

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

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INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Introduction	3
Methodology	3
Part 1. Name of Context: INNER MISSION NORTH 1853-1943	8
Theme	8
Period	8
Geographic Limits	9
Part 2. Synthesis of Information:	10
Overview of the History and Development of San Francisco	10
Mission Historical Overview and Context	17
Part 3. Property Types:	35
Residential	35
Commercial	36
Mixed-use	37
Sites associated with significant persons from the Mission	38
Sites associated with significant events from the Mission	39
Part 4. Goals and Priorities for Identification, Evaluation, Recognition, and Treatment of Historic Properties:	41
Part 5. survey findings:	43
Properties of individual significance – brief description of each building	43
National Register eligible districts (brief description & attached 523D)	43
California Register Eligible Districts (brief description & attached 523D)	45
Locally significant areas (brief description & attached 523D)	48
Designated Resources found in the Inner Mission North Survey Area	56
Recommendations	58
Bibliography	60
Primary sources	60
Secondary sources	60
Other	61

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

INTRODUCTION

The City and County of San Francisco, through the San Francisco Planning Department ([Department](#)), was a recipient of several Certified Local Government (CLG) Grants starting in 2001. The grants were used to conduct cultural resource surveys in the North Mission neighborhood. These surveys have generated documentation and assessments for individual buildings; outlined potential historic districts; and produced this context statement. The CLG grants are derived from larger Federal appropriations to each State Office of Historic Preservation, and require matching funds. San Francisco matches its grants with monies used for staff salaries, and from in-kind donations of time from a volunteer Survey Advisor's Group (Advisors).

The Inner Mission North Survey has been conducted in several adjacent areas in successive years, and has documented each building in an area on State of California, Department of Parks and Recreation forms. Surveys first document the physical attributes on the State's DPR 523A forms; this is followed by an assessment on DPR 523B forms. If a district is identified, it is documented on a DPR 523D form. The format for this context is derived from the State Office of Historic Preservations, "Outline for a Fully Developed Context Statement". This context statement provides a tool for the identification and assessment of individual properties within the northern portion of the Inner Mission. This context statement may be amended from time to time as more historical and architectural documentation is uncovered and produced.

Properties may be found to be significant either as an individual resource or as part of a group of like-resources, commonly called districts. Significance is assessed for each building using prescribed standards derived from both the Federal Government and the [National Park Service](#), and from the State of California, [State Office of Historic Preservation](#). For each building, individual and district eligibility is assessed using National Register (NR) Criteria A, B, C and D; and California Register (CR) Criteria 1, 2, 3, and 4. By Landmarks Board [Resolution](#), local significance is assessed using the NR Criteria. As a rule of thumb, Criteria A/1 indicates significance for a property's association with a significant [event](#). Criteria B/2 is indicative of association with a significant [person](#) or group. Criteria C/3 is indicative of significant [architecture](#). Criteria D/4 is for [information](#) potential, and is commonly used for archeology. Further information on the National Register can be found online at: <http://www.cr.nps.gov/nr/>. Details for owners: <http://www.cr.nps.gov/nr/owners.htm>. More information about the California Register, and a comparison of the two programs can be found online at: <http://ohp.parks.ca.gov/>.

Methodology

Field Methodology

Planning Department staff, with guidance from the Survey Advisory Committee conducted *Reconnaissance* and *Intensive* level surveys of the predominantly residential and commercial resources found within the survey boundaries. Staff completed written survey forms noting the form and materials of each building, and took digital photographs of each building, relevant structures, and landscape features. Staff utilized historic and current Assessor's Block, Sanborn, and land-use maps, as well as current, and historic aerial photographs, to further their research the survey area.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Research Methodology

Staff conducted primary research at the Planning Department and Department of Building Inspection. Planning Department records consulted included a Sanborn map with land use survey of 1919-1920; WPA maps and land use surveys conducted in 1940 and updated thru 1963; historic Assessor's Block Books from 1935, 1946, 1965, and 1978; non-conforming-use survey cards from 1960 and updated into the present time; historic aerial photographs from 1920, 1948, 1957, and 1964. Survey staff also consulted City Directories from 1907 thru 1920 as well as 1938. Research at the Department of Building Inspection included reviewing select building permit records as well as housing reports for residential hotels. Water service records were checked with the Water Department and the San Francisco Public Library. The Assessor's office provided ownership records via the 1920 Block Books. Research was conducted at the San Francisco Public Library where historic Sanborn maps from 1886, 1899, 1915, and 1950 were gathered. The Library's biographical index of noted San Franciscans was also examined for the name of the original owner of a property, when known, as well as the owner of properties gathered from the block books of 1920, 1935, and 1946. Inclusion in this index is an indicator of locally significant persons. Internet searches of library holdings were also conducted.

Assessment Methodology

The significance of properties is assessed for properties both individually and as contributors to a significant group, based on a particular context, whose individual components lack significance. Evaluations are based on eligibility for listing in the National Register, California Register, and Local registration. In some cases, a building was assessed to be both individually significant and contributory to a significant group. Still other buildings were found to be contributory to more than one significant context. Those properties were assigned a secondary period of significance in the first lines of the B10 Statement on the DPR 523B, Building, Structure, and Object Record.

Evaluations for each property are summarized in a code. The code system and their definitions were developed in late 2003 by the State of California, Office of Historic Preservation, and are known as the California Historic Resource Status Codes (CHRSC), replacing the old National Register Status Codes (NRSC). The codes are found on the evaluative DPR 523B form in the upper right portion of the form.

National Significance, National Register (NRB 15)

The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archeology, engineering, and culture. The National Register recognizes resources of local, state and national significance, which have been documented and evaluated according to uniform standards and criteria. To be eligible for listing in the National Register, a resource must meet at least one of the following criteria:

- (A) Is associated with events that have made a significant contribution to the broad patterns of our history.
- (B) Is associated with the lives of persons significant in our past.
- (C) Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- (D) Has yielded, or may be likely to yield, information important in history or prehistory.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

State Significance, California Register

The California State Historical Resources Commission has designed this program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The Register is the authoritative guide to the state's significant historical and archeological resources. The Register incorporates four Criteria for Designation:

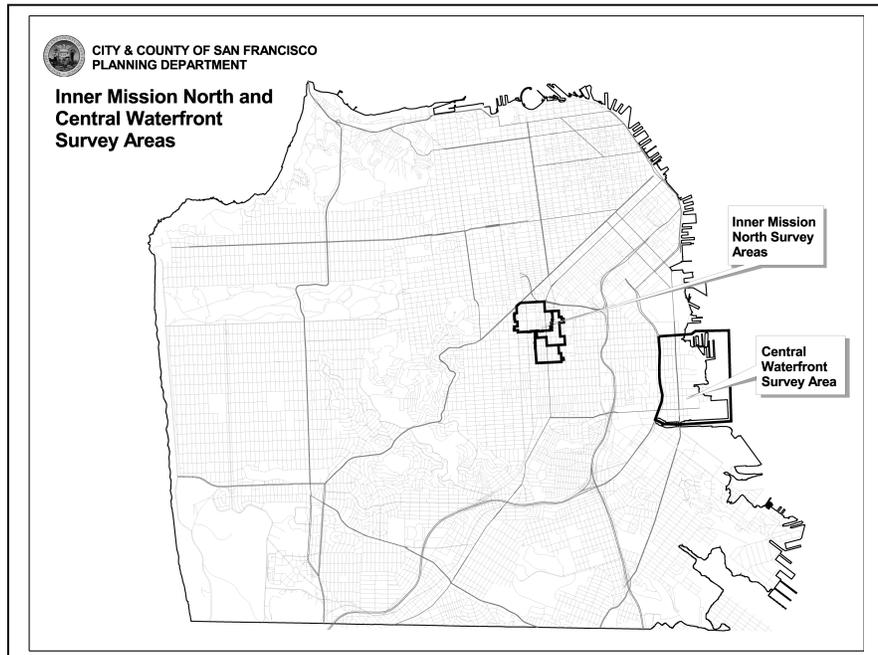
- (1) Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- (2) Association with the lives of persons important to local, California, or national history.
- (3) Embodiment of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

Local significance National Register

The San Francisco Planning Code (Code) describes its Landmark Criteria as: "having a special character or special historical, architectural or aesthetic interest or value." It further allows the San Francisco Landmarks Preservation Advisory Board (Landmarks Board) to establish policies to implement the Code. In 2000, the Landmarks Board adopted the National Register Criteria for evaluating properties. San Francisco has various levels of recognition: Landmarks, Landmark Districts, Structures of Merit, Conservation Districts, Residential Character Districts, and adopted surveys. Properties evaluated for local significance are considered eligible for at least one category of recognition.

Survey Boundaries

The Inner Mission Survey was completed over several years, and studied the buildings in three areas progressing both south and east in the mission. For each area, the first year documented the physical buildings in the area on DPR 523A forms, while the second year evaluated buildings on DPR 523B forms. Additional historic surveys were completed by outside parties within and



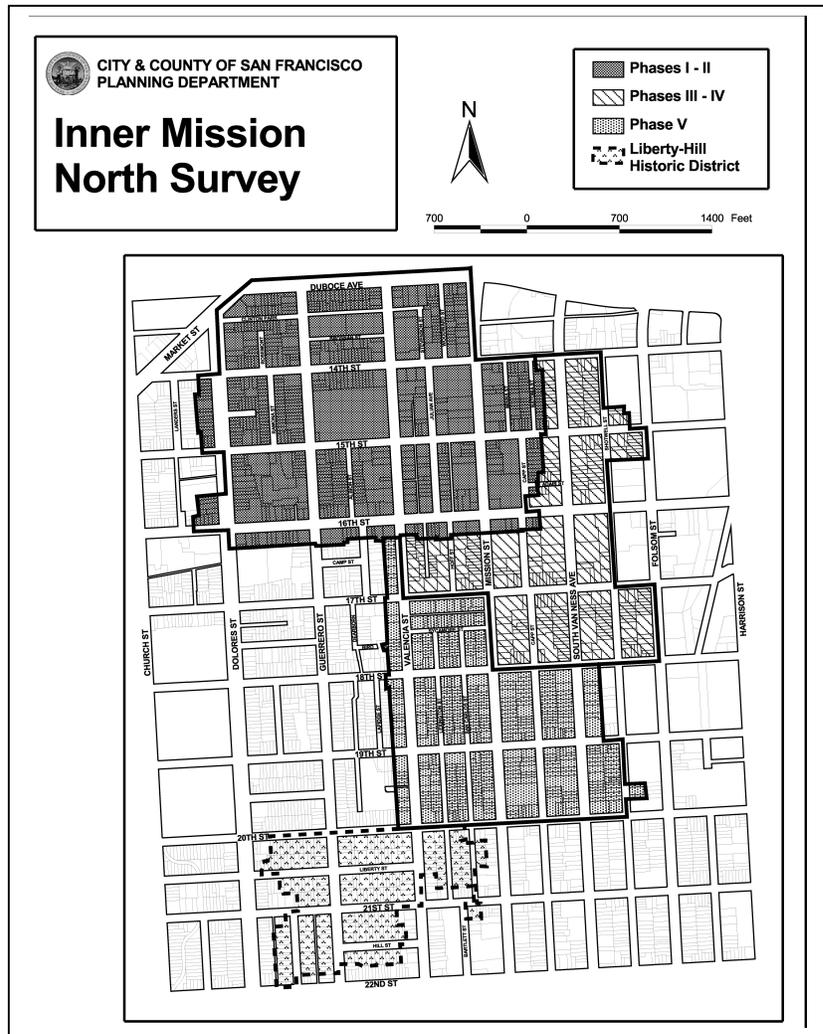
INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

adjacent to the survey areas. Three NEPA Section 106 reviews generated surveys for: the area surrounding the Tanforan Cottages; the Central Freeway replacement; and the Valencia Gardens HOPE IV project.

Area 1 (2001-2002) is bounded by Dolores to the west, Mission, Natoma, and Capp Streets to the east, Duboce Avenue to the north, and 16th Street to the south, and includes portions of the following blocks: 3532, 3533, 3534, 3544, 3545, 3546, 3547, 3548, 3553, 3554, 3555, 3556, 3557, 3567, 3568, 3569 and 3570. Approximately 78 percent, or 517, of the 660 resources within the survey boundaries are 45 years of age or older.

Area 2 (2003-2004) is bound by 14th Street to the north, 18th Street to the south, Folsom and Shotwell Streets to the east, and Valencia, Mission and Capp Streets to the west, and includes portions of the following blocks: 3548, 3549, 3552, 3553, 3569, 3570, 3571, 3574, and 3575.

Area 3 (2005-2006) is bounded by 17th and 18th Streets to the north, 20th Street to the south, Shotwell Street to the east, and Valencia Street to the west, and includes portions of the following blocks: 3576, 3577, 3588, 3589, 3590, 3591, 3594, 3595, 3596, and 3597.



Methodology Area 1

The Inner Mission North Cultural Resource Survey is a research project that evaluates the relative historical cultural and architectural value of 420 properties within a closed geographic area of San Francisco. Within the defined boundaries of the survey area, there are approximately 620 properties, of which approximately 45 properties were built since 1957 and were not included in the survey because they were less than forty-five years of age. Approximately 90 properties have been included in extant surveys. Some properties were surveyed as part of the 1990 Un-reinforced Masonry Building Survey, while others were surveyed for one of the three Federal Section 106 Area of Potential Effects studies (APE) conducted within the Inner Mission North Survey area. These

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

surveys are: The Valencia Gardens HOPE VI Housing project; the Central Freeway replacement project, and the Tanforan Cottage / 214 Dolores Street rehabilitation project. The Valencia Gardens APE survey, conducted by Carey & Co., Inc., concurrently with the Inner Mission North Survey, produced 60 DPR 523 A and B forms. About 65 buildings were kept in reserve. Properties selected for this reserve were generally decided, based on visual analysis, to have compromised integrity; or had previously issued permits for demolition or substantial alteration as of the initiation of this survey but were not acted upon; or, in a very few rare cases, had some exceptional circumstance that led the survey team to lay them aside. This reserve allowed the Inner Mission North Survey to proceed with a count of at least 420 properties, while allowing for some latitude to the individual properties surveyed. This methodology proved useful as the Area of Potential Effects for the Valencia Gardens project changed during the course of the Inner Mission North Survey.

Survey Products

The products of the survey are an Inner Mission North summary report and draft context statement and State of California DPR 523A-descriptive survey forms on 420 resources located within Area 1; 173 resources in Area 2, and another 400 in Area 3, totaling 993 documented buildings within the survey boundaries. A historic context statement is typically developed by researching the broad patterns of historical development of a community or its region, often represented by historic resources. Historic contexts are almost always refined, modified, added to, and elaborated on as a cultural resource survey advances from the DPR 523A-descriptive stage to the DPR 523B-evaluative level of research and documentation. However, *this context statement is designed to provide a general overview and introduction of the Inner Mission North and is to be used as a tool to guide development of cultural resource survey work in the Mission area.*

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

PART 1. NAME OF CONTEXT: INNER MISSION NORTH 1853-1943

(The theme, time period and geographic limits of the study should be stated)

Theme: Peopling Places¹

Time Period: 1853-1943

Geographic Limits: San Francisco's Inner Mission North Neighborhood

Theme

As used by the National Park Service, the historic theme "Peopling Places" examines human population movement and change through prehistoric and historic times. It also looks at family formation, at different concepts of gender, family, and sexual division of labor, and at how these things have been expressed in the American past. While patterns of daily life—birth, work, marriage, childrearing—are often taken for granted, they have a profound influence on public life.

Life in America began with migrations many thousands of years ago. Centuries of migrations and encounters have resulted in diverse forms of individual and group interaction, from peaceful accommodation to warfare and extermination through exposure to new diseases.

Communities, too, have evolved according to cultural norms, historical circumstances, and environmental contingencies. The nature of communities is varied, dynamic, and complex. Ethnic homelands are a special type of community that existed before incorporation into the political entity known as the United States. For example, many Indian sites are on tribal lands occupied by Indians for centuries. Similarly, some Hispanic communities had their origins in Spanish and Mexican history. Distinctive and important regional patterns join together to create microcosms of America's history and to form the "national experience."

Topics that help define this theme include: family and the life cycle; health, nutrition, and disease; migration from outside and within; community and neighborhood; ethnic homelands; encounters, conflicts, and colonization.²

As it applies to the Inner Mission, the theme Peopling Places covers the settlement of the lands after the Spanish-Mexican period. This settlement is marked by the immigration of Americans and other nationals from Europe, Asia, and Latin America into a newly erected neighborhood of San Francisco. The community and neighborhood were also affected by historical events in the early 20th century to develop lasting building patterns.

Period

San Francisco's historical periods can be described in many ways. Most generally, it is possible to identify the pre-historical period to any activity pre-dating the founding of Mission Dolores in 1776. A Spanish-Mexican period can generally begin with that founding in 1776 and end with the Treaty of Guadalupe-Hidalgo in 1848. An American period begins in 1848 and extends to the present day.

¹ <http://www.cr.nps.gov/history/hisnps/NPSThinking/revthem.htm#people>

² National Park Service "National Park Service Thematic Framework", revised 1994.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

The time period for this context for the Inner Mission North Cultural Resource Survey is focused within the American period, and is limited to the years from 1853 to 1943. This period begins with the construction of the Dolores Street Tanforan Cottages in 1853. The cottages are the oldest extant American period buildings in the Mission, and two of about ten extant buildings from the 1850s left in San Francisco³. The period for the Context ends with the construction of the U.S. Housing Authority's Valencia Gardens in 1943, now demolished. Buildings erected up to 1960 have been considered for study in the survey; however, there are very few dating between 1943 and 1960 in the Mission. A more focused period of significance could begin in 1870, about the time of the next oldest extant buildings, and end in 1914 at the conclusion of the reconstruction following the disaster of 1906.

Geographic Limits

The Mission District lies in a protected basin surrounded by Twin Peaks, Diamond Heights, Bernal Heights and Potrero Hill. It is sunnier, warmer and flatter than most of the remainder of the City, and is sheltered from most of the winds found elsewhere. Because of its size, the area referred to as "The Mission" has been divided between the Inner Mission district (containing the Inner Mission North survey) and the more southerly Outer Mission district. The area of the Inner Mission is generally bounded by: Potrero Avenue to the east; Dolores Street to the west; Division, Duboce and Market Streets to the north; and Cesar Chavez (former Army Street) to the south. Including streets and sidewalks, this district is over 841 acres, and is home to almost 50,000 people. The division between Inner Mission north and Inner Mission south is 20th Street because it marks the southern boundary of the fires of 1906 that shaped the current building stock.

This context statement covers buildings in the northern portions of San Francisco's Inner Mission neighborhood. Buildings in this dense urban area are built to the full width of their lots, are mostly one to four stories, and either commercial, residential, or a combination of the two. The specific area covered within this context is from 13th Street / Duboce Avenue on the north, 20th Street on the south, Folsom Street to the east, and Dolores Street to the west. The period of development within this area spans most of San Francisco's built history. Immediately adjacent to this area on Dolores Street is Mission Dolores, San Francisco's oldest building. As a part of a living City, there are new buildings constantly replacing old in the Mission. Despite this wide range in time, only a small portion of the built environment dated from before April of 1906. The overwhelming majority of the extant building stock dates from the period 1906-1930. Buildings erected before 1960 were evaluated as part of this survey.



³ In the event of the identification of other American Period buildings in the Mission Context area that predate 1853, this context will need to be amended.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

PART 2. SYNTHESIS OF INFORMATION:

(Written narrative that synthesizes the gathered information.)

Overview of the History and Development of San Francisco

Natural History

The consolidated City and County of San Francisco covers roughly seven square miles at the tip of a peninsula on the California coast, at the mouth of the San Francisco Bay. The somewhat isolated peninsula is by nature a hilly, somewhat barren place. The largest hills (Mount Davidson's peak of 938 feet is the tallest, followed closely by Mount Sutro at 920 feet and both North and South Twin at 919 feet⁴) are located in the center of the peninsula.

