stylistic elements, derived from mission sources, include red tile roofs, smooth stucco wall surfaces and simple, small windows and door openings, which are usually flat arched. This style represents 9% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the first wave of redevelopment in the Inner Mission North survey area of residential, residential-over-commercial, and small-scale commercial structures between 1906 and 1913, following the area's destruction in the earthquake and fire of April 1906. Development was extremely rapid, intense and frequently lacked sophisticated design. Fully 61% of the properties in the survey date from this period.

ASSESSMENT: This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This property is associated with a number of other properties in the Inner Mission North survey area in a thematic district having a common range of architectural style, period and pattern of development, and method of construction, per National Register Criterion C. An identified thematic district in the survey area would extend beyond the boundaries of the Inner Mission North into the whole of the 1906 fire area. This district would have a period of significance from 1906 to 1913. Buildings erected or substantially altered after 1913 would not contribute to the thematic district. In the Inner Mission North survey area, 258 of the 420 surveyed resources date from this period. Based on architectural integrity, and changes made to buildings outside of this period of significance, there are 202 contributory resources within the Inner Mission North survey area. Residential, residential over commercial, commercial property types are represented. Unaltered buildings of the period were built in the Beaux Arts, Bungalow/Craftsman, Classical Revival, Commercial, Edwardian, Greek Revival, Italianate, Mission Revival, Queen Anne, Shingle, and Spanish Colonial styles. An overwhelming majority of the buildings are wood frame construction. This building was constructed in 1912 in the Mission Revival style, and is of wood frame construction, and therefore meets the registration requirements. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association. Replacement windows slightly diminish the building's integrity of materials.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile garage entry; wood cladding; roof configuration; building plan; open, recessed entry approach; windows and doors including fenestration pattern, surrounds; and architectural elements such as the shaped parapet, and the projecting cornice.