Historically grassy sand dunes are located to the west. Several smaller pockets of trees and shrubs were found in the clefts of hills, and occasional fresh water springs led into tidal streams such as Mission and Islais creeks (now filled or channeled underground) on the eastern side.

The climate is moderated by the proximity of the consistently cold Pacific Ocean. A near-constant wind from the west keeps

the peninsula cool in the summer, and warm in the winter. Coastal fog often prevails over most of the western part of the peninsula, while the eastern side gets more sun. There is a rainy season from November to February. Annual rainfall averages between 18" and 22". In April and May and again in September and October, there is little or no rain or fog. From June to August, cold wet fog typically arrives in the evening. Daytime temperatures average between 60 and 70, while nighttime lows average between 55 and 60.⁵

The natural terrain has been modified by cutting away rocky hills to reduce barriers (parts of Telegraph and Rincon Hills) and by filling in the original shallow coves and marshes at Yerba Buena (Financial District), South of Market, Mission Bay, Marina, Islais Creek, and Candlestick.⁶ Both man and machine leveled the sand dunes. The waterfront was stabilized by the construction of the great seawall begun in 1878 and completed in 1915.



San Francisco's natural topography, 1903.

⁴ United States Geological Survey, San Francisco North & San Francisco South 1995.

⁵ U.S. Weather Bureau, National Weather Service, 1849-1986: Local Climatological Records, San Francisco, California. Archived National Climatic Center, Asheville, North Carolina, National Weather Service, Redwood City, California.

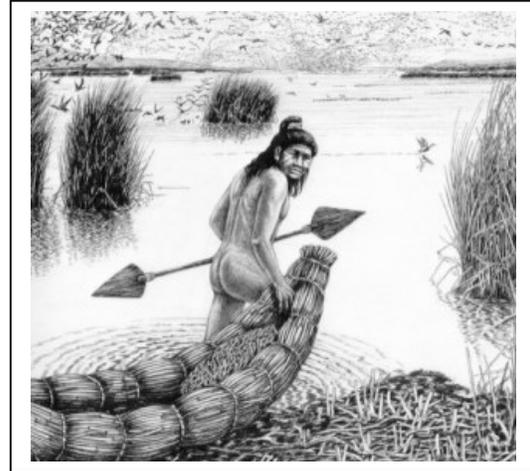
⁶ Gerald Robert Dow: "Bay Fill in San Francisco: A History of Change" Master's Thesis, California State University, San Francisco, July 1973. Pages 55-80.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Pre-Historic period - Costanoans and Historic Ohlone

[Adapted by the National Park Service from Olmsted (1986: 2-5)⁷]

It is uncertain when the first humans appeared in the San Francisco area. The earliest known occupation sites have been radiocarbon dated to about 5000 to 5500 years ago. The first humans may have come with the technology and paraphernalia of the historically known Costanoans, skimming over the shallow waters of Mission Bay in their balsas, the buoyant watercraft made of tule reeds lashed together in bundles. With pointed sticks, they may have pried mussels from rocks and dug up clams, scooped up smelt with woven baskets, and snared ducks and shorebirds with throwing nets weighted by grooved stones. Independent of the tides, they could paddle inland up Mission Creek to cut willow withes for their baskets and for lashings to hold the pole framework of their huts. In the brackish backwater along the creek, they could have harvested the tule reeds that gave them new boats, fibers for their sleeping mats and aprons, and thatch for their conical houses. Beside freshwater springs they may have set up their encampments, living lightly on the land until the season changed or their food supply was exhausted and they had to move on within their tribal territory.



Prehistoric mounds containing burials with artifacts and middens dating back to at least 2000 years ago were found on Hunters Point, some near the shore at Candlestick Park. The people of these mounds may have been the ancestors of the Costeños, as the Spanish named the coast people. The name Costeños was modified after 1848 to Coastanoans. The Costanoan linguistic group, comprised of eight separate languages spoken by 50 autonomous tribes (each with its own dialect), has been traced to AD 500. At the time the Spanish arrived, the coast people had fished the waters of Mission Bay for 1,275 years. They numbered 10,000, all in the same linguistic group, of which 1,400 are thought to have spoken Raniaytusk—the language spoken by the group most closely associated with Mission Bay portion of San Francisco.

"Costanoan" has been the useful descriptive category for the people who belonged to this large linguistic group and lived on San Francisco Peninsula as far south as Monterey on the ocean side. Indians living in the Bay Area today reject "Costanoan" because it is not their own name for themselves; they prefer "Ohlone," meaning "the abalone people," which is closer to their own conception of their ancestors' identity. Studies of materials found in middens, descriptions of the tribes' physical and social life set down by the Spanish priests and visiting explorers (mostly in the early 19th century), plus the threads of memory recorded in ethnographers' field notes of the early 20th century form the basis for all later accounts of the coast people.

Native American lineages aboriginal to the San Francisco Bay region trace their ancestry through the Missions Dolores, Santa Clara, and San Jose between 1776 and 1836. From 1836 until the American conquest of California in 1846-1848, some of the

⁷ An 'Unvanishing' Story: 5,500 Years of History In the Vicinity of Seventh & Mission Streets, San Francisco Southeast Archeological Center, U.S. National Park Service, 1994.
<http://www.cr.nps.gov/seac/appeals3.htm>

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

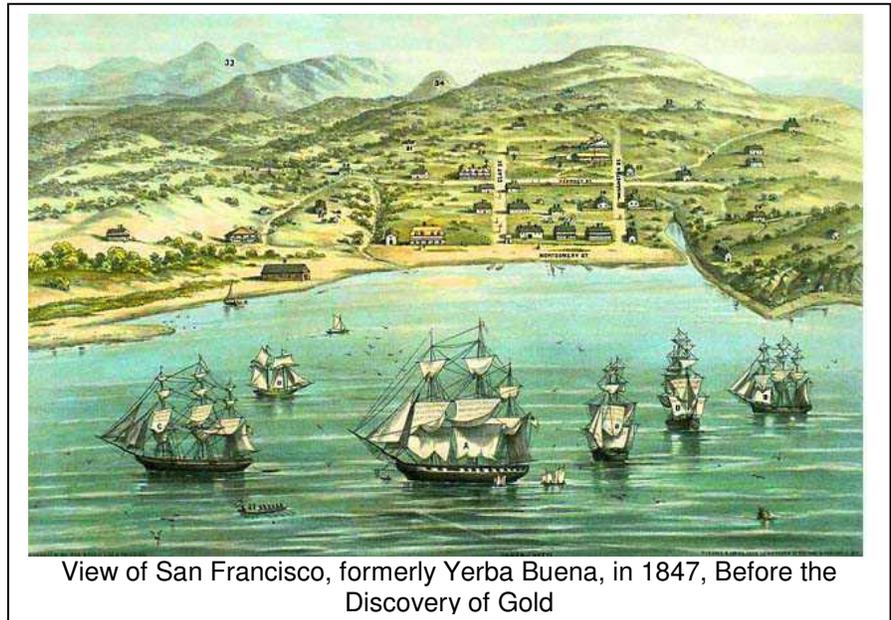
secularized Mission Indian families obtained formal Mexican land grants, while the majority of the others found refuge on the rancho lands of Californio families. After the American takeover of California, Indian rancherias were established on rancho lands surrounding San Francisco Bay.⁸

HISTORICAL NOTE: There are no above-ground resources that survive from this period within San Francisco. Within the context area, historical and pre-historical archeological remains may be found in the Mission south of 14th Street.

Spanish – Mexican Period / Early History

The area that is now the City and County of San Francisco was first settled by Europeans when the government of Spain, in 1776, established a military outpost (Presidio) and the sixth in a chain of 21 missions (San Francisco de Asís, usually called Mission Dolores). In 1835, a third settlement, the civilian pueblo Yerba Buena, was established as a port, initially for the export of California hides and tallow and the import of goods from the eastern United States and Europe and as a provisioning port for the ships of various nations, especially whaling ships that increasingly frequented the northern Pacific. By early 1848, San Francisco's population had reached about 400, including traders from the eastern United States and other countries.

Two development patterns were established in these early years. In 1839, the pueblo's first survey platted the area around Portsmouth Square in what is known as the 50 Vara Survey. The survey established a rectangular grid of blocks, each composed of six square lots. Each lot was 50 Mexican varas on a side (a vara being 33 inches), separated by streets 25 varas wide. Later



surveys repeated this pattern from San Francisco Bay to Market Street, and from Sansome Street to Presidio Avenue. In 1847, Market Street was laid out at an angle to the earlier streets, running from the center of the shoreline of Yerba Buena Cove (approximately at the intersection of present-day Battery and Market Streets) toward Twin Peaks, with much of its route along an old path to Mission Dolores. Soon thereafter, the area south of Market was surveyed with streets parallel to Market Street, again in blocks containing six lots. This time, lots were quadrupled in size, becoming the 100 Vara Survey.

⁸ <http://www.muwekma.org/history/tribe.html>

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

American Period / Mid – 19th Century

In May of 1846, the United States declared war on Mexico. In July, ships of the U.S. Navy entered San Francisco Bay and took control of the region. By January of 1847, the U.S. Naval commander in charge of Yerba Buena changed the pueblo's name to San Francisco, as a way to identify the village not with a small cove as it was under Mexican control, but with the entire bay and new American jurisdiction. This change in name soon proved important, when thousands of people in many parts of the world soon clamored to take passage to San Francisco bay, the closest harbor to the site of the discovery of gold in the Sierra Nevada foothills in 1848, only months after the signing of the Treaty of Guadalupe-Hidalgo that ended the war and ceded California and other regions to the United States.

The Gold Rush entirely changed the character of early San Francisco. Most of those who thronged to the gold country came by water, up the Pacific coast. The city's natural harbor formed the logical transfer point for people and goods bound for the gold country. Most of the city's early structures were destroyed in a series of fires in the 1850s. Only a few structures survive from the mercantile years of the 1850s and 1860s, such as the Tanforan Cottages on Dolores Street, and some commercial buildings in Jackson Square.

In 1869, the Central Pacific and Union Pacific railroads connected their rails in Utah, linking California to the eastern United States and ushering in a new wave of migrants into San Francisco. The city's port, complete with wharves, warehouses, dry-docks, and ship building and repair facilities, dominated exports from and imports to the entire Pacific Coast. Lumber from the Pacific Northwest arrived in the port to be constructed into homes and commercial establishments. By 1900, San Francisco was home to more seafarers and boatmen than any other American city, even New York City. By far the largest city west of St. Louis, San Francisco was not only the major port of the Pacific Coast but also the center of commerce, finance, and manufacturing for much of the western United States. Throughout the remainder of the 19th century, San Francisco's banks and corporations dominated much of the economic life of the Pacific Coast and the intermountain West.

Housing

The housing stock for the multitudes came in many different forms. Hotels in varying degrees of luxury and accommodation took care of approximately 90 percent of the single male population during the Gold Rush era, and hotel living remained popular almost to the mid-20th century. In working class neighborhoods of the 19th century, many families took in roomers and/or boarders. More formal multiple-unit dwellings, apartment buildings, and boardinghouses (especially near the waterfront, catering to sailors) were commonplace.

The city's earliest fashionable residential districts were North Beach, South Park, Rincon Hill, and parts of the Mission. The majority of San Francisco's population in the 19th century resided in those neighborhoods, as well as in those sections that developed early, such as Horner's Addition, the Western Addition, and Rancho Potrero (Potrero Nuevo). As the city's population grew, other areas of the city, like Mission Dolores, showed pockets of development. Those who worked in the industries south of Market Street often lived nearby, making that the South of Market area a working-class neighborhood. Those employed in the financial district and the emerging retail shopping district to its west often lived on the streets that stretched west into Western Addition, which became a middle-class suburb.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Housing was always linked to transportation, which developed from trails linking the three Spanish-Mexican settlements to a regimented street grid system, and transport based on largely on streetcars. The first horse-drawn cars on tracks appeared in the late 1850s and early 1860s. Andrew Hallidie's invention of the cable car in 1873 provided the means to conquer hills, opening more areas to residential development.

Electrification of the lines began gradually in the 1890s and accelerated after 1906, leaving cable lines only in the areas with the steepest hills. By the late 19th century, there were streetcar lines on nearly all the major streets, and the construction of streetcar lines extended earlier housing patterns, as working-class and lower-middle-class neighborhoods extended along existing streets from the south-of-Market area into the Mission district, middle-class neighborhoods extended through the Western Addition to the Haight district, and upper-class areas extended westward from Nob Hill through Pacific Heights to Presidio Heights. Rail lines were extended between 1913 and 1917, propelling development in the western neighborhoods of the city.

As early as the 1870s, and continuing into the 1940s, builder-developers focused on small-to-medium sized tracts, erecting rows of nearly identical residential buildings. Others were built by or for individual owners with single lots, some purchased through one of many homestead associations. Affluent homeowners had architect-designed houses on larger lots, but middle-class houses were often selected from books of patterns provided by contractors. Apartment buildings and flats were built in greater numbers than single-family dwellings, frequently with a ground floor commercial space – especially if the building was located on a corner lot. Stylistically, almost all housing followed current fashions in the east, though often at a time lag. Greek Revival flourished in the 1850s and 1860s, Italianate in the 1870s, Stick Eastlake in the 1880s, Queen Anne in the 1890s, Classical or Colonial Revival in the early 20th century, and later Mission, Spanish Colonial, and Mediterranean Revival. There were also a smaller number of homes built in the Gothic Revival, First Bay Area Tradition (also called Western Stick), and Craftsman styles. High styled homes were often copied and truncated to fit narrower urban lots.

1906 Earthquake and Fire

San Francisco was forever changed on April 18th at 5:12 a.m., by an earthquake that is now estimated by geologists to have measured 7.8 on the Richter scale struck.

Streets and streetcar lines buckled, water pipes and gas pipes broke, houses were knocked off their foundations, masonry buildings collapsed, and countless bottles in countless stores crashed to the floor. The new City Hall was completely destroyed within seconds, but the greatest harm occurred in North Beach and the financial district. However, the most severe damage was yet to come. The damage to gas lines and brick chimneys soon produced fires, and the damaged water mains made firefighting extraordinarily difficult.

Fifty-two separate fires were sparked on the first day. The fires merged into two major blazes posed to devour the city. By afternoon, the financial district was a holocaust of flame and the city's residential districts, most of which were made of wood, served as kindling for the great inferno. Firefighters, augmented by troops from the Presidio, tried to create fire blocks by dynamiting buildings, but sometimes succeeded only in creating new fires. For three days and two nights the fire blazed, and was only stopped by a shift in the wind, which turned the fire back on itself, sparing the western part of the city.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Research has concluded that 3,000 or more people perished, and the majority of the entire population was left homeless by the disaster. Some 28,000 buildings that housed an estimated 250,000 people were destroyed -- almost every structure east of Van Ness Avenue and north of Duboce Street. Businesses were destroyed, and the city's financial system was in ruins. At the time of the earthquake, San Francisco was the major city of the west, in the midst of a building boom.



California & Front Streets after the earthquake AAC-3887

After the earthquake, however, only about 25% of the buildings remained salvageable.⁹

Aftermath of the earthquake and fire of 1906

Then Mayor Schmitz appointed a *Committee of Fifty for Relief* even before the fires were extinguished; the group reconstituted later in 1906 as *Committee of Forty on Reconstruction* and produced a "Report of the Sub-Committee on Statistics to the chairman and Committee on Reconstruction" as well as "A Plan of proposed street changes in the burned district and other sections of San Francisco; joint report of Committee on Extending, Widening and Grading Streets and Committee on Burnham Plans". The first addressed physical failures of the buildings, the second met with opposition from the business community, and few, if any of the plans were implemented.

After the 1906 fire, the use of brick and other fireproof construction materials was required within specified commercial zones. The use of fireproof construction materials had been encouraged in San Francisco since a devastating fire of June 22, 1851. Residential construction after 1906 favored flat roof construction with a tar and gravel surface that was more fire resistant than a typical pitched roof covered in wood shingles.

After the turn of the century architectural choices had changed. Since the Columbian Exposition of 1893 in Chicago, a decade earlier, Victorian asymmetry and ornament lost favor to the more orderly and restrained Classical styles. On a larger scale, the City Beautiful movement manifested itself in the popularity of the Classical Revival styling for new buildings with improved building and safety codes. Joining the rest of the country in a search for historical roots, San Franciscans turned first to Classical Revival, followed by Mission, Spanish colonial and Mediterranean Revival designs. Economic realities of San Francisco also bore on the architecture that was erected. The months following the earthquake and fires led to very high demand on timber for residential construction, which were commonly either multi-family or small dwellings to conserve resources. In 1907, a new circumstance fell on America in the form of a financial crisis. Together,

⁹ An 'Unvanishing' Story: 5,500 Years of History In the Vicinity of Seventh & Mission Streets, San Francisco Southeast Archeological Center, U.S. National Park Service, 1994.
<http://www.cr.nps.gov/seac/appeals3.htm>

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

these two factors ensured that San Francisco was rebuilt in a less dramatic building stock than was the norm for the last quarter of the 19th Century.

The city was rebuilt quickly and the same economic patterns continued. North Beach was almost totally reconstructed by 1907. In fact, in that year, 6,000 buildings were completed. By 1909, the city was functioning again in permanent structures. Reconstruction was largely complete by 1913, as evidenced by charting building dates from the burnt areas.

The reconstruction within the burned area of San Francisco can be divided into several sub-contexts. The northern portion of the Mission neighborhood is one distinct context. Other examples of geographically-based contextual reconstruction include: Government buildings in and surrounding the Civic Center; the high-density apartment district in the Tenderloin and lower Nob Hill; Chinatown; commercial high-rise development in Downtown; residential and commercial reconstruction in North Beach; and the warehousing and industrial reconstruction in the South-of-Market area. Assessor records report that of the buildings erected between the years of 1906-1913, more than 24,000 remain today, roughly the same number of buildings that were destroyed by the disaster. The new construction was split between the existing City development (reconstructed areas) and expansion into previously un-built lots.

In 1915 the citizens celebrated the reconstruction by hosting the Panama Pacific International Expo, on newly filled land in the Marina District. In time for this Expo the present Civic Center was planned and began to rise. Essentially completed about 1935, these governmental buildings so thoroughly embody the City Beautiful ideals of the early 20th century that they were declared a National Historic Landmark in 1987.¹⁰

The rest of the 20th Century

The building boom that began after the fire continued nearly unabated until the crash of 1929. The 1920 census showed the San Francisco population to be 416,912. By the time the Great Depression of the 1930s halted construction, much of the city had taken the physical shape that prevails today. The Depression years provided the city with some of its finest public works projects. Major structures such as the Bay Bridge, the Transbay Terminal, Coit Tower, Rincon Annex, Aquatic Park, the Cow Palace, and numerous firehouses, libraries, police stations, and schools were constructed with the aid of federal funds. The Golden Gate Bridge itself did not receive federal funds, but federal funds helped to construct the approaches. During the first half of the 1940s, World War II preempted all construction projects except work that supported military efforts. The immediate postwar buildings, mostly businesses and smaller apartments, were executed in the Art Moderne and International architectural styles.

The 1950s brought the concept of "Redevelopment Areas" to San Francisco, which resulted in the loss of untold cultural resources and a surge in reconstruction or new construction in major areas of the city including Yerba Buena, the Western Addition, Golden Gateway, Diamond Heights, and parts of the Bayshore District.

¹⁰ An 'Unvanishing' Story: 5,500 Years of History In the Vicinity of Seventh & Mission Streets, San Francisco Southeast Archeological Center, U.S. National Park Service, 1994.
<http://www.cr.nps.gov/seac/appeals3.htm>

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Mission Historical Overview and Context

(Narrative of Important patterns, events, persons, architectural types and styles, or cultural values should be identified and discussed with an eye towards evaluating related properties.)

Spanish – Mexican Period / Early History

The Spanish Mission

For purposes of this document, the written, recorded history of the Mission area begins with the establishment of Mission San Francisco de Asís (Mission Dolores) in 1776.

Starting in 1769 with the founding of Mission San Diego de Alcalá, Spanish priests of the Franciscan order built 21 missions in California. Their purpose was two fold: to bring Christianity to the inhabitants (in this case, the aboriginal Ohlone tribe) and to assist the army in controlling the Pacific coast and blocking possible settlement by Russia or England. While historically the missions are often viewed as an efficient tool in the colonization of California, the local Ohlone tribe fell victim to this aspect of European colonialism.

Sometime after 1776, the appellation "Dolores" was added to the Mission's name because of a nearby streambed and lake the Spanish priests had named in honor of the Virgin Mary, Our Lady of Sorrows, Nuestra Señora de los Dolores. After 1824, when the Mission San Francisco Solano was established at Sonoma, to avoid confusion, the mission became "unofficially" known as Mission Dolores. The present building was erected in 1790-1, and is distinguished as the oldest intact building in San Francisco.

HISTORICAL NOTE: The Mission Dolores is the only structure to survive from this period. Historical archeological remains may be found in the Mission south of 14th Street. There is a greater likelihood that such remains can be found in the surrounding blocks centered at 16th and Dolores streets.

The Mexican period in the Mission

Following the secularization of the missions in 1833, California mission lands were turned over to Mexican soldiers and settlers, including the Guerrero and Valencia families who occupied large rancheros in the vicinity of Mission Dolores.

HISTORICAL NOTE: There are no above-ground resources that survive from this period. Historical archeological remains may be found in the Mission south of 14th Street.

American Period / Mid – 19th Century in the Mission

As Yerba Buena (renamed San Francisco in 1847) expanded during the California Gold Rush, expansion of the city was limited due to geography. The Mission district, which lies in the valley surrounded by Twin Peaks, Diamond Heights, Bernal Heights and Potrero Hill, accommodated a substantial amount of the city's frenzied development. The exact history of land titles in the Mission District is difficult to unravel. The Consolidation Acts of 1850¹¹, 1851¹², and 1856 brought the entire Inner Mission area within the limits of the City of San Francisco. In 1855, a survey of the land west of Larkin Street and southwest of Johnston, now Ninth, Street resulted from the City's Van Ness Ordinance. Squatters had settled much of the Inner Mission, leading to conflicts

¹¹ This brought the southwest corner of San Francisco to 17th and Dolores Streets.

¹² In 1851, the City was expanded to where the southwest corner of the city was 22nd and Castro Streets.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

between the holders of Spanish and Mexican titles to rancho lands and the squatters who were occupying the land. José Noe was chief among those who held rancho lands, his name being used for both Noe Street and Noe Valley. This period was one of extensive litigation, as Californians with Spanish, and more extensively, Mexican land grants - sought, sometimes in vain, to defend their land claims. It was clear to city officials that eviction of the squatters would cause riots. The Van Ness Ordinance, named for Alderman James Van Ness, also granted land to those who were in actual possession of it on or before the first day of January 1855 -- that is, the ordinance directly benefited squatters who had taken up residence on the ranchos. One historian has referred to the Van Ness ordinance bluntly as "theft" of rancho lands. However, the law did clarify land titles and, by ordering a survey, encouraged residential growth in the Mission.¹³ Once the region was platted, housing construction began.

A primary figure in the purchase of land in preparation for development was John Meirs Horner, for whom "Horner's Addition" was platted. Horner, a Mormon from New Jersey, arrived in Yerba Buena (San Francisco) in 1846 and purchased land from Noe in 1853. In the late 1870s, the family moved to Hawaii. Horner's Addition was bounded by Castro Street on the west, Valencia Street on the east, 18th Street on the north, and 30th Street on the south.

Transportation and passable roadways preceded extensive development in the Mission. Officially named the "Mission Addition," the district was quickly surveyed, and streets were constructed in anticipation of new subdivisions. In 1850, a private company received a franchise to construct a planked toll road 2 ¼ miles from the Old Mission Road and 3rd Street to what is now Mission and 16th Streets. That effort was followed one year later by the city's first regular public transportation – a horse-drawn Yellow Omnibus line that traveled on the plank road. The road immediately encouraged development of the Mission as a recreation district.

The *San Francisco Newsletter* recalled in 1925:

There was a plank road to the Mission that was the boulevard of the town in 1852-53, the first established public drive and public promenade. Winding among the sand hills from Mission or Howard [South Van Ness Avenue] streets, the road then boasted its four horse omnibus line and its two toll gates. On every pleasant day, from morning to night, it was thronged with men of fashion and women of pleasure, idlers, gamblers and babies. Here San Francisco took the air.

For a time it was the resort of San Francisco...Out in the country, "two miles southwest of San Francisco," stood the landmark Mission Dolores, at what is now Sixteenth and Dolores streets. Around it clustered adobe houses and a little settlement, which was connected with the city of San Francisco by plank roads on Mission and Folsom streets, crossing marshy stretches and passing intervening sand hills.¹⁴

The completion of the San Bruno Turnpike, present day San Jose Avenue, in 1858 connected the Mission District with the alluvial plains of San Mateo. After 1860, other roads followed San Francisco's first horse-drawn streetcar line on Mission Street.¹⁵ 16th or Center Street connected Mission Dolores to the headwaters of Mission Creek at Folsom street, which then connected the area back into the 100 Vara survey, present-

¹³ Charles Lockwood, *Suddenly San Francisco: The Early Years of an Instant City* (San Francisco: A California Living Book, 1978), pp. 152-153; and Roger Lotchin's *San Francisco, 1846-1856*; and Judith Lynch Waldhorn, "Historic Preservation in the Mission Model Neighborhood", page 5.

¹⁴ *San Francisco News Letter*, September 1925 Museum of the City of San Francisco.

¹⁵ Anita Day Hubbard, "Cities within the city," *San Francisco Bulletin*, August-September, 1924.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

day South-of-Market area. During the 1860s, the San Francisco-San Jose Railroad Company was formed with a rail-line passing through the Mission, offering dependable transit between the two cities.¹⁶ The Mission branch operated until 1906 when the Bayshore Cutoff went into operation. By 1869, Market Street was extended to Dolores Street, which was opened out to 26th Street, and streetcars ran on Mission, Howard (South Van Ness), Folsom, and Harrison Streets.

HISTORICAL NOTE: Other than the location of the early roads and roadbeds, there are no physical remains of the Mission's earliest transportation systems. With the cut-and-cover construction of the BART underground transportation tube, any possible historical archeology associated with the Mission Plank road or the first rail lines are unlikely to remain. Later rail lines on South Van Ness, Folsom, and Harrison may be extant under modern paving materials.

Before residential and commercial development began in the Mission, the Mission area was known not only for the old adobe of Mission Dolores, but also for a number of recreational facilities, resorts, and "pleasure gardens." One of the earliest resorts, The Willows, was located on Mission between 18th and 19th streets. Odeum Gardens, another early resort, was located at 15th and Dolores streets. The largest attraction, six-acre Woodward's Gardens (1868-1893), was centered at Mission and 14th streets. Woodward's museums, conservatories, ponds, auditorium, zoo, and other amusements entertained San Franciscans for decades. Other forms of entertainment, while not-so family oriented, were also located in the Mission. The Nightingale, San Francisco's first roadhouse, opened near 16th and Mission in the 1850s. The Mansion House was located in an outbuilding of the secularized Mission Dolores, was famous for its "milk punches." Witzeleben's Brewery was also another favorite Mission drinking spot in the early days.

In the late 1860s, the title issues were finally resolved and an established street grid and transportation system were in place, therein opening the Mission and other southern districts of the City for residential development. Although the Mission could not compete with Nob Hill in attracting millionaires, it did become a popular residential neighborhood. The Mission was also home to the Deaf and Dumb Asylum at Mission and 15th streets and the Marine Hospital at Mission and 16th streets.¹⁷ During the 1870s and 1880s, many spacious homes were built for middle class professionals who were attracted by the sunny weather, good transportation, and the suburban atmosphere. From 1870 to 1900, the population of the Mission grew from 23,000 to 36,000, while the total population of the City more than doubled, from 149,473 to 342,782. Unlike other areas of San Francisco, no large-scale speculation accompanied this expansion into the Inner Mission, which seems to have grown as a natural extension of the City. The District was affected by new developments in the south, however because transit lines that served them passed through the Mission, and commercial enterprises were soon set up at major intersections.

By the end of the 19th century the land use pattern of the Inner Mission was crystallized. The pattern is still evident today: single family dwellings next to multi-family flats, mixed-use commercial-residential buildings, stores and services along major transit lines, and heavy industrial-commercial uses in the northeast corner.

¹⁶ Judith Lynch Waldhorn, "Historic Preservation in the Mission Model Neighborhood" Stanford University, 1973.

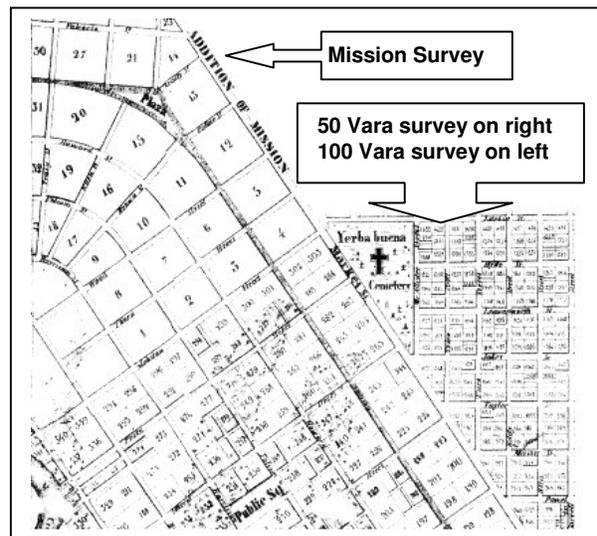
¹⁷ California Historical Society, Photo Collection, Mission Street at 15th and 16th Streets.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Block Development patterns in the 19th Century in the Mission

The Mission was platted on a grid that was aligned with neither the 50 nor the 100 Vara Surveys; instead it aimed toward the general directions of the compass. It also abandoned the Spanish vara as a standard of measurement, substituting the English foot. Where the Mission blocks intersected the 100 Vara Survey grid, streets were curved on an axis to avoid jogs and angular intersections. One exceptional aspect to the platting of early San Francisco, including the Mission area, was the general adherence to narrow lots typically 25, 26, or 30 feet wide, and most commonly 122½ feet deep. Often larger parcels were assembled from several lots, and later sub-divided into smaller or irregular lots. Numbered streets are 64 feet wide, and run on the east-west axis in the Mission, and named streets are 82.5 feet wide on the north-south axis. About 85% of the blocks are further divided by small streets or alleys that range from 15 feet wide to 60 feet wide to further allow development.

A typical block in the Mission at the turn of the century would reveal an ensemble of buildings designed in similar architectural style, built out of redwood and Douglas fir. For the most part, residential neighborhoods were from designs supplied by builders or from purchased plans, which resulted in standard floor plans that occupied the full width of long narrow lots. In some areas, speculative builders developed a number of houses using standardized plans. By the 1890s, residential and commercial buildings in the Mission were built out to the property line, replacing older buildings with greater setbacks. This change in setbacks can be attributed to several factors: First, to accommodate a growing population, an increase in dwelling units and commercial space called for the construction of larger buildings on the meager lots found in the Mission. Second, burgeoning modes of transportation coupled with the platting of streets, sidewalks, and later utilities, required uniformity in construction to accomplish municipal service goals. Finally, by the turn of the century, any vestiges to the Mission's heritage of rancheros with prominent houses set back from property lines had disappeared as the Mission developed as a companion to other areas of the city.



Housing Construction in the Mission

Homesteading associations and businesses such as The Real Estate Associates advertised in the newspapers “handsome blocks of flats” and “Mission houses” for working- and middle-class households.¹⁸ Despite these early references to the Mission developing as more of a blue-collar neighborhood, some wealthy San Franciscans, such as J.D. Spreckels, built mansions during this period, most notably along Howard Street (now South Van Ness Avenue). General John C. Frémont, Mayors James Phelan and “Sunny Jim” Rolph, San Francisco fire commissioner Frank Edwards, and historian Hubert Bancroft each built personal mansions in the Mission. In all, more than 30 significant mansions existed in the Mission by the 1880s.

¹⁸ In the 1870s, Real Estate Associates claimed to be the largest home construction company in the United States.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

HISTORICAL NOTE: Map research based on the 1886 Sanborn maps and extant buildings found that nearly all of the former mansions of the Mission, as characterized by large homes on prominent lots, with generous front and side yard setbacks, have been replaced.

However prolific the mansions were, the typical home in the Mission at the turn of the century was a detached, two-story, two-unit, single-family home designed in the Italianate or Stick style.

Residents, whatever their economic level, were drawn to the Mission's good weather, convenient transportation facilities, and quasi-suburban atmosphere.¹⁹ As a result, the city's 11th Ward (including the Mission district) grew from a population of roughly 3,000 in 1860 to some 23,000 by 1870.²⁰

Snapshots in Time, descriptions of the area from primary sources in the Mission

1853 – From US Coast Map

The earliest maps that depict portions of the Mission district are maps intended for coastal navigation. The U.S. Coast map of 1853 shows very little of what became the Mission district. There is a plank road crossing the wilderness of South of Market from 4th Street to about 15th Street. Mission Creek flows freely from a lagoon into Mission Bay to the east, and what became 16th Street leads from the water's edge to the Mission itself. The Mission complex consists of several buildings, and about 40 buildings dot the area.

1869 – From US Coast Map

By 1869, Mission streets were platted out to Potrero on the east, 26th to the south, Dolores to the west, and Market Street to the north. About 80% of the street grid was specified on the map, but it is not likely that the streets were all opened. A rail line entered into the Mission from the south through the valley at the base of Bernal Heights where Mission Street is, and cut through the blocks to a point at 22nd and Harrison Streets, where it ran to a station at 15th Street, on the edge of Mission Creek.

1889 – Sanborn Series 1

The Sanborn Map Company made several detailed maps of San Francisco starting in 1886, completing a survey of buildings in 1894. Maps were made for the Mission in 1889. This is the first detailed record of what the Mission was like in the 19th Century. From 11th Street out to 23rd Street, and Dolores to Hampshire, a clear picture appears. Older land-use patterns are seen in the lot divisions on certain blocks. The three earliest uses for the lands of the Mission were recreation, agriculture, and large estates.

The estates are recognizable on the map because of their location on large lots, and by the description of the buildings provided by the Sanborn Company. For example, the Spreckels Mansion, located on Howard Street (South Van Ness Avenue) between 16th and 17th Streets, is centered on the entire block, is set back from the street some 25 feet, is a three-story freestanding single-family residence, has extensive grounds complete with greenhouse, windmill and tank house, and carriage barns. Other buildings of this type were not so extravagant, but showed the same traits of at least a large lot, multi-storied dwelling, and outbuildings. At least 30 identifiable properties fit

¹⁹ Brian Godfrey, *Neighborhoods in Transition: The Making of San Francisco's Ethnic and Nonconformist Communities* (Berkeley: University of California Press, 1988) p. 145.

²⁰ U.S. Census, various years.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

this pattern. They are evenly spaced throughout the area, with a concentration along Howard (South Van Ness Avenue) Street.

Smaller housing was in abundance. There was a high concentration of tightly knit single-family dwellings in the area bounded by 16th and 21st Streets and Mission and Valencia Streets. There were over 230 single-family dwellings between those five contiguous blocks, not including other building types. Most all of the dwellings were either flat front Italianates, or the more common slanted bay Victorian.

HISTORICAL NOTE: The only extant block of this sort of housing is found within the locally listed Liberty Hill Historic District, on Assessor's Block 3609, bound by Mission and Valencia, 20th and 21st Streets. Lexington and San Carlos Streets provide the best examples of the developer block housing.

Agriculture was waning by the 1880s, however there were still identifiable traces found throughout. Between Dolores and Valencia, and 14th and 16th Streets, were several vegetable gardens. One such garden had an identified "Chinese" dwelling within the garden. East of Folsom Street, the low lying lands of the Mission Creek bed were filled by 1886, however a single block at Harrison and 19th Street was labeled "Swamp" on the



The Chinese Vegetable Vendor

map. An adjacent block on Folsom between 19th and 20th streets was home to the Golden Gate Nursery, and H.H. Berger Co. Nursery. Another nursery was located on 21st between Alabama and Florida Streets. John Center's water works was on 16th Street between Shotwell and Folsom Streets. One large business in the area was Miller and Lux, who owned several

blocks for cattle yards and a wool pulling works by 18th and Harrison Streets. On Bryant and 20th streets, was the Golden Gate Woolen Manufacturing Company. Dating back to the 1860s, the Pacific Oakum Factory was abandoned when the Mission Creek waterway was filled at 18th and Harrison Streets. Oakum was a jute product used in shipbuilding and maintenance.

HISTORICAL NOTE: The Agricultural lands have all been built in, and no large buildings of this period exist in the Mission. One particularly large lot used for vegetable gardens later was used for a baseball stadium, and later used for public housing becoming Valencia Gardens.

Several schools were erected in the Mission. While none of the earliest buildings survive, most of the lands are still owned by the City, and expanded schoolyards occupy the same sites as the historical schools.

HISTORICAL NOTE: The Saint Charles School at 376 Shotwell Street began as a church c. 1887, and was partially occupied by a school from

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

1894, and fully converted in 1917. It is San Francisco Landmark # 139, and Eligible for listing in the National Register.

Commercial districts were forming on 16th Street, as well as Valencia and Mission Streets, where the buildings contained shops on the ground floor. Most structures for commercial uses were single-story shops with gabled roofs and false front parapets. A great many were built in series on a single lot. There was frequently an awning over the sidewalk for the convenience of pedestrians, and to control the amount of sunlight within the shops. Most businesses were not listed, but the Sanborn Map Company did note the locations of both Chinese and French laundries, livery stables, wood and coal yards, bakeries, breweries, and saloons.

HISTORICAL NOTE: There are seven residential-over-commercial buildings north of 18th Street, outside of the boundaries of the 1906 earthquake and fire, which are known to have survived in Mission. All are located on the block bound by 15th Street, Folsom Street, South Van Ness Avenue, and 16th Street. The six that maintain integrity are: 1471 15th St, 1477 15th St, 415-421 South Van Ness, 423-433 South Van Ness, 1936 Folsom, and 1926-1928 Folsom. One additional building has been altered: 1900-1904 Folsom. These are the only pre-fire residential-over-commercial buildings in the Inner Mission North.

1899 – Sanborn Series 2

The 1899 Sanborn map shows the growth of the Mission. Intensification was the order for the Mission. Dwellings from the 1860s, 1870s, and 1880s were converted to flats and vacant lots were being developed. Large estates were being whittled away, and the land was parceled off for new construction. Aside from the mansions, new houses for the general population were also becoming larger and more decorative. Several buildings from earlier periods with simple stylistic forms like the flat-front Italianate houses were being remodeled, as evidenced by a comparison of the Sanborn maps of 1894 and 1899, showing the presence of a square bay window, indicating a new façade appended to the older building. Others were built forward, filling in the front setback with new construction, and a more fashionable façade. Where smaller houses had been built in the 1860s, now larger properties containing two or three flats were being erected with smaller setbacks or no setbacks where there was a commercial use of the ground floor. A new property type was becoming more prominent: Romeo flats. Usually four or six units, Romeo flats were a form of high-density rental housing. Many owners of large parcels, or citizens who owned many large lots developed rows or groups of houses or shops on their lands. Two such individuals, Claus Spreckels, and John Center, had many such rows built. Most commercial vegetable gardens and other agricultural uses had left the Mission by 1899.

1906 Earthquake and Fire – the days of the fire in the Mission

In the early dawn light of April 18, 1906, at 5:12 a.m., the ground under San Francisco shook violently for less than a minute. Damage from the earthquake was severe, but the ensuing fires were truly catastrophic. Thirty fires began almost immediately. Burning for three days, they destroyed 28,000 buildings on approximately 500 city blocks (nine square miles) in the heart of the city. The disaster left more than half San Francisco's population homeless, and killed thousands.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

A good deal of the Mission district was spared from much of the devastation caused by the earthquake and fire of 1906. The Inner Mission, however, between Dolores and Howard (South Van Ness) streets north of 20th Street was destroyed.²¹ While the east side of Dolores was burned as far south as 20th Street, the street's width with a center median enabled firefighters and citizens to stop the fire's progression westward.²²



Valencia Street at 19th; fire approaching from north

The 1906 earthquake and the devastating fire that followed changed the neighborhood dramatically. The disaster destroyed most of San Francisco's business district and many of its residential neighborhoods, but the Mission District south of 20th Street, and east of Howard (South Van Ness Avenue) was largely spared. As a result, a large influx of homeless refugees flocked to the area and transformed it into the densely populated, blue-collar neighborhood that it remains to this day.



After the fire looking west; foreground remains of St. John's Church 15th and Julian Streets; arrow points to the Mission Dolores.

Future San Francisco Mayor James "Sunny Jim" Rolph, Jr., was among the founders of the Mission Relief Association, which was housed out of the Rolph family barn on San Jose Avenue. While not an "official" relief organization, the effort nonetheless provided relief to hundreds of citizens.²³

With such a strong working class population, it was inevitable that the

Mission District would become the center of San Francisco's labor movement. Unions were born here, labor wars were conducted here, workers stood up and were counted here. And the neighborhood defined itself much like a small town would, with strong family ties and ethnic loyalties. From the turn of the century to the 1930's, the Irish in particular were a powerful presence here. According to history professor Robert Cherny of San Francisco State University, "The Irish were to be found at all levels of politics in the city . . . just as there were Irish bankers and Irish unskilled laborers, you would find Irish political workers at the most basic precinct level as well as at the highest levels of politics." But soon, they too would move, to be replaced by waves of new immigrants.

²¹ Oscar Lewis, *San Francisco: Mission to Metropolis* (Berkeley: Howell-North Books 1966) pp. 12-16.

²² Primary Record form: Dolores Street Central Median. *Determination of Eligibility, Dolores Street Properties, San Francisco, CA*. Architectural Resources Group, Pier 9, San Francisco. November 18, 1999.

²³ John McGloin, S.J., *San Francisco, The Story of a City* (San Rafael: Presidio Press 1978) p. 297.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Rebuilding the North Mission & 20th Century Periods of Development

The period of study for the Inner Mission North Cultural Resource Survey is 1853 to 1943. The period of study begins with the construction of the Dolores Street Tanforan Cottages in 1853, and ends with the construction of the U.S. Housing Authority's Valencia Gardens in 1943.

Several periods of development have been identified, as well as several periods of significance. The Tanforan Cottages are located within the boundaries of the Inner Mission North; however, they are both currently listed on both the California Register and the Local Register. Additionally, they were both studied in a recent Section 106 review, and their reassessment here was found to be redundant. A graphic representation of the relevant periods is found on page 12 of this report.

Reconstruction 1906-1913

Recovery from the disaster of 1906 was rapid.

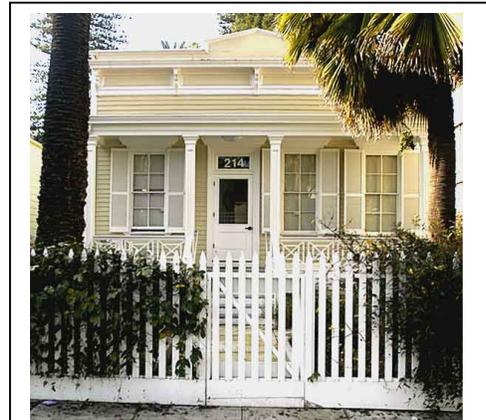
Assessor records report that, of the buildings erected during the years 1906-1913, more than 24,000 remain today. The new construction was split between the existing City development (reconstructed areas) and expansion into previously unbuilt lots. The

reconstruction within the burned area of San Francisco can be divided into several sub-contexts. The northern portion of the Mission neighborhood is one distinct context.

Other examples of geographically-based contextual reconstruction include:

Government buildings in and surrounding the Civic Center; high-density apartment district in the Tenderloin and lower Nob Hill; Chinatown; commercial high-rise development Downtown; residential and commercial

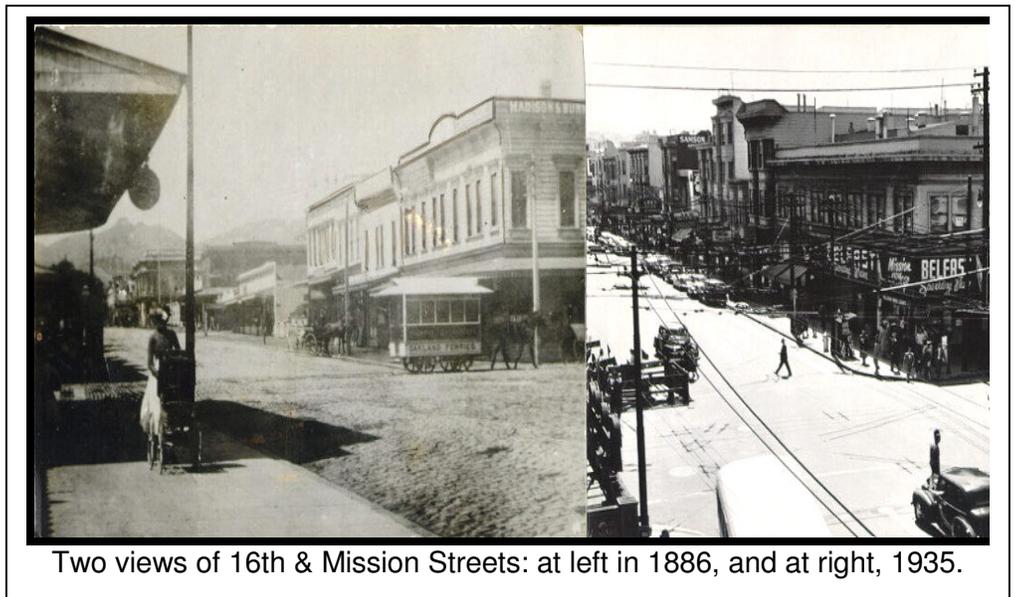
reconstruction in North Beach; and the warehousing and industrial reconstruction in the South-of-Market area. (See map on page 6 of DPR 523D – Mission Reconstruction District)



Tanforan Cottage at 214 Dolores, built 1853



Valencia Gardens under construction, 1943



Two views of 16th & Mission Streets: at left in 1886, and at right, 1935.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

An account from 1907 recognizes the importance of the reconstruction of San Francisco, whose City seal incorporates the Phoenix, the mythical bird that rises from its own ashes:



“We have said that San Francisco is now the busiest city in the world. It is also the most interesting. That city now presents a spectacle of recreation without parallel in the history of human endeavor. The task already well under way is that of creating a great city from a mass of unrecognizable ruins. That the task will be completed is beyond reasonable doubt; that the new city will be a larger and better one than the old is also a certainty. Well may the people of San Francisco consider themselves fortunate in that they have enjoyed, or suffered, as the case may be, an experience almost unique in the history of the world. Well may these people rejoice that they have been spared to take part in the greatest feat of human energy, a feat in which the pick and pinch bar are so many wands wielded by so many magicians, under whose hands the new city rises day by day. Well may the people of San Francisco say that, with all the terrors of a year ago no longer to be feared, they would not have missed the show for anything in the world.”²⁴

The events of 1906 extinguished hopes that the Mission would be one of the city’s potentially affluent neighborhoods. By the late 1890s, the population was increasing rapidly, and most landowners were developing increasingly dense blocks. The truly affluent abandoned the good weather of the Mission for the views offered by the hilltops that were by that time accessible by public transportation. When the fires destroyed much of the northern Inner Mission, the wealthy had already relocated, and it was, instead, large numbers of the working class who were displaced.²⁵ Because such a substantial swath of the Inner Mission had to be rebuilt, the need to house large numbers of people displaced by the destruction produced higher density housing and the conversion of surviving single-family homes and vacant lots to multi-family housing. The need for housing and commercial spaces propelled a self-driven market. Zoning in the modern sense did not exist before 1920²⁶, so a very large proportion of development was limited only by fire and safety codes. For example, Rosemont Street, within the Inner Mission North survey boundaries, experienced a conversion of single-family homes to apartments, and the moving of single-family homes to allow for the construction of additional dwelling units.

An increase in population required an increase in goods and services; Valencia Street, primarily a residential thoroughfare, began to absorb the overflow of businesses spilling out from Mission Street. In 1909, the Mission Merchants Association was formed; Mission Street became known as the “Mission Miracle Mile” of department stores, food stands, and movie theaters. Theaters, including the Wigwam, Majestic, Mission, and the People’s Theater were all constructed to accommodate the neighborhood’s burgeoning population.²⁷ The intersection of 16th and Valencia Streets was once home to a number

²⁴ Coast Seaman’s Journal, Wednesday, April 17, 1907: “The Year I, A.E.”

²⁵ In the Adjacent South of Market neighborhood, reconstruction was largely industrial in nature, and less vertical than the pre-1906 building stock. Large numbers of displaced blue-collar workers found new homes along transportation routes in the Mission connecting their Soma jobs to their Mission residences.

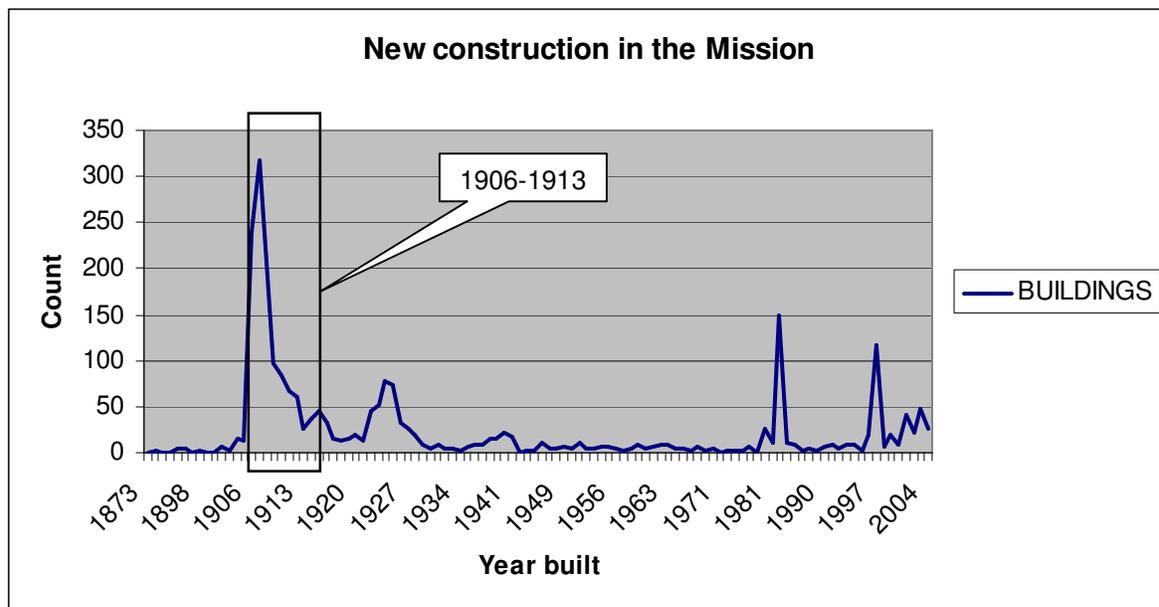
²⁶ Some uses had always required a permit from the Board of Supervisors, such as the operation of boilers for laundries.

²⁷ Viva La Mission! A Celebration of the City’s Oldest Neighborhood and its People. *San Francisco Focus* magazine. December 1994.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

of the city's mortuaries as well as the California Casket Company. The Market Street Railway Co. ran a funeral car out Valencia with an extension to the cemeteries in Colma, south of San Francisco.²⁸

A graphic representation below shows the dramatic spike in new construction in the period of a few short years in the Inner Mission North Survey Area. A great number of the buildings that exist today in the area date from this time. There is a lack of geographic coherence between individual elements that when taken together display significance as a group. Several buildings evaluated in the Inner Mission North survey area were found to be individually significant, and eligible for separate listing in either the California or National Registers. Properties may also be found significant within the context of a second eligible Historic District, and meet the registration requirements for the Mission Reconstruction District. As a secondary evaluation, the buildings are also considered contributory to this District.



Inner Mission North Survey: Dates of construction of 2500 buildings from the blocks of the Mission District affected 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 reconstruction of San Francisco was carried out privately, and with the notable exception of the Civic Center's Beaux-Arts plan, without a physical grand plan imposed

²⁸ "Remembering the Irish Roots of the Mission District" The Independent, 3/12/2002

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

by the City officials²⁹. Attempts at instituting portions of the City Beautiful Movement – inspired 1905 Daniel Burnham plan – failed due to opposition by property owners. Following the disaster the only indelible feature to move into the neighborhoods were new building safety and fire codes. San Francisco had no zoning ordinance before 1921. A land use study between 1918 and 1920 informed the 1921 ordinance, which codified existing land use patterns. As a result, all numbered streets between 15th and 26th, as well as all of Mission and Valencia and portions of Guerrero and Church streets were zoned for commercial uses. Rebuilding from 1906 was the collaborative effort of many individuals, and not the work of a few. In the evaluation of the reconstruction of San Francisco, there are no clear and distinct associations with persons per National Register Criterion B.

The Mission reconstruction area as a district has a common range of architectural style, period and pattern of development, and method of construction evaluated for local significance under National Register Criterion C. An identified district in the Inner Mission North survey area would extend beyond the boundaries of the Inner Mission North into the southern portion of the 1906 fire area. The district derives its significance, as it embodies the distinctive characteristics of a period, representing a significant and distinguishable entity whose components may lack individual distinction. This district has a period of significance from 1906 to 1913. Residential, residential-over-commercial, and commercial property types are represented. Unaltered buildings of the period were built mostly in the Classical Revival, Edwardian, and Mission Revival styles together representing over 75% of the contributory buildings to this district. Other represented styles include: Beaux Arts, Bungalow / Craftsman, Commercial, Greek Revival, Italianate, Queen Anne, Shingle, and Spanish Colonial. An overwhelming majority of the buildings are wood-frame construction. The narrow period of significance produced a great number of the buildings in the area, and set the architectural precedent for the later infill development, largely complete by the 1950s. The buildings were largely conceived to provide first for the maximum housing, and to provide secondly, space for retail commercial uses. Housing typology reflects this. Architectural detailing, on the buildings of the period typically include two columns of projecting bay windows on the upper floors; an entablature that either follows the profile of the façade and the projecting bays, or it extends over the depth of them. Roof shapes transition in the first decade of the 20th century, roughly coincidental with the 1906 disaster, from earlier gabled roofs with false-front parapets, to a flat roof and little or no parapet. Since San Francisco temperatures do not get below freezing, pitched roof structures are not necessary to shed snow and ice. Early building roofs were clad in wood shingles, as they were readily available, while at the beginning of the 20th Century, tar, felt and asphalt were more common roof materials.

Early infill Development 1913-1929

Early Infill Development is a period of development from 1914 to 1930 that is distinct in many respects from the reconstruction era. This period is dominated by the construction of larger apartment buildings, with a modest spike of activity in the mid-1920s. Several of the residential properties erected in the beginning of this period are visually indistinguishable from those of the end of the Reconstruction Period. The buildings erected in the Early Infill Development Period have not been found to be significant as a

²⁹ Mayor Schmitz appointed a *Committee of Fifty for Relief* even before the fires were extinguished; the group reconstituted later in 1906 as *Committee of Forty on Reconstruction* and produced a “Report of the Sub-Committee on Statistics to the chairman and Committee on Reconstruction” and “A Plan of proposed street changes in the burned district and other sections of San Francisco; joint report of Committee on Extending, Widening and Grading Streets and Committee on Burnham Plans”. The 1st addressed physical failures of the buildings, the 2nd met with opposition from business interests, and few, if any of the plans were implemented. The City Beautiful movement manifested in the popularity of Classical Revival styling in new buildings and improved building & safety codes.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

group; however, they do form an integral component to the overall setting and feeling of the Reconstruction Period District. Buildings from this period of development that retain integrity are to be given special consideration in local planning. This period, although identified, is not found to be significant by the National Register Criteria. Properties that date from this period may be found significant if they are also associated with one of the three identified districts that have overlapping periods of significance (16th Street Commercial Corridor Development, Ramona Street, and Hidalgo Terrace). Individual buildings from this period may be considered significant on their own merits.

Late infill Development 1930-1960

Late Infill Development is a period of development from 1931 to 1957 (the end of the 45-year cutoff date for surveying properties in the Inner Mission North Survey area). An alternate end date for the late infill period would end in 1943 with the construction of the Valencia Gardens housing project on the former site of the San Francisco Seals Recreation Park. This alternate end date would mark the last major development parcel within the Survey area. This period is marked by the erection of larger commercial and industrial buildings as well as modern influences in architecture. This period, although identified, is not significant by application of National Register Criteria. Individual buildings from this period may be considered significant on their own merits.

Valencia Gardens 1943-2003

Valencia Gardens was completed in the late spring of 1943, as San Francisco's first major effort in public housing. Designed by Bay Area architect William Wurster, the apartment complex was conceived under the U.S. Housing Authority slum clearance program under the local sponsorship of the San Francisco Housing Authority. Valencia Gardens was commissioned in 1939, but WWII caused delays. The project design team consisted of William Wilson Wurster and Harry A. Thomsen, Jr., architects, and Thomas Church, landscape architect. It was built by the Meyer Construction Company; and, by 1945 included several sculptures of animals by Beniamino Benvenuto Bufano. A more complete historical and architectural history of Valencia Gardens can be found in the environmental documentation for the replacement buildings located at the San Francisco History Room of the Main Public Library.

Immigrants and the Mission

It is often argued that the Mission historically did not have pronounced enclaves representing specific ethnic groups. Rather, the Mission has historically been a community with cheap housing and good weather that gave working-class families of many cultural groups an affordable place to settle.

Spanish – Mexican Period

The first settlers were the Spanish soldiers and priests, who arrived in 1776 to establish a mission and a military outpost (the Presidio) on the peninsula. Their efforts to convert the Ohlone into loyal, docile Christians and use them as a source of bound labor destroyed much of the traditional culture of the Ohlone.³⁰

The Californios, Mexican-born traders and retired soldiers, supplanted the Spanish missionaries. They turned Mexico's newly won independence from Spain to their advantage by taking over the mission lands and turning them into *ranchos*. Their wealth sparked the growth of Yerba Buena, a port city to the north that was later to be renamed San Francisco. The Californios' tenure lasted less than two decades. Their hold on the land was guaranteed by treaty with the United States government when the area came

³⁰ <http://www.kqed.org/w/hood/mission/thestory.html>

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

under American dominion after Mexico lost the Mexican-American war of 1846. But such paper promises meant nothing in the face of the land-grabbing fortune hunters who heard the siren call of the California Gold Rush of 1849.³¹

American Period

By the turn of the century, the Mission was recognized as one of the city's predominant residential enclaves for Irish, German, Scandinavian and a few Italian immigrants³². Additionally, the turn of the century brought an enduring land use pattern in the Mission – industrial businesses such as foundries, breweries, tanneries, warehouses, and factories were concentrated in the northeast portion of the Mission and extended into the South of Market and Potrero Hill areas of San Francisco. The rest of the Mission became a mixture of single-family dwellings and multi-family structures, with “flats plus store” buildings (commercial on the first floor, residential above and often behind the first-floor commercial space) being constructed along the Mission's major arterial streets such as Mission and Valencia, and 16th and 24th streets.³³

During the third quarter of the 19th century, the Mission was considered to be a highly respected area where rich families lived, as evidenced by Claus Sprekels opting to build a Mansion located at Howard (South Van Ness) and 21st Streets. When the hilltops were made buildable, and roads platted westward, the truly wealthy moved out of the Mission, and it began to lose its social standing. After the 1906 earthquake and fire, San Francisco's business district, and many of its residential neighborhoods, were destroyed. Aside from the destruction of the north Mission to 20th Street, the Mission District survived largely intact. The destruction of housing in other neighborhoods led to city-wide housing shortages that “encouraged the development of increased densities in the Mission.”³⁴ As a result, “refugees flocked to the area and transformed it into the densely populated, blue-collar neighborhood that it remains to this day”³⁵.

A Chinese presence in the Mission documented by the 1886 Sanborn Map. Several of the larger businesses had dormitories for Chinese laborers, isolated from the rest of the neighborhood, e.g., the Miller and Lux Wool Pulling Works, which maintained Chinese quarters within their factory perimeter on 18th Street near Harrison, and the Golden Gate Woolen Manufacturing Company and the California Fuse Company, both of which likewise maintained Chinese quarters. A small dwelling labeled Chinese is found at the center of the vegetable gardens on Valencia Street. There were three Chinese laundries dispersed in the area. The final structure labeled Chinese was a large single-story building on Alabama and 16th Streets that may have been associated with the adjacent Coast Division of the Southern Pacific Rail Road.³⁶

HISTORICAL NOTE: There are no existing structures that survive from the 19th Century with historical connections to any of the Chinese-identified sites. In addition, substantial development since 1935 has likely destroyed any historic archeological sites that may have existed.

German and Scandinavian immigrants settled in the Mission during the 1860s. Wealthy local merchants built Victorian mansions on Howard (South Van Ness) and Liberty Hill in

³¹ KQED, *The Mission; Neighborhoods: The Hidden Cities of San Francisco*, 1994.

³² Early Sanborn maps depict several Bocce courts in the neighborhood surrounding Mission Dolores.

³³ Judith Waldhorn, *Historic Preservation in San Francisco's Inner Mission* (U.S. Department of Housing and Urban Development, Washington, D.C.: U.S. Government Printing Office) 1973.

³⁴ Godfrey 1988, Pg. 146

³⁵ KQED 2000, “The Mission”

³⁶ See also: http://www.cr.nps.gov/history/online_books/5views/5views3.htm

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

the 1870s. There are two sites of German language churches in the Mission District: 3040 22nd Street was built as Salem's Church (unknown denomination), and Saint Matthew's Lutheran Church at 3589 16th Street. St. Anthony's Catholic church, on what is now Cesar Chavez Street, was initially a German-speaking parish. A Scandinavian Lutheran church was built on Howard (South Van Ness Avenue) between 12th and 13th Streets. The presence of a Jewish population is not known.

Central Americans were originally drawn to San Francisco because of the 1849 Gold Rush. At that time, coffee became a cash crop in Central America and, since San Francisco was a major processing center for the leading coffee companies, some migration of Central Americans to San Francisco occurred; however, the Mission was not a destination for this small population.

Other residents of the Mission District hailed from all over the globe - from Europe especially Great Britain, Germany, Scandinavia, and Ireland, and from Latin American homelands such as Puerto Rico, Chile, and Colombia. By the early 1900's, the Mission District had become home to a rich diversity of ethnic groups and cultures, from blue collar workers to the city's elite.³⁷

Early 20th Century 1906-1940

After the destruction of several blue-collar neighborhoods, Irish and Italians relocated to the quickly expanding Mission as well as the Noe and Eureka Valley neighborhoods: Italians from North Beach; and Irish, Germans, and Scandinavians from the South of Market area. The neighborhood was far enough from downtown and becoming populous enough to support a large number of stores, restaurants, and bars. The Mission was so heavy with immigrants that a distinctive Mission accent developed. The inflection was an amalgam of German, Irish, and American accents that sounded mostly like a thick, New York drawl.³⁸ It was reportedly only spoken in the Mission. With the changing cultural landscape of the Mission over the past several decades, the accent is believed not to have survived. These factors, coupled with the industrial land uses already at work, fated the Mission as a largely working-class neighborhood with a strong immigrant population. By 1910, the population of the Mission exceeded 50,000, one-third of whom were foreign-born.³⁹

During the early twentieth century, many Salvadorans, Nicaraguans, and other Central Americans were recruited to work on the construction of the Panama Canal. After it was completed, a number of them joined shipping lines operating in the Canal, which brought them to the doorstep of San Francisco, the main port on the West Coast at the time. To escape civil unrest in their countries in the 1920s and 1930s, natives of Nicaragua and El Salvador moved to a small barrio south of Market Street. Refugees from the Mexican Revolution had originally formed this barrio in 1910. The munitions factories of World War II drew more Central Americans to San Francisco. More were to follow in succeeding decades because of the liberalized immigration laws of the mid-1960s, and political struggles in their homelands.

After 1910, foreign immigration to the Mission waned. Between 1910 and 1940, census records show a decrease in the proportion of foreign-born in the Mission:

³⁷ KQED, *The Mission; Neighborhoods: The Hidden Cities of San Francisco*, 1994.

³⁸ Remembering Irish Roots of the Mission District. *The Independent*. March 12, 2002.

³⁹ U.S. Census, 1910.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Foreign-born Population in San Francisco and the Mission District, 1910-1950

Year	Mission District	San Francisco
1910	33.7%	34.15%
1920	25.9%	29.4%
1930	24.3%	27.1%
1940	21.6%	22.1% ⁴⁰

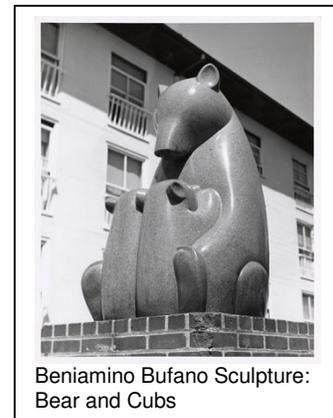
During the interwar period (between World War I and World War II), the Mission remained a stable, working-class neighborhood, as recounted by Dorinda Moreno and John Keating, Mission residents:

*We were dominated completely by family and church and we were absolutely secure. Every one of our relatives from both sets of grandparents to each of our many cousins lived within walking distance...Our church and school were only a few blocks away and nearby Mission Street offered complete shopping and entertainment...There was an overpowering sense of community.*⁴¹

Other long-time residents recall businesses from the interwar period that added to the color of the Mission, such as Granat Jewelers on Mission and the People's Baking Company on Bryant Street. Evenings were spent in neighborhood pubs like the Green Lantern and Clancy's Bar, or at dances in the Serbian Hall on Valencia Street or "John and Max's" at the Dovre Hall on 18th Street. The edifice is now known as the Women's Building, and is City Landmark Number 178⁴².

During the same period, portions of the Mission gradually became increasingly dilapidated and home to some of the poorest San Franciscans. In the North Mission area, half the housing units were considered "substandard."⁴³ With the establishment of the U.S. Housing Act and the Federal Housing Authority in 1937, it seemed only logical that some form of government housing would be built in the Mission.

Valencia Gardens, a public housing project, was constructed in 1943 on the site of Recreation Park, the last, large parcel in the survey area that had not been built upon following the 1906 earthquake and fire. Designed by noted architect William Wurster, the complex was based on traditional Scandinavian cooperative housing, Mexican courtyards, and the work of Bauhaus architect and planner Ernest May. The courtyard featured sculpture by Beniamino Bufano.⁴⁴ For many years following its construction, Valencia Gardens was "the place" to live in the Mission, offering modern conveniences close to the heart of the Mission.



⁴⁰ U.S. Census, various years.

⁴¹ Godfrey, p. 147. Interviews with Dorinda Moreno and with John Keating, a retired San Francisco policeman and lifetime resident of the area, Feb. 24, 1984.

⁴² The building was erected by the Turneverin Society, a German-American organization dedicated to physical fitness as a gymnasium and meeting hall. It also served Swiss, Swedish and Finnish groups before being renamed Dovre Hall in 1935 by the Sons of Norway and Daughters of Norway.

⁴³ Godfrey, p. 148. Census tract and block statistics, WPA, *1939 Real Property Survey*, San Francisco, 1940.

⁴⁴ While located within the survey boundaries, Valencia Gardens was not surveyed as part of this effort but will be evaluated in a separate, Area of Potential Effect study. Fifty-two resources will be evaluated.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Also during the interwar period and especially after the war, new subdivisions, new streetcar lines, new highways, and FHA and VA loans created an exodus of Irish, Italian, German, and Scandinavian immigrants to the suburbs of western and southwestern San Francisco, the peninsula, Marin County, and the East Bay. Latino immigrants, who came to the Mission seeking economic opportunities just as had the groups who preceded them, soon took their place.

Later 20th Century 1940-1970s

San Francisco's oldest Latino population had originally settled in North Beach. This population was eclipsed during and after World War II, when waves of Latino immigrants either relocated to the Mission from other parts of San Francisco or called the Mission their first American "home." Since the turn of the century there had been a steady trickle of Central American immigrants to the Mission, in part because of San Francisco's trade links with Central America. The Mission was geographically well-suited for those immigrants employed in the nearby Central Waterfront and Hunters Point military ship-building industries.

In 1940, the first Spanish-language religious congregation appeared in the Inner Mission at El Buen Pastor Church at 16th and Guerrero streets.⁴⁵ Soon 16th Street became the first thoroughfare in the Mission with a substantial cluster of Latino restaurants, bakeries, and specialty shops. It became a barrio, a rich blend of many cultures of Latin origin - Mexican, Cuban, Salvadoran, Bolivian, Chilean, Guatemalan, and Nicaraguan.⁴⁶ Since the 1950s, the Latino population in the Mission has doubled every 10 years, lending the neighborhood much of its current flavor.

In the 1960's, as the shadow of urban redevelopment threatened the jobs and homes of Spanish-speaking immigrants, the Mission District was a hotbed of radical political activity. The famed case of Los Siete de la Raza, a group of seven sons of Central American immigrants accused of killing an Irish American police officer, polarized the neighborhood along racial lines. Many young Latinos were catalyzed to participate in progressive organizations such as the farm workers movement. The Mission District was also home to the political theater of the San Francisco Mime Troupe, as well as the highly politicized artistic community, which founded the Galleria de la Raza to show and sell their work.⁴⁷

Art spilled out into the streets in the form of stunning murals, many of which articulate the struggles of the neighborhood's Latino immigrants who came to the Mission District in the sixties, seventies, and eighties. In the late seventies, the barrio identity was threatened by gentrification, and by an influx of Asian and Arab families who bought businesses, apartment buildings, and homes. But today the neighborhood's rich and colorful Latin American identity remains strong in the midst of a diverse community of nationalities, cultures, and classes.⁴⁸

The American government responded to the demands of civil rights proponents with the 1965 Immigration Act, which admitted more Latin American political refugees into the country. The 1980's saw increased immigration from war-torn El Salvador and Guatemala. Unlike the earlier Central American immigrants, many of these refugees entered the country illegally. As a result, tens of thousands of undocumented Central American refugees have found their way to the Mission District. Within the umbrella of

⁴⁵ Godfrey, p. 150.

⁴⁶ KQED The Mission A Barrio of Many Colors

⁴⁷ KQED The Mission A Barrio of Many Colors

⁴⁸ KQED The Mission A Barrio of Many Colors

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

the Mission District barrio, they form their own barrio, linked by a common insecurity and a desire for a new life.

Recent history 1980-2000

Since 1906, "the Mission's traditional role in San Francisco has been a stopping-off place for successive waves of foreign born."⁴⁹ "From the turn of the century to the 1930's, the Irish in particular were a powerful presence" in the Mission.⁵⁰ During World War II, Central Americans came, "seeking political refuge and economic opportunity, gradually changing the face of the Mission District once again"⁵¹. The Mission gradually became a barrio: a subculture within the wider American culture. In this way, the Mission served as a "revolving door into American society." And, in 1988, the Mission supported a greater number of Hispanics from Central America than any other major city in the United States.⁵²

Gentrification has now become the new buzzword, though it is not new to the Mission. Beginning in the late 1970s, Valencia Street began to gentrify, as affluent white couples moved into Liberty Hill, and Latinos began moving away.⁵³ Mission Street, however, was mostly saved from gentrification due to the heavy Hispanic concentration in the barrio. It continues to "protect itself from invasion through its forbidding reputation."⁵⁴

In his book, *Neighborhoods in Transition*, Brian Godfrey separates the Mission into three distinct zones: the Mission core, the North Mission, and the West Mission (1988). In 1988, renters occupied most of the housing units in the Mission core, half of which were Hispanic. In the North Mission, 95 percent of the housing units were rentals, and most of the renters were Hispanic, with Asians and alternative life-style groups (e.g., gays and lesbians) comprising the next largest groups. Here, the housing prices were the lowest in the district (16 percent lower than the city median). This was the first area to experience a significant Latin American influx, "where immigrants found low rents, housing vacancies and proximity to blue-collar jobs"⁵⁵. The West Mission attracted more affluent, young whites and gays (housing prices were 16 percent higher than the city median). So it is the largely Hispanic population in the Mission core, and North Mission, that is experiencing the most significant changes today.

Beginning in the late 1990s, this district was threatened by California's "new economy," which rapidly changed its blue-collar, ethnic landscape into a kitschy haven for white, middle-class, high-tech professionals. The dot-com industry, in particular, channeled its growth into the more affordable working-class areas of San Francisco, which resulted in unprecedented growth in the Mission.⁵⁶ Latino protest groups in the Mission core and North Mission have led their own fight arguing that the new economy does not affect everyone in San Francisco equally; that many Latinos in the Mission "lack the language skills and social skills required in this society."⁵⁷ For Latino families, it's much harder to move, and much harder to fight "the system."

⁴⁹ Godfrey 1988, Pg. 132

⁵⁰ KQED 2000, "The Mission"

⁵¹ KQED 2000, "A Barrio of Many Colors"

⁵² Godfrey 1988, Pg. 136-138

⁵³ KQED 1994

⁵⁴ Godfrey 1988, Pg. 143

⁵⁵ Godfrey 1988, Pg. 162

⁵⁶ The Disappearance of the Barrio|1 Urban Action 2001

⁵⁷ San Francisco Bay Guardian 2000, "Defending the Barrio"

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

PART 3. PROPERTY TYPES:

(Identification, description, Significance, Registration Requirements)

Residential

Within the Inner Mission North survey boundaries, a number of different types of housing exist. Residential hotels, or “single room occupancy” hotels (SRO’s) can be found within the survey area. Typically constructed on street corners, residential hotels provided a higher density of housing than most other multi-family structures in the Inner Mission, such as flats or apartment buildings. An anomaly to San Francisco are the particular combination of flats and apartment buildings; being two-to four-story, multi-unit residential building with enclosed building bays and an open or enclosed central stair hall. Locally, these structures are commonly referred to as “Romeo Flats.” Single-family structures, either attached or detached, account for the remainder of the housing stock in the Inner Mission North survey area.

Single-Family

Single-family residential property types generally consist of one of two subsets. The first subset is the large family home. In older neighborhoods, the residence is set back from the street between 15 and 30 feet, dependent on the size and depth of the lot upon which it was built. The second subset includes smaller cottages; some, only of a single room and intended to provide temporary housing, and others usually at the rear of lots, provided comfortable housing on an interim basis before a larger building was erected at the front of the lot.

In the Inner Mission North survey area: 10% of the single-family homes were built before the disaster of 1906, between 1850 and 1905; 30% were built in the reconstruction phase, from 1906-1913; and 60% were built in the infill development phase from 1914 to 1930.

Single-family buildings are recognized by their Single-Family residential property types may have been since converted into multi-family dwellings. If the building has since been split into several units, the property type remains a single-family.

Flats

Residential flats are a popular housing type in most of San Francisco’s older neighborhoods. There is typically one residence per floor, each independently accessible from the street. The overwhelming majority of flats are built above a soft story or raised basement, with an open stair leading from the sidewalk up to an elevated entry. Most flats constructed after the mid 1910s were built with a garage at the ground floor, others have had garages added since originally built.



In the Inner Mission North survey areas 1, 2, and 3: 11% of the flats buildings were built before the earthquake and fire of 1906; 70% were constructed between 1906 and 1913

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

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.

Romeo Flats

The Romeo flats building type is unique to San Francisco, and was only built between about 1880 and 1920. Romeo Flats are multi-unit, residential buildings with three building bays, and an open or enclosed central winding stair hall in the central bay dividing the façade vertically. When enclosed, windows are located at the landing between each floor of the central bay. With two narrow flats per floor, buildings usually incorporate four or six apartments per building. A main entry in the central bay is located at the sidewalk flanked by a raised basement. 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, 83% of the perfect-four buildings were constructed in the reconstruction period, 1906-1913; and 17% were erected in the early infill period 1914-1930, and none were built after 1918.

Apartments

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. They are most often found in compact, pedestrian-oriented neighborhoods and on corner lots.



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.

Commercial

In the Inner Mission North survey area: 53% of the commercial buildings were erected in the reconstruction period, 1906-1913; 34% were constructed in the early infill period of development, 1914-1930; and 13% in the late infill period, 1931-1957.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Single-story retail

Within the Survey area, there are few surviving single-story retail buildings. Generally, they were erected to establish a single commercial presence on a lot without a large capitol investment for a larger structure for residential uses. In some instances, the buildings survive from the reconstruction period, while the remainders date from the later periods of development after 1930.

Small commercial (machine shops, automotive)

The Inner Mission was not historically associated with industrial uses as were found in the South of Market district; however, the eastern boundary of the Inner Mission does border on industrial lands, and some mixture of building types is found between Capp and Folsom Streets.

Large commercial (department store, industrial)

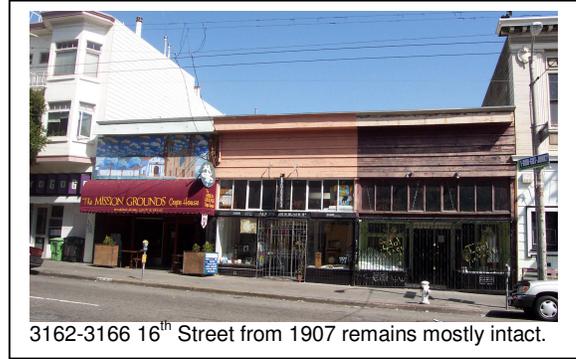
Commercial buildings cover a broad range of building sizes and uses, but as a rule, do not involve a residential component. Commercial storefronts are usually a single-story, with or without a mezzanine, have plate glass storefronts with storefront transom windows, and a recessed entry. Commercial buildings also include: offices, banks and gas stations.

There are several buildings in the area that are associated with two large scale commercial enterprises located within the Inner Mission North survey areas. The first was the Lachman Brothers Furniture Store, who was an anchor at 16th and Mission Streets for decades⁵⁸; the second being Foster and Kleister, who were sign painters. Both businesses owned several large sites scattered throughout the area.

Mixed-use

Residential over commercial

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 pedestrian-oriented 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 modest



⁵⁸ The Lachman brothers (Gus, Edward, Rudolph and Frank) opened the store in 1895, closing in 1976. San Francisco Chronicle. 16 August 1925 2

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

numbers, residential flats were placed over industrial uses, almost universally built for a resident proprietor.

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.



423 South Van Ness Avenue – excellent 1885 residential-over-commercial building with original storefronts.

Residential hotel

Residential hotels were built in San Francisco from the 1860s into the 1910s. In the 19th century, hotels specialized for either upper or lower income patrons; however, following the disaster, working class singles more commonly used them, providing a substantial number of workers housing. Most residential hotels incorporate a commercial use on the ground floor.

With most all 19th century hotels destroyed in 1906, more than half of the existing residential hotels were constructed in 1906 and 1907, with 93% built in the 1906 –1913, reconstruction period. Only 7% were erected in the 1914-1930, infill period. No residential hotels were built in the Inner Mission North survey area after 1915.

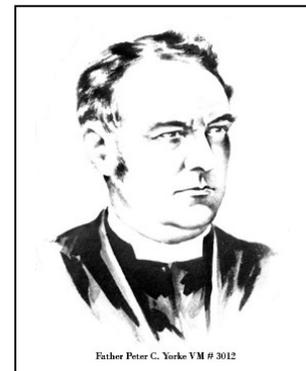


553 Valencia Street, 1907. Typical plan hotel above commercial.

Sites associated with significant persons from the Mission

(From Oral interviews and video productions produced by KQED as well as research)

Father Peter Yorke –Yorke was a priest associated with St. Peter's Church at 24th and Florida Streets from 1913-1925. An influential figure in both, York supported the labor movement, and Irish nationalism from the mid-1890s until his death in 1925. He was a passionate and articulate champion of San Francisco's poor, and working people, playing a prominent role organizing support for the rights of workers and immigrants; and has been associated as a prototype of an Irish Catholic militant.



Father Peter C. Yorke VM # 3012

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

James “Sunny Jim” Rolph Jr.- (1869-1934) Born in San Francisco and raised in the Mission District. There have been at least three buildings in the Mission known to have strong associations with Rolph: 3416 21st Street, built in 1872 for James Rolph Senior; this is the childhood home of the future Mayor. It is included in the locally listed Liberty Hill Historic District. The second building was the home he lived in while Mayor, at 288 San Jose Avenue, which was demolished and replaced with a new building in 1957. The third is the home he had built for himself at 3690 21st Street in 1930. This building was included in San Francisco’s Architectural Survey of 1976, and is noted for its architectural quality.



Sites associated with significant events from the Mission

Oral interviews and video productions produced by KQED as well as research

Recreation Park, the first San Francisco Seals Stadium (1907-1930) – The buildings of Recreation Park are long gone, and the site has been redeveloped twice. There are no extant historic archeological sites associated with this site. A superlative reference for archeology, with a focus on this site was prepared for the Valencia Gardens HOPE IV Section 106 project in December 2002, called “From Bullfights to Baseball.” To date no sites associated with the lives of players for the San Francisco Seals baseball team from the period when the stadium was located in the Mission have been identified in the Mission.



San Francisco Seals at Recreation Park 1927. Photo: SFPL # AAC-5412.

Reconstruction of the City: Buildings and places that allowed for the rebuilding of a City. Lumber mills, builder’s warehouses and shops, architects offices. It should be noted that a particular emphasis is placed on such places that survived the earthquake and fire of 1906, and on those immediately built following the disaster.

Mission Historic Entertainment theme: – This theme encompasses public entertainment structures along 16th Street, between Folsom and Dolores Street, and Mission Street from 16th Street to 25th Street. The theme includes:

- Brown’s Opera House (Victoria Theater) (SF LM #215) at 2961 16th Street;
- Roxie Cinema 3117 16th Street
- El Capitan Theater and Hotel (SF LM #214) 2353 Mission
- Tower (Majestic) 2465 Mission
- New Mission (SF LM #245) 2550 Mission
- Wigwam (Cine Latino, Rialto, Crown) 2555 Mission
- Alhambra Theater (Grand) at 2665 Mission Street
- Granada 4631 Mission (beyond the boundaries of the Inner Mission)

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

From the time of the secularization of the Mission in the 1830s, the Mission has been a place of entertainment. Several racetracks and pleasure gardens dotted the warm, open lands. Roadhouses and elaborate amusement parks like Woodward Gardens and the Willows were constructed to meet the demand. As the neighborhood grew, so did the entertainment. Several live theater venues opened by 1900.

Following the earthquake and fire of 1906, only one playhouse survived: the Chutes. All others were damaged by the earthquake itself, or destroyed by the fires. Soon, the public's demand for entertainment returned, and several temporary theaters were established in tent buildings, such as the original Wigwam, to show both plays and movies. In the 1910s and 1920s, there were some two-dozen theaters in the Mission district, more than in any other area of the City. The audience was largely local population who walked the distance from their home to work and play activities. Streetcar lines served as the spines for the entertainment district in the Mission: Mission Street, Potrero, 16th and 24th, and Cesar Chavez (Army) Streets. The streetcars made it easy to travel from a wide area of San Francisco's east and southeast side, and the area became the center of entertainment for working class San Franciscans. While the Wigwam and Valencia Theaters brought in top legitimate theater companies, their prices were low, and all the theaters of the district catered to the middle class and lower income people⁵⁹.



Victoria Theater 1964, Photo SFPL # aaa-8966

The Mission remained a center of cultural activity through the 1930s and 1940s. In the late 1940s and 1950s, as new housing in the City's western districts and in the suburbs became economically attractive, there was an exodus of Euro-Americans from the neighborhood. Increased immigration, especially from Latin America, and a migration of African Americans from Southern States during and after WWII, gave the area the multi-ethnic mix, which still exists today. In the 1950's the Brown's Opera House was renamed El Teatro Victoria, showing Spanish-language films for the growing Latino community in the area. In the 1960's, under the name New Follies, the theatre became a burlesque house and closed in 1976.



⁵⁹ Edmond M. Gagey, *The San Francisco Stage: A History*.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

PART 4. GOALS AND PRIORITIES FOR IDENTIFICATION, EVALUATION, RECOGNITION, AND TREATMENT OF HISTORIC PROPERTIES:

Goals:

A goal is a statement of preferred preservation activities, which is generally stated in terms of property types. For each goal, a statement should be prepared identifying the activities and strategies most appropriate for accomplishing the goal.

Priorities:

Once goals have been developed, they need to be ranked in importance. Major cost or technical considerations, general social, economic, political and environmental conditions will affect the ranking of goals. Some properties may be more directly threatened by deterioration, land development patterns, legislative requirements or the public's perception of their safety or worth. These factors should all be considered in setting priorities.

Goals

The goals of the Inner Mission North Cultural Resource Survey are:

- Assemble data pertinent to land use and preservation decisions. A resource's historic status, or lack thereof, can impact development proposals and review of building permit applications.
- The Planning Department will use cultural resource survey information when reviewing building permit applications, projects under the California Environmental Quality Act (CEQA), or projects under Section 106 of the National Historic Preservation Act.
- Survey findings will also increase property owner's potential eligibility for tax credits, grants and other preservation incentives such as the Mills Act (reduction in property taxes) by facilitating nomination of significant resources to local, state and national historic registers.
- Survey findings will make it possible for property owners to request that the provisions of the State Historical Building Code, which promotes a more sensitive approach to the rehabilitation of historic structures, be applied to the preservation of character-defining features found on both the interior and exterior of the resource.
- Facilitate protection of significant resources using the provisions of Article 10 of the Planning Code.

Priorities⁶⁰

(See also Recommendations section beginning on page 57 of this document.)

From the San Francisco General Plan, Commerce and Industry Element, *Objective 6*:

The demolition of historically and/or architecturally important buildings should be avoided and their restoration should be encouraged. Buildings of lesser importance, which nevertheless contribute to the character of the street, also should be retained and enhanced if feasible.

⁶⁰ From the San Francisco General Plan, Commerce and Industry Element, Objective 6. Including: Amendment by Resolution 12040 adopted on 9/27/90
Amendment by Proposition F approved by San Francisco Voters 6/3/1997
Amendment adopted by Planning Commission Resolution 14467 on 10/16/1997, and by Board of Supervisors Ordinance 26-98 on 1/15/1998.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

In renovating such structures, the design of the original structure should be respected. Renovation efforts should be guided by the policies of the Urban Design and Preservation Elements and Standards for Rehabilitation of the Secretary of the Interior.

Alterations and additions to any historically or architecturally important building should be compatible with the original building and not diminish its character. If a building's original components cannot be restored, contemporary design, which respects the scale, detailing, material and color of the original structure, is permissible. Where possible, special attention should be paid to restoration of original storefronts, as they are essential components of neighborhood shopping areas.

Business signs are important features in neighborhood commercial areas. Distinguished old signs, especially those identifying historic businesses and landmark buildings should be preserved. Old signs painted directly on walls should be preserved and not be painted over if they are of historic or aesthetic quality.

Signs on historically or architecturally important buildings should be designed as an integral part of the building and not detract from the architecture. All new signs, including business signs and billboards should be compatible with the existing scale of the district and be carefully designed not to upset the character of the district.

Positive urban design elements of the streetscape such as the proportion of street and sidewalk to adjacent building heights, landscaping and street trees, artwork and street furniture should be preserved and enhanced with the goal of maintaining and improving the established character and yet allowing the many functions of a neighborhood oriented, commercial area to be carried out in a pleasant and attractive environment.

New development near buildings of historic or architectural importance should harmonize with the historic fabric. Slavish imitation of historic styles should be avoided and innovative new architecture, which contributes positively to the established urban design character of the district, encouraged. The design of new structures should establish linkages with design characteristics of the surrounding buildings such as building height, massing, height of stories, window proportions and framing, material and color, horizontal and vertical articulation, set-backs, stairs and other design elements.

New development in historic or conservation districts, should respect the existing development pattern and scale, height of adjacent buildings, open space corridors in the interior of the block, facade design and rhythm, and special features characteristic of buildings in the particular district.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

PART 5. SURVEY FINDINGS:

This section will be added to from time to time as more historical research is done, and further investigations are made in other parts of the Mission.

- **Defines appropriate boundaries for historic districts and criteria for determining contributors to those districts**

Properties of individual significance – brief description of each building

Area I

102 Guerrero Street
1876 15th Street
1774 Mission, FRED REGALIA AUTO REPAIR GARAGE
1649 15th Street
1886-1898 Mission Street, LOUIS ROESCH COMPANY (to be demolished 2006)
3160 16th Street, Firehouse Engine No. 7
87 Dolores Street
263-265 Dolores Street
330-334 Guerrero Street
3281 16th Street, St. Matthäus-Kirche (St. Mathew's Church)
3261-3269 16th Street
3117 16th Street, Roxie Cinema
3068-3074 16th Street, Mission Bank
California Volunteers Monument
250 Valencia Street
291-293 Duboce Avenue (1965 Market), Gartner Brothers Mortuary
164-168 Dolores Street



Area II

301-307 South Van Ness
3324 17 Th Street
3214 17 Th Street
3250 17 Th Street
573 South Van Ness Avenue
3239-3241 17 Th Street
376-382 Shotwell, ST. CHARLES SCHOOL

National Register eligible districts (brief description & attached 523D)

Guerrero Street Fire Line

The Guerrero Street National Register eligible 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



INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

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.

District appears eligible for National Register through survey evaluation under National Register Criterion A -- Associated with events that have made a significant contribution to the broad patterns of our history (front line survivors of the 1906 earthquake and fire that destroyed the majority of San Francisco); and Criterion C -- Embody the distinctive characteristics of balloon frame housing stock in San Francisco erected before 1906, as well as possessing high artistic values in their rich ornamentation.

Historical Context: The district qualifies under Criterion A, for associations with events that have made a significant contribution to the broad patterns of our history because the buildings are of the few in the Inner Mission North survey area that are front-line survivors of the 1906 earthquake and fire that destroyed the majority of San Francisco. The buildings each contribute to the district under Criterion C, as they embody the distinctive characteristics of balloon frame and early platform frame housing stock in San Francisco erected before 1906, as well as possessing high artistic values in their rich ornamentation.

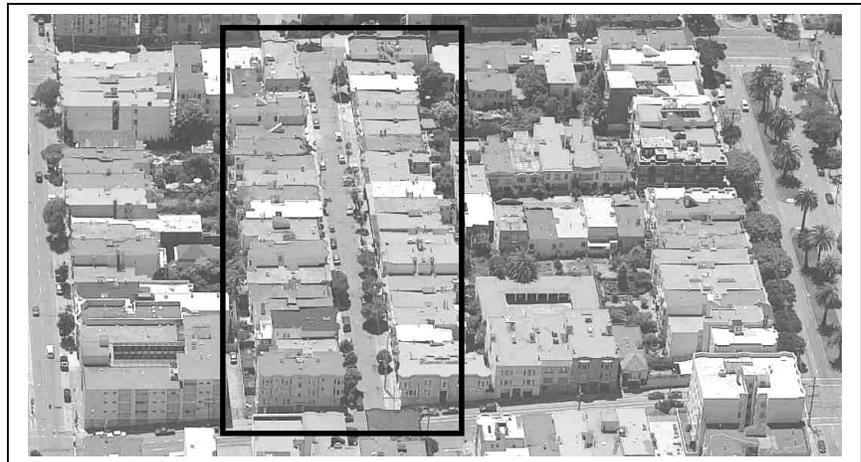
The integrity of the Guerrero Street Fire Line National Register Eligible District is high. There are only two non-contributory buildings in the boundaries. One non-contributory building is the result of a substantial alteration from the 1920s, and the other is a newer building erected in 1958. The row of buildings on Guerrero Street between Duboce and Clinton Park remains intact; with the only alterations to individual buildings are the insertions of garage doors on the primary facades of two of the five buildings.

Contributory buildings: 239-241 Duboce, 214-216 Duboce, 102 Guerrero, 104-114 Guerrero, 120 Guerrero, 122 Guerrero, 126 Guerrero, 226 Clinton Park, 230-232 Clinton Park, 236 Clinton Park.

Non-contributory Buildings: 225 Duboce, 243-245 Duboce, 222-224 Clinton Park.

Ramona Street

The Ramona Street National Register eligible 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.

Ramona Street District appears eligible for National Register through survey evaluation under National Register Criterion C as a group of properties that embody the distinctive

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

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.

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 known as 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 development of the incorporation of the automobile into the basic design of residential buildings, some 10-15 years before the trend is recognized.

The integrity of the Ramona Street National Register eligible district is high. Of the 36 properties in the district, only a few were not erected with the 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 are a 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.

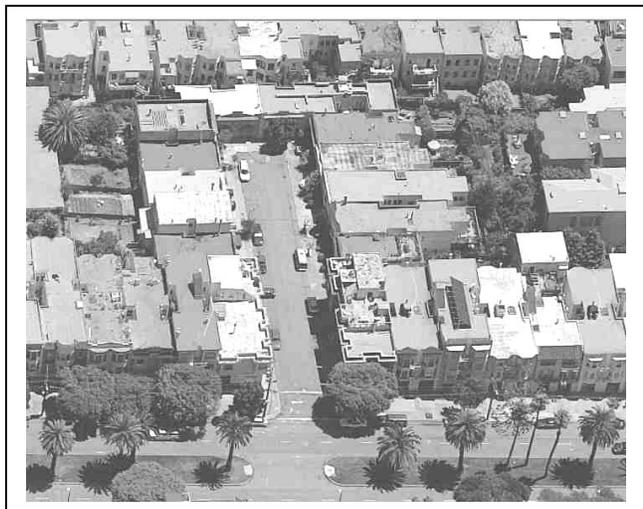
Contributory buildings: 6-8 Ramona Street, 9-11 Ramona Street, 12-14 Ramona Street, 16-18 Ramona Street, 19 Ramona, 20-22 Ramona Street, 25-27 Ramona Street, 26-28 Ramona Street, 29 Ramona Street, 30 Ramona Street, 31-33 Ramona Street, 35-37-39 Ramona Street, 38-44 Ramona Street, 41-43 Ramona Street, 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.

Non-contributory Buildings: none

California Register Eligible Districts (brief description & attached 523D)

Hidalgo Terrace

The Hidalgo Terrace California Register eligible district is an area of San Francisco, a densely developed urban area. The District is located in 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 street is paved in asphalt. The area has underground utilities. The proposed Hidalgo Terrace California Register Eligible District encompasses the single small cul-de-sac of buildings. The buildings are nearly all two-



INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

story stucco-clad single-family row houses, with the notable distinction that the two buildings that mark the entrance to Hidalgo Terrace from Dolores Street are three-story apartment buildings. Two of the single-family dwellings are three stories, one erected as such, and the second altered to that height. Most include a recessed garage door on the ground floor. There are front setbacks with small front green space on all buildings save for the two apartment buildings that form a gate into the small street.

Hidalgo Terrace is a small dead-end street that was developed between 1919 and 1925. On Oct. 20, 1916 Hidalgo Terrace was deeded to the City & County of San Francisco by Adrienne and Nellie Thompson; and was accepted by Board of Supervisors' Resolution 13633 (new series). The street was parceled out and the lots sold for speculative development. Other lots were created from the larger tract of land owned by the Thompson sisters, but Hidalgo Terrace was one of the last parts of land to be developed on their grandfather's former estate. The buildings in the eligible Hidalgo Terrace district also represent a departure from the earlier development and reconstruction building activities in the Mission neighborhood. The two matched apartment buildings at the corners of Hidalgo Terrace and Dolores street form a gateway into the enclave of smaller dwellings.

The District appears eligible for California Register through survey evaluation under California Register Criterion 1, being associated with events that have made a significant contribution to the broad patterns of our history (*represents an important precedent of a pattern of development in San Francisco*); and Criterion 3 -- Embody the distinctive characteristics of a type, period, or method of construction. It represents an important precedent of a pattern of development that would form the shape of the western neighborhoods of San Francisco. The eligible district also embodies the distinctive characteristics of a building type, period, and method of construction.

The integrity of the Hidalgo Terrace district is high. The form, massing and detail have been maintained in almost every building. One building has had a sympathetic third story added, and several have had windows replaced.

Contributory buildings: 1 Hidalgo Terrace, 2 Hidalgo Terrace, 7 Hidalgo Terrace, 8 Hidalgo Terrace, 14 Hidalgo Terrace, 15 Hidalgo Terrace, 20 Hidalgo Terrace, 25 Hidalgo Terrace, 26 Hidalgo Terrace, 31 Hidalgo Terrace, 32 Hidalgo Terrace, and 35 Hidalgo Terrace; as well as 155 and 159 Dolores Street

Non-contributory Buildings: none

South Van Ness Avenue-Shotwell-Folsom Streets (SVN-S-F) District

The South Van Ness Avenue-Shotwell-Folsom Streets (SVN-S-F) California Register-eligible 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.

The boundaries of the SVN-S-F California Register-eligible historic district are: 16th Street south side, between South Van Ness Avenue and Folsom Streets, north side beginning 85 feet east of Shotwell, continuing for 75 feet, ending 85 feet west of Folsom Street; Folsom Street from the southwest corner of 16th Street southward for 200 feet;

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

South Van Ness Avenue from the southeast corner of 15th Street, southward for 170 feet; Shotwell Street west side from 15th Street, southward for 170 feet; east side from 16th Street southward for 125 feet.

The boundary of the SVN-S-F California Register eligible historic district is derived from the event that left this group of buildings an isolated pocket of development. In 1906, the blocks of land were left unharmed in the wake of the earthquake and fire of April of that year. There are large vacant parcels to the south of the district – separating other potential contributory properties by a full block length. That next block southward contains but two properties extant from before 1906, and each were assessed with individual significance. All buildings to the north and west were destroyed by the earthquake and fire of 1906. The industrial land to the east was not developed in 1906.

Historical Context: The district qualifies under Criterion A, for associations with events that have made a significant contribution to the broad patterns of our history because the buildings are of the few in the Inner Mission North survey area that are front-line survivors of the 1906 earthquake and fire that destroyed the majority of San Francisco.

Other buildings of the same period (1870-1906), with similar histories, styles, and ornamentation in nearby areas have been listed in the National, California, and Local Registers as part of the Liberty Hill (National, California and Local Registers) Historic District. There exists a greater potential for a thematic National Register District of all fire-line properties in San Francisco, and many such buildings have already been recognized as historic on the Federal State and Local levels, but no effort has yet been applied to that study. Together with the Guerrero Street Fire Line eligible district, the SVN-S-F district, are discrete elements in a larger district, and are also significant in their own context. As a pocket of surviving structures, the SVN-S-F Fire line group is proximate to a significant pre-fire building to the south, being 573 South Van Ness Avenue, and others several blocks distant from this site.

Registration requirements include a construction date and architectural integrity to before April 1906. Geographic location is another requirement, for buildings erected before the disaster of 1906; this district is one of a possible series of districts linking the survivors, delineating the boundaries of the fires.

The integrity of the SVN-S-F California Register Eligible District is moderate, and not likely to qualify for the National Register. There are five non-contributory buildings in the boundaries that date from the period of significance, and another four from later periods, and a single vacant lot. This leaves 15 contributory buildings.

Contributory buildings: 423-433 South Van Ness, 415-421 South Van Ness, 1906-1908 Folsom, 1910-1914 Folsom, 1916-1918 Folsom, 1926-1928 Folsom, 1930-1934 Folsom, 1936 Folsom, 1477 15th St, 1471 15th St, 100-110 Shotwell, 120-122 Shotwell, 121-125 Shotwell, 101-119 Shotwell & 126-128 Shotwell St.

Non-contributory Buildings: 1402-1404 15th St., 1406-1408 15th St., 1410-1412 15th St, 1417 15th St, 1900-1904 Folsom, 1922-1924 Folsom, 1455-1459 15th St & 112-118 Shotwell.

Outside the district outlined above, the Inner Mission Earthquake Survivors are a group of largely un-surveyed properties within the Inner Mission of San Francisco. What they have in common is a common history in their age – all having been erected before April 1906. At that time, some 28,000 buildings were destroyed by the earthquake and fire of 1906. The fires, falling largely between South Van Ness Avenue and Dolores Streets,

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

southward to 20th Street, consumed a major portion of the Inner Mission North. Beyond this lies a largely un-surveyed neighborhood rich with potential resources.

There are several representative property types, including residential single family, residential-over-commercial, apartment buildings, residential hotels, commercial, industrial, public utility building, theater, engineering structure, civic auditorium, social hall, government, education, religious, landscape architecture, and urban open space.

This Inner Mission North 1853-1943 Context Statement, 2005 has a concentration on post-1906 building and a limited focus on front-line survivors of the disaster of 1906. While lacking a coordinated survey effort, and context for evaluation of buildings, it is difficult to assess most properties that may or may not constitute one or several districts. Individual properties from the period before April 1906 with integrity should, at a minimum, warrant special consideration in local planning.

Locally significant areas (brief description & attached 523D)

Mission Reconstruction District

The proposed Reconstruction District is a locally significant area of San Francisco, a densely developed urban area. The area covered for this portion of the reconstruction area 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. A portion of the ground of the area is filled lands formerly occupied by the Mission Creek, no longer extant.

Recovery from the disaster that affected the City to its core was rapid. Assessor records report that of the buildings erected between the years of 1906-1913, more than 24,000 remain today. The new construction

was split between the existing City development (reconstructed areas) and expansion into previously un-built lots. The reconstruction within the burned area of San Francisco can be divided into several sub-contexts. The northern portion of the Mission neighborhood is one distinct context. Other examples of geographically-based contextual reconstruction include: Government buildings in and surrounding the Civic Center; high-density apartment district in the Tenderloin and lower Nob Hill; Chinatown; commercial high-rise development Downtown; residential and commercial

reconstruction in North Beach; and the warehousing and industrial reconstruction in the South-of-Market area.



The Mission reconstruction area as a district has a common range of architectural style, period and pattern of development, and method of construction evaluated for local significance under National Register Criterion C. An identified district in the Inner Mission North survey area would extend beyond the boundaries of the Inner Mission

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

North into the southern portion of the 1906 fire area. The district derives its significance, as it embodies the distinctive characteristics of a period, representing a significant and distinguishable entity whose components may lack individual distinction. This district would have a period of significance from May 1906 to 1913. Residential, residential-over-commercial, commercial property types are represented. Unaltered buildings of the period were built mostly in the Classical Revival, Edwardian, and Mission Revival styles together representing over 75% of the contributory buildings to this district. Other represented styles include: Beaux Arts, Bungalow / Craftsman, Commercial, Greek revival, Italianate, Queen Anne, Shingle, and Spanish Colonial. An overwhelming majority of the buildings are wood frame construction. The narrow period of significance produced a great number of the buildings in the area, and set the architectural precedent for the later infill development, largely complete by the 1950s.

Buildings erected or substantially altered after 1913 would not contribute to the district. It is estimated that 60% of the existing building stock within the area dates from this period. Of the buildings from this period, it is further estimated that 75% retain sufficient integrity to be considered contributory to the district. Overall, this results in slightly less than 50% of the existing building stock in the Mission reconstruction area as contributory to the Mission Reconstruction District.

Contributory buildings: (known) 251-255 14th St, 320-326 14th St, 537 14th St, 277-285 14th St, 239-243 14th St, 233-237 14th St, 227-229 14th St, 245-249 14th St, 506-508 14th St, 446-450 14th St, 422 14th St, 494-498 14th St, 553-559 14th St, 454 14th St, 1810-1812 15th St, 1546 15th St, 1548 15th St, 1813-1817 15th St, 1881-1883 15th St, 1540-1542 15th St, 1520 15th St, 1649 15th St, 1643-1647 15th St, 1918 15th St, 1834-1838 15th St, 1840-1850 15th St, 3261-3269 16th St, 3310-3312 16th St, 3322-3328 16th St, 3252-3254 16th St, 3055-3061 16th St, 3235-3237 16th St, 3160 16th St, 3241-3247 16th St, 3165-3197 16th St, 3105-3111 16th St, 3275-3279 16th St, 3159-3161 16th St, 3153-3157 16th St, 3000 16th St, 3129-3131 16th St, 3147-3151 16th St, 3233 16th St, 3228-3232 16th St, 3220 16th St, 3330-3334 16th St, 3180 16th St, 3162-3166 16th St, 3281 16th St, 3117 16th St, 3122-3128 16th St, 3032-3036 16th St, 3068-3074 16th St, 3085-3087 16th St, 3190-3192 16th St, 57-61 Albion St, 63-67 Albion St, 106 Albion St, 49-51 Albion St, 43-47 Albion St, 75-79 Brosnan St, 77-87 Capp St, 35 Capp St, 53-55 Capp St, 49-51 Capp St, 267-269



Clinton Park, 281-285 Clinton Park, 158-160 Clinton Park, 271-275 Clinton Park, 132 Clinton Park, 255-257 Clinton Park, 144-148 Clinton Park, 150-154 Clinton Park, 172-174 Clinton Park, 180-184 Clinton Park, 213-217 Clinton Park, 235-237 Clinton Park, 245 Clinton Park, 241-243 Clinton Park, 156 Clinton Park, 277-279 Clinton Park, 272-284 Dolores St, 219-221 Dolores St, 164-168 Dolores St, 263-265 Dolores St, 267-271 Dolores St, 114-118 Dolores St, 279-283 Dolores St, 171-175 Duboce Ave., 197-199 Duboce Ave., 127-129 Duboce Ave., 131-135 Duboce Ave., 137 Duboce Ave., 165 Duboce Ave., 115-119 Duboce Ave., 121-125 Duboce Ave., 195 Duboce Ave., 153-155

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Duboce Ave., 165-169 Guerrero St, 330-334 Guerrero St, 307-311 Guerrero St, 115-117 Guerrero, 315-319 Guerrero St, 310-312 Guerrero St, 142-146 Guerrero St, 125 Guerrero, 136 Guerrero St, 326-328 Guerrero St, 417-427 Guerrero St, 306-308 Guerrero St, 127-129 Guerrero, 188-190 Guerrero St, 197 Guerrero St, 184-186 Guerrero St, 314-318 Guerrero St, 390-398 Guerrero, 80 Julian Ave., 100 Julian Ave., 141-145 Julian Ave., 126-128 Julian Ave., 148-152 Julian Ave., 166-172 Julian Ave., 154 Julian Ave., 125-127 Julian Ave., 160 Julian Ave., 1302-1310 Minna St, 1319-1329 Minna St, 1359 Minna St, 1371-1379 Minna St, 1750 Mission, 1754-1756 Mission, 1886-1898 Mission St, 1720-1726 Mission, 1906-1908 Mission St, 1764 Mission, 1939-1943 Mission St, 1912-1922 Mission St, 1714-1718 Mission, 1361-1363 Natoma St, 1383-1385 Natoma St, 1367-1369 Natoma St, 1360-1362 Natoma St, 1376-1378 Natoma St, 1334-1338 Natoma St, 1357-1359 Natoma St, 1326-1328 Natoma St, 1364-1368 Natoma St, 1370-1374 Natoma St, 1314-1318 Natoma St, 31-33 Ramona St, 35-37-39 Ramona St, 19 Ramona St, 69-71 Ramona St, 46-48 Ramona St, 64-66 Ramona St, 38-44 Ramona St, 50-52 Ramona St, 65-67 Ramona St, 41-43 Ramona St, 68 Ramona St, 20-22 Ramona St, 87-89 Ramona, 59-61 Ramona St, 60-62 Ramona St, 26-28 Ramona St, 16-18 Ramona St, 55-57 Ramona St, 51-53 Ramona St, 76-78 Ramona St, 80-82 Ramona St, 92-94 Ramona St, 88-90 Ramona St, 6-8 Ramona St, 84-86 Ramona St, 72-74 Ramona St, 20-28 Rosemont Place, 35-41 Rosemont Place, 19 Rosemont Place, 27-33 Rosemont Place, 74-84 Spencer St, 1441-1451 Stevenson St, 260-264 Valencia St, 412 Valencia St, 418-422 Valencia St, 443-449 Valencia St, 250 Valencia St, 14-18 Woodward St, 85-87 Woodward St, 76-80 Woodward St, 75-77 Woodward St, 48-52 Woodward St, 43-47 Woodward St, 35-37 Woodward St, 25-29 Woodward St, 71-73 Woodward St, 19-23 Woodward St, 55-63 Woodward St, 82-84 Woodward St, 81-83 Woodward St, 70-74 Woodward St, 65-69 Woodward St, 64-68 Woodward St, 58-60 Woodward St, 54-56 Woodward St, 22 Woodward St, 171-173 14th St, 221-225 14th St., 1454-1468 15th St, 1470-1472 15th St, 1474-1476 15th St, 1455-1459 15th St, 3214 17 Th St, 3250 17 Th St, 3344-3348 18 Th St, 3340 18 Th St, 18-20 Adair St, 25-29 Adair, 32-34 Adair St, 36-40 Adair St, 231-233 Capp St, 135 Capp St, 2026-2030 Mission St, 2044-2046 Mission St, 2080-2086 Mission St, 2032-2034 Mission St, 2069-2071 Mission St, 53-55 Rondel Place, 71-73 Rondel Place, 58 Rondel Place, 68 Shotwell, 74 Shotwell, 52-54 Shotwell, 48-50 Shotwell St, 262 Shotwell, 370-374 Shotwell St, 42-44 Shotwell, 62-66 Shotwell St, 359-363 South Van Ness, 356-358 South Van Ness, 350-354 South Van Ness, 324-328 South Van Ness, 301-307 South Van Ness, 373-375 South Van Ness, 383 South Van Ness, 387-391 South Van Ness, 666-668 South Van Ness Ave., 684 686 South Van Ness Ave., 696-698 South Van Ness Ave., 660-664 South Van Ness Ave., 601-603 South Van Ness Ave., 590-592 South Van Ness Ave., 510-524 South Van Ness Ave., 654-658 South Van Ness Ave., 629-633 South Van Ness Ave., 436-440 South Van Ness, 624-628 South Van Ness Ave., 634-636 South Van Ness Ave., 638-642 South Van Ness Ave., 644-646 South Van Ness Ave., 648-652 South Van Ness Ave., 454-458 South Van Ness, 553-563 Valencia St, 535-537 Valencia St, 519-521 Valencia St, 577-581 Valencia St

Non-contributory Buildings: unknown

Inner Mission Commercial Corridor locally significant area

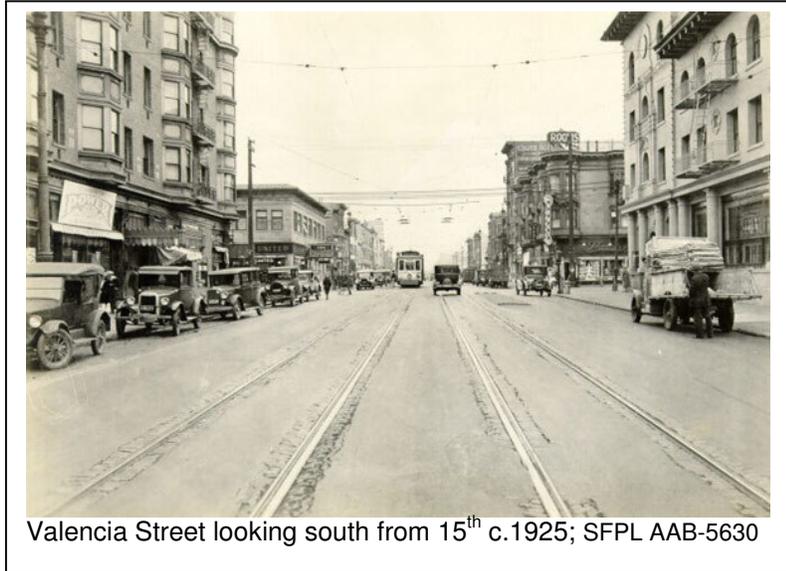
(Formerly 16th Street Commercial Corridor)

San Francisco is well known as a city with many distinct neighborhoods whose diverse characteristics are expressed on their commercial streets. Many of these neighborhood-shopping areas reflect the surrounding neighborhood's ethnic and lifestyle characteristics, building scale and architectural style, topography, and historical development. While all neighborhood commercial districts provide, in greater or less degree, for the convenience needs of residents in adjacent neighborhoods, most districts

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

also provide specialty and comparison goods and services to a larger, often citywide trade area. They create a public domain where individuals can choose from a wide array of activities as well as have opportunities for leisure, cultural activities and entertainment. Many districts maintain an active street life and pedestrian character, which enhances the city's stature as a walking city.

Most neighborhood commercial districts contain dwelling units in addition to commercial uses. Flats, apartments, and residential hotels are frequently located above ground-story commercial uses; fully



residential buildings are common in some districts. This mixture ensures the presence of people on the streets at different times, which increases safety and business vitality on evenings and weekends. Residents in commercial areas help to create an active street life, which promotes interaction between people in the neighborhood. Existing residential units in neighborhood commercial districts comprise a valuable affordable housing resource, which provides for the needs of San Francisco's diverse population. Most of these units are in sound or restorable wood-frame structures and they are among the least expensive rental units in the city.

The Inner Mission Commercial Corridor area is significant on a local level as San Francisco's largest collection of residential-over-commercial and small-scale commercial buildings (see map above). In a network of several streets, the area stands alone in encompassing both pre-1906 disaster and post-disaster reconstruction properties in the City. Comparable commercial districts of similar scale include North Beach and Chinatown. In both of those areas, the building stock is exclusively post-1906. Other pre-1906 commercial strips that exist today include Upper Market, Castro Street; portions of Fillmore Street; and Hayes Valley. In each of those neighborhoods, the network of commercial buildings is much smaller than in the Inner Mission Commercial Corridor area.

Most neighborhood shopping streets are closely linked to the history of San Francisco and contain structures and features, which document certain periods or events. A few of these buildings are designated landmarks while others may qualify as architecturally or historically significant or contributory buildings but have not yet been nominated. Some of the landmarks on shopping streets are commercial buildings as, for example, the Castro Theater on Castro Street, while others are institutions such as St. Francis of Assisi Church in North Beach or South San Francisco Opera House near Third Street. Only one existing historical district, the Liberty Hill Historic District, overlaps with a section of a neighborhood-shopping street, Valencia Street. This portion of Valencia Street is contained within the Inner Mission Commercial Corridor area. No other neighborhood commercial area has yet been designated a historical or conservation

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

district although many contain examples of fine architecture and historic buildings and might in whole or in part qualify as districts.

Most of San Francisco's neighborhood commercial districts were developed concurrently with residential development and have physical forms, which relate to the needs and tastes prevalent during the first half of the 20th century. During that period, commercial units were built along streetcar lines and at major street intersections, often with residential flats on the upper floors, thus creating the familiar "linear" or "strip" commercial districts. As more residential development occurred around them, they attracted more and more businesses and, over time became the intensely developed, active shopping streets we know today. Due to their gradual development over several decades and replacement of old buildings with new structures, most districts do not have a uniform architectural style but are composed of buildings originating in various periods. They range from Victorian, Edwardian, Art Deco and International Style to plain, functional architecture of the post-war period. The few architecturally uniform shopping areas are the small shopping centers and a few commercial blocks, which were built in the forties and fifties in the western and southwestern neighborhoods, often as part of large residential tract development.

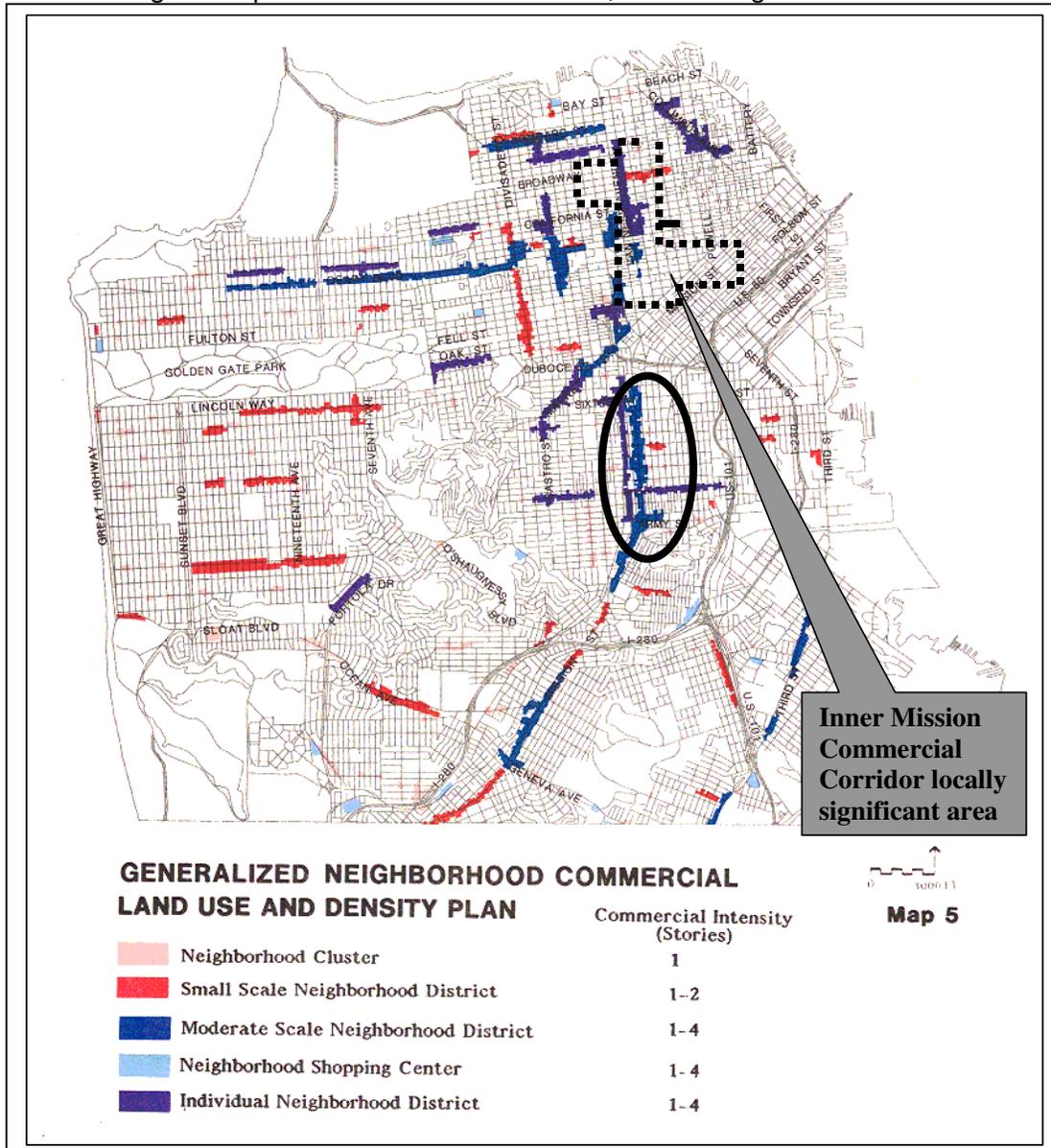
A common feature of the older neighborhood shopping areas is the prevalent small-scale development, which is based on the small lot pattern of blocks, which mainly were intended for residential development. During the first half of the century, in cases where several lots were merged for larger commercial development, builders avoided the appearance of massive buildings by articulating the facades to resemble a series of buildings. Unfortunately, the concern about compatibility of scale was neglected in the sixties and seventies when large enterprises, especially financial institutions, developed imposing, out-of-scale buildings and disturbed the existing small-scale environment.

Another common feature of San Francisco's shopping streets is the commercial-residential mixed use of the buildings. In the last century, many storekeepers lived above their stores as was customary in European countries. This established the pattern of developing commercial units with residential flats on the upper floors. It was not until the forties and fifties, that single-story commercial development became more common in the single-family residential areas in the western and southwestern part of the city.

One of the earliest neighborhoods of San Francisco to develop was the area surrounding the Mission. The Mission Dolores is situated on Dolores Street at 16th Street. 16th Street from the Mission to Folsom Street, which was in the 19th century at the edge of Mission Creek and Mission Bay, developed as the main arterial street. From the 1770s to the completion of the Mission Plank Road in 1851, 16th Street was the primary connection for the neighborhood to the rest of San Francisco. By the time the Mission road was completed, 16th Street was established as a commercial corridor, and with its arrival, it thrived on the added traffic. Mission Street itself evolved. The plank road eliminated the dependence of the area on Mission Creek and Mission Bay; and by the turn of the 20th century, much of the tidelands were filled. The 1860s and 1870s saw the most significant period of residential development in the Mission. With this, commercial strips evolved on Mission and Valencia Streets, following the rail lines that were established there. From 1851 to April 1906, residential-over-commercial and small commercial buildings were erected, and the neighborhoods slowly intensified.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

The disaster of April 1906 led to the destruction of the core of the Inner Missions' commercial core. All buildings on Mission, Valencia and 16th Streets out to 20th Street were destroyed. The reconstruction of the commercial strips was at first rapid, with great numbers of single-story commercial buildings erected in 1906 and 1907. Commonly, larger buildings replaced these temporary buildings adding an upper story residential component in the following years. In the burned areas, this trend continued until the onset of the great depression. For these reasons, the building stock found in the Inner



Mission Commercial Corridor area date from the 1870s, in the neighborhood of 20th-22nd and Valencia to 1931 within the burned area on 16th Street. A distinct group of residential-over-commercial buildings from before 1906 is also found on South Van Ness Avenue and 15th Streets.

Evaluating the area as a district for the National Register, the Inner Mission Commercial Corridor area 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 Commercial Corridor area does cross the boundary of the area consumed by the fires of 1906.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Arguably, the earthquake and fire is second only to the City's founding as the paramount event that formed the present built environment of San Francisco. 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 reconstruction of San Francisco was carried out privately, and with the notable exception of the Civic Center's Beaux-Arts plan, without a physical grand plan imposed by the City officials. Attempts at instituting portions of the City Beautiful Movement – inspired 1905 Daniel Burnham plan failed due to opposition by property owners. Following the disaster the only indelible feature to move into the neighborhoods were new building safety and fire codes. San Francisco had no zoning ordinance before 1921. A land use study between 1918 and 1920 informed the 1921 ordinance; which codified existing land use patterns, resulting in the Mission, all numbered streets between 15th and 26th, as well as all of Mission and Valencia and portions of Guerrero and Church streets were zoned for commercial uses. Rebuilding from 1906 was the collaborative effort of many individuals, and not the work of a few. In the evaluation of the reconstruction of San Francisco, there are no clear and distinct associations with persons per National Register Criterion B.

The Inner Mission Commercial Corridor locally significant area is significant under National Register Criterion C, as the collection of contributory buildings together embodies the distinctive characteristics of a type (residential-over-commercial and small-scale commercial); period (c. 1870s-1931); method of construction (largely wood frame); with many possessing high artistic values. While the group of buildings represents a significant and distinguishable entity, some of the individual buildings may lack individual distinction.

One of the, specific sub-areas within the Inner Mission Commercial Corridor area of significance are the buildings situated along 16th street in the Inner Mission North survey area were rebuilt following the earthquake and fire of 1906. Building types erected in the reconstruction era (1906-1913) are predominantly single-story commercial or residential-over-commercial. There are also a number of residential hotels on 16th Street. There is a long standing importance of 16th street in the social importance in the Mission dating back to the 1780s and the construction of the Mission Dolores. In the 1850s, the street was known as Center Street, and was the main access to the mission from the bed of Mission Creek, and developed into the social and commercial center of the Inner Mission by the 1880s. The 16th street Commercial Corridor has continued to be important in commerce and social activities to this day. Its standing as a hub of the area was further enhanced when the BART station was located at the intersection of 16th and Mission streets, planned between 1962 and 1964.

A second area of significance is a small group of residential-over-commercial buildings near South Van Ness Avenue and 15th Streets that survived the earthquake and fire of 1906. A third group of significance is located on Valencia Street, commencing at 20th Street, extending south for several blocks, also of buildings that survived the earthquake and fire of 1906.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

The commercial aspects of Latino history of the Mission neighborhood have been concentrated into a length of blocks on 24th Street between Potrero and Mission Streets. A tree-lined street known as “*El Corazon de la Mision*”, or “the heart of the Mission” boasts a number of specialized stores and restaurants, as well as the greatest concentration of murals in the city. This commercial strip is the hub of three Carnival-style parades each year: Carnival, Cinco de Mayo, and the Dias de los Muertos. Since 1979, North America’s oldest and most spectacular Day of Dead Procession begins on 24th Street.

Registration requirements for the Inner Mission Commercial Corridor locally significant area are a combination of period, property type and integrity. include properties erected before 1931. Substantial alterations after that date negatively affect the integrity of the property. Primary property types include residential-over commercial, residential, commercial, and institutional. Large-scale industrial buildings are not included as a contributory property type.

The integrity of the Inner Mission Commercial Corridor Locally significant area is mixed. Local legislation does not establish integrity standards for such areas. The majority of the buildings within the area belong to one of the significant property types, and individually they maintain integrity. A portion of the area may have sufficient integrity for a California Register district, however, until the whole length of the streets are surveyed at an intensive-level, the area remains undefined.

Contributory buildings: Area 1

104-114 Guerrero, 115-117 Guerrero, 125 Guerrero, 127-129 Guerrero, 136 Guerrero, 142-146 Guerrero, 1540-1542 15th, 1546 15th, 1548 15th, 1643-1647 15th, 1649 15th, 165-169 Guerrero, 1714-1718 Mission, 1720-1726 Mission, 1750 Mission, 1754-1756 Mission, 1764 Mission, 1774 Mission, 1810-1812 15th, 1813-1817 15th, 1834-1838 15th, 1840-1850 15th, 184-186 Guerrero, 1881-1883 15th, 188-190 Guerrero, 1886-1898 Mission, 1906-1908 Mission, 1912-1922 Mission, 1918 15th, 1939-1943 Mission, 227-229 14th , 233-237 14th , 239-243 14th , 245-249 14th , 250 Valencia, 251-255 14th , 260-264 Valencia, 277-285 14th , 2931-2935 16th, 2943-2947 16th, 3000 16th, 3032-3036 16th, 3055-3061 16th, 306-308 Guerrero, 3068-3074 16th, 307-311 Guerrero, 3085-3087 16th, 3089-3095 16th, 310-312 Guerrero, 3105-3111 16th, 3117 16th, 3122-3128 16th, 3129-3131 16th, 3140-3150 16th, 314-318 Guerrero, 3147-3151 16th, 315-319 Guerrero, 3153-3157 16th, 3159-3161 16th, 3162-3166 16th, 3165-3197 16th, 3178 16th, 3180 16th, 3190-3192 16th, 320-326 14th , 3220 16th, 3228-3232 16th, 3233 16th, 3235-3237 16th, 3241-3247 16th, 3251-3253 16th, 3252-3254 16th, 326-328 Guerrero, 3275-3279 16th, 330-334 Guerrero, 3310-3312 16th, 3322-3328 16th, 3330-3334 16th, 361 14th , 375 14th , 389 Guerrero, 390-398 Guerrero, 412 Valencia, 417-427 Guerrero, 418-422 Valencia, 422 14th , 443-449 Valencia, 446-450 14th , 494-498 14th, 506-508 14th, 537 14th, and 553-559 14th.

Area 2:

171-173 14th St, 221-225 14th St., 1455-1459 15th St, 1477 15th St, 1474-1476 15th St, 1470-1472 15th St, 1454-1468 15th St, 1410-1412 15th St, 1406-1408 15th St., 1402-1404 15th St., 1471 15th St, 3214 17th St, 3258-3260 17th St., 3264 17th St., 3239-3241 17th St., 3324 17th St., 3230-3232 18th St., 3236-3242 18th St., 3220-3222 18th St., 3214-3216 18th, 3382-3390 18th St., 3344-3348 18th St., 3340 18th St., 3226-3228 18th St., 2072-2074 Mission, 2090 Mission, 2080-2086 Mission, 2060-2062 Mission, 2056-2058 Mission, 2044-2046 Mission, 2026-2030 Mission, 2032-2034 Mission, 2059-2065 Mission, 2135-2137 Mission, 2069-2071 Mission, 350-354 South Van Ness, 324-328

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

South Van Ness, 638-642 South Van Ness Avenue, 301-307 South Van Ness, 359-363 South Van Ness, 373-375 South Van Ness, 356-358 South Van Ness, 644-646 South Van Ness Avenue, 415-421 South Van Ness, 648-652 South Van Ness Avenue, 654-658 South Van Ness Avenue, 660-664 South Van Ness Avenue, 684 686 South Van Ness Avenue, 696-698 South Van Ness Avenue, 387-391 South Van Ness, 436-440 South Van Ness, 360-362 South Van Ness, 510-524 South Van Ness Avenue, 590-592 South Van Ness Avenue, 469-473 South Van Ness, 454-458 South Van Ness, 625-627 South Van Ness Ave., 601-603 South Van Ness Avenue, 624-628 South Van Ness Avenue, 634-636 South Van Ness Avenue, 423-433 South Van Ness, 629-633 South Van Ness Avenue, 577-581 Valencia, 553-563 Valencia, 519-521 Valencia, 529-533 Valencia, 535-537 Valencia

Non-contributory Buildings: Area 1:

336-338 Guerrero St, 320-322 Guerrero St, 381-383 Guerrero St, 3234-3242 16th St, 3314-3320 16th St, 257-261 14th St, 440-444 14th St, 1514-1518 15th St, 3065-3069 16th St, 3222-3226 16th St, 1856-1858 15th St, 1912-1914 15th St, 3186-3188 16th St, 3336-3338 16th St, 3118-3120 16th St, 3081-3083 16th St, 180 Guerrero St, 1670 15th St, 1818 15th St, 1845 Mission St, 1906 15th St, 1979 Mission St, 3071 16th St, 3073 16th St, 3271 16th St, 194-198 Guerrero St, 1738-1742 Mission, 150-154 Guerrero St, 1746-1748 Mission, 1656-1660 15th St, 556-558 14th St, 560-562 14th St, 436-438 14th St, 568-570 14th St, 1822-1824 15th St, 174 Guerrero St, 235 Valencia St, 420 14th St, 428 14th St, 456 14th St, 460 14th St, 466 14th St, 470 14th St, 530 14th St, 550 14th St, 565 14th St, 569 14th St, 575 14th St, 1564 15th St, 1637 15th St, 1672 15th St, 1726 Mission, 1875 Mission St, 1885 Mission St

Area 2:

450-452 South Van Ness, 567-575 Valencia St, 377-381 South Van Ness, 442-446 South Van Ness, 453-457 South Van Ness, 2094-2098 Mission St, 330-332 South Van Ness, 340-342 South Van Ness, 344-346 South Van Ness, 366-368 South Van Ness, 541-543 Valencia St, 630-632 South Van Ness, 635-637 South Van Ness, 680-682 South Van Ness, 688-690 South Van Ness, 2048-2050 Mission St, 2052-2054 Mission St, 2073-2075 Mission St, 3200-3214 17 Th St, 215-219 14th St., 1486-1490 15th St, 177-179 14th St, 2874-2878 16th St, 2886-2888 16th St, 3218-3220 17 Th St, 3235-3237 17 Th St, 349 South Van Ness, 460 South Van Ness, 3222 17 Th St.

Note: as more properties are surveyed, these lists may expand.

Designated Resources found in the Inner Mission North Survey Area

In Addition to the resources surveyed, there are several properties that have already received historical designations. The following are the designated resources and brief statements of each:

Tanforan Cottages – Located at 214 and 220 Dolores Street, the cottages are considered the oldest residential structures in the Mission area. Constructed circa 1853 and named after the Tanforan ranching family, the cottages are located on land once owned by Mexican land grantee-Francisco Guerrero in 1836. Following the completion of Mission Road, construction of the Tanforan Cottages initiated residential construction near Mission Dolores. In 1975, these resources were designated as San Francisco Landmarks #67 and #68. The structures are also listed in the California Register and the National Register of Historic Places.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Mission Armory – Located at 1800 Mission (14th and Mission) the Mission Armory was completed in 1914. With close to 200,000 square feet, the building boasts 160 rooms, a shooting range, swimming pool and a drill hall large enough to support an audience of 6,000 people. The building has been vacant since 1976. In 1980, the building was named San Francisco Landmark #108. The structure is also listed in the California Register and the National Register of Historic Places.

Sheet Metal Workers Hall – Located at 224-226 Guerrero Street, the Sheet Metal Workers Hall was dedicated on December 29, 1906. The oldest intact structure to have once housed a trade union in California, the resource was named San Francisco Landmark #150 in 1982.

Victoria Theater – Located at 2961 16th Street, the ornate and stately Victoria Theatre opened its doors in 1908 as Brown's Opera House. Over the years, the theater has served the Mission as a vaudeville, movie and burlesque house. The resource was named San Francisco Landmark #215 in 1996.

Levis Strauss Factory -- Located at 250 Valencia, the Levi Strauss Company opened this factory in 1906; it was under construction during the earthquake and fire. The resource is listed as a "Structure of Merit" in Article 10 of the City's Planning Code.

San Francisco Labor Temple (Redstone Building) – Located at 2940-2944 16th Street, the building was erected in 1914 from plans by architect Mathew O'Brien. Built to house the San Francisco Labor Council and labor union offices and to provide a meeting hall for San Francisco's unions, the building was the primary center for the city's historic labor community for over half a century and played a significant role in the 1934 citywide labor strike for better working conditions. San Francisco Landmark # 238.

CHL NO. 327-1 Site of the Original Mission Dolores Chapel and Dolores Lagoon - On June 29, 1776, Father Francisco Palou, a member of the Anza Expedition, had a brushwood shelter built here on the edge of a now vanished lake, Lago de los Dolores (Lake of the Sorrows), and offered the first mass. The first mission was a log and thatch structure dedicated on October 9, 1776 when the necessary church documents arrived. The present Mission Dolores was dedicated in 1791.
Location: Site: Camp and Albion Sts, San Francisco

CHL NO. 454 Woodward's Gardens - R. B. Woodward opened his gardens to the public in 1866 as an amusement park catering to all tastes, and it remained San Francisco's most popular resort until it closed in 1892. The Gardens once occupied the block bounded by Mission, Duboce, Valencia, and 14th Streets; the main entrance was on Mission.
Location: SW corner of Mission and Duboce Sts, San Francisco



CHL NO. 784 El Camino Real (as Father Serra knew it and helped blaze it) - This plaque was placed on the 250th anniversary of the birth of California's apostle, Padre Junípero Serra, OFM, to mark El Camino Real as he knew it and helped blaze it.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

Location: Mission San Diego de Alcala, San Diego to Mission San Francisco de Asis, Dolores St, between 16th and 17th Sts, San Francisco

CHL NO. 791 Original Site of the Bancroft Library - In 1860 Hubert Howe Bancroft began to collect the wealth of material, which was to result in the writing of his monumental history of western North America. His library was located here in 1881; in 1905 it was purchased by the University of California and moved the following year to Berkeley. Location: 1538 Valencia St, San Francisco

Liberty Street Historic District - National (83001230) & California Register: 15-188 Liberty Street; Built 1867-1911. The Liberty Street Historic District is comprised of forty acres containing fifty-one residences of historic significance. Local Liberty Hill District is larger, roughly bounded by Dolores, 20th, Valencia / Mission, and 22nd Streets.

Recommendations

It has not been the policy of the Planning Department to use survey findings to initiate Landmark or California or National Register nominations. The emphasis has been to disassociate the process of a cultural resource survey from a historic designation. The thoughts have been that should individual property owners in the case of single buildings, and groups in the case of districts, would of their own volition; seek designation from the survey work done. At present, the Planning Department will respond to requests of owners seeking guidance in the designation process. It would be the first recommendation that the Planning Department inform the property owners of the benefits of designation, and include information on the process involved in seeking designation.

An independent survey conducted for the Valencia Gardens Section 106 compliance assessed buildings only for National Register eligibility, and not for State or local significance. The Inner Mission North Survey uncovered districts that were eligible for both the State and Local registers in the immediately adjacent areas, and the building context within the Valencia Gardens APE are the same as the Inner Mission North, further evaluations need to be made. This is most apparent in the locally significant "Reconstruction" district, where there will be several contributory structures from the APE. There may also be several buildings on Valencia Street that would contribute to a locally significant district of residential-over-commercial structures that is centered along 16th Street.

A companion Inner Mission South Context statement should be prepared. The focus of this would be to develop a basis for assessment of buildings that survived the earthquake and fires on 1906. This area of the inner Mission did survive, and was put into immediate service as supplemental housing for the displaced refugees. Few buildings have been documented in the Inner Mission South, but some have been assessed as part of Section 106 documentation, and potential districts have been identified. Beyond that work, early surveys in the 1960s and 1970s found clusters in sections of the Inner Mission South that also have yet to be documented on DPR 523 series forms, or officially evaluated for listings:

Capp Street: One of the best historic clusters in the Mission is the 700 Block of Capp Street between 22nd and 23rd Streets (Assessor's Block 3637), where several Stick / Eastlake homes are located. Some have been altered since the late 1960s, but most have carved balustrades rising into a small pediment above the door. Decorative brackets support the roofs of the houses, and many have Queen-Anne sash, where the

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

windows are outlined with multi-colored stained glass inlays. The houses are further decorated with fishscale shingles over the square bay windows and carvings above the garage and second floor windows.

Liberty Hill National Register Historic District Extended area: 20th Street; south side between Mission and Dolores; 21st Street between Mission and Dolores; Hill Street between Valencia and Guerrero Streets; and Guerrero between 20th and 24th Streets. Much of this area is covered in the local Historic District designation.

Lexington Street: Thirteen Italianate dwellings can be seen on Lexington Street between 20th and 21st Streets. In common with many of San Francisco's Italianates, these homes have false fronts, and many have original iron fences protecting the front doors. Fair Oaks Street between 23rd and 24th Street, are several good examples of San Francisco Stick architecture. Shotwell Street between 20th and 22nd is the site of many residences with the characteristic deep front setback, with iron fences, and mature vegetation.

Southern Inner Mission: Area bound by 24th, 25th, South Van Ness Avenue, and Treat Avenue contains a concentration Victorians with high levels of integrity.

INNER MISSION NORTH 1853-1943 CONTEXT STATEMENT, 2005

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