

\*Recorded by: Matt Weintraub, San Francisco Planning Dept. \*Date: April 2011  Continuation  Update

\*NRHP Status Code (Update): 3D (CHRSC)

*This property is assigned a California Historical Resource Status Codes (CHRSC) rating of “3D – Appears eligible for NR as a contributor to a NR eligible district through survey evaluation”. This CHRSC rating supercedes the previously adopted CHRSC rating that is indicated on the attached previously completed survey form. The previously adopted CHRSC rating was assigned using limited research and information. Since that time, additional research and information-gathering has been conducted that provides a more complete perspective of properties that meet eligibility standards for federal and State registers as individual historic resources and/or as historic district contributors, of areas that qualify for consideration as historic districts, and of properties that do not qualify for historic status.*

Consequently, the previously adopted findings of the Inner Mission North Survey have been revised in the following ways:

- 1) The areas that were previously designated as the Mission Reconstruction Historic District and the Inner Mission Commercial Corridor Historic District were reevaluated as thematic geographic areas, which contain individual historic buildings and historic districts that are related to the thematic contexts, but that do not constitute historic districts in and of themselves. The previous documentation for these areas did not include finite boundaries or fully defined contributing components, which are necessary components of historic districts.
- 2) Historic district boundaries were redrawn to encompass only those groupings of qualified contributors that constitute historic districts that meet federal and State eligibility requirements, which resulted in replacement of the previously adopted Mission Reconstruction Historic District and the Inner Mission Commercial Corridor Historic District with several finitely bound and well-defined historic districts. Specifically, the redrawn historic districts conform to State and federal guidelines that address requirements for thematic and visual connectivity between elements of historic districts, and requirements for retention of all or most aspects of integrity for the overall historic district and for the majority of individual contributing properties.
- 3) Properties that were previously identified as contributors to the Mission Reconstruction Historic District and/or the Inner Mission Commercial Corridor Historic District, and that are located outside of the redrawn boundaries of the historic districts, were reevaluated as potential individual historic resources. Properties that were reevaluated, and that were determined to meet federal and/or State eligibility standards, were reassigned CHRSC ratings that corresponded to their eligibility levels as historic resources. Similarly, properties that were reevaluated, and that were determined not to meet federal and/or State eligibility standards, were reassigned CHRSC ratings indicating non-historical status. These reevaluations were conducted using adopted historical contexts, property types, and registration requirements for the Mission District.
- 4) Some properties that were previously identified as individual historic resources, and some properties that were previously identified as non-resources, were reevaluated, based on additional research and information-gathering that was conducted. Properties that were reevaluated, and that were determined to meet federal and/or State eligibility standards, were reassigned CHRSC ratings that corresponded to their eligibility levels as historic resources. Similarly, properties that were reevaluated, and that were determined not to meet federal and/or State eligibility standards, were reassigned CHRSC ratings indicating non-historical status. These reevaluations were conducted using adopted historical contexts, property types, and registration requirements for the Mission District.
- 5) Previously adopted CHRSC ratings of “5S3”, “5D3”, and “5B”, which indicate eligibility for local listing or designation through survey evaluation, were converted to CHRSC ratings that reference eligibility for listing in the California Register of Historical Resources and/or the National Register of Historic Places. Determination of eligibility for local Landmark and Historic District designations under Article 10 of the Planning Code was beyond the scope of the survey and was not performed.

For more information, see the additional documentation that is available for the Inner Mission North Survey, including: DPR 523-series forms (Primary Records; Building, Structure, and Object Records; District Records); National Register Multiple Property Documentation Form; and historic context statements for the Mission District.

Page 1 of 3 Resource name(s) or number(assigned by recorder) 1834-1838 15th Street

**P1. Other Identifier:**

Form Number 59

**P2. Location:**  Not for Publication  Unrestricted

\*a. County San Francisco

\*b. USGS 7.5' Quad San Francisco North Date: 1995

c. Address 1834 1838 15th ST

City San Francisco Zip 94103

e. Other Locational Data: Assessor's Block and Lot 3545 022

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

This is a three-story, two-bay, wood-clad, frame residential flats building at the corner of 15th and Ramona streets. The ground story features a storefront with a recessed corner entry with a solid door and infilled sidelights and a plate glass transom, and plate glass storefront windows. To the side under a molded arch is a recessed entry leading to two apartment doors on the second level. The second and third stories feature a round bay at the corner, a small window in the center of the wall and a sculpted bay in the second building bay.

A secondary façade along Ramona Street has five building bays. The first floor has a service door, three single windows and a storefront window. The second and third floors contain a single window in the first building bay; a sculpted bay in the second and fourth bays; a paired window in the third; and the round bay in the fifth. A wooden overhead garage door serves as a gate to the yard between this building and 87-89 Ramona Street.

The windows are 1/1 wood double hung with continuous lintels and sills on the bays and wood surrounds on wall surfaces. The façade is divided by a beltcourse between the first and second floors. The entablature contains a modillion cornice, dentil band, a plain frieze, and egg-and-dart architrave. The roof is flat.

**\*P3b. Resources Attributes:** HP3. Multiple Family Property

Style or Period Classical Revival

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



**P5b. Photo:** (view and date)

View From 15th Street  
looking north  
2/25/02

**\*P6. Date Constructed/Age and Sources**

1911  Historic

Assessor's Parcel Info

**\*P7. Owner and Address:**

HEDDEN WILLIAM H & SANDRA L

PO Box 1311  
Burlingame CA 94011

**\*P8. Recorded by:**

Planning Department  
City & County of San Francisco  
1660 Mission, 5th Floor  
San Francisco, CA 94103

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

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

1976 Architectural Survey

**Attachments:**  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*Resource name(s) or number **1834-1838 15th Street**

CHR Status Code **5D3**

**B1. Historic Name:**

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

**B3. Original Use:** Three-Family Dwelling & Store

**B4. Present Use:** Three-Family Dwelling & Store

**\*B6 Construction History:**

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

**\*B5 Architectural Style:** Classical Revival

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

**B9a. Architect:** unknown

**B9b. Builder:** unknown

**\*B10. Significance:** Theme Post-1906 reconstruction

Area: San Francisco 1906 fire-zone

Period of Significance 1906-1913 Property Type Residential over Commercial Applicable Criteria (NR): C

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

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

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

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

(Sketch Map with north arrow required)

**\*B12. References:**

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

**B13. Remarks:**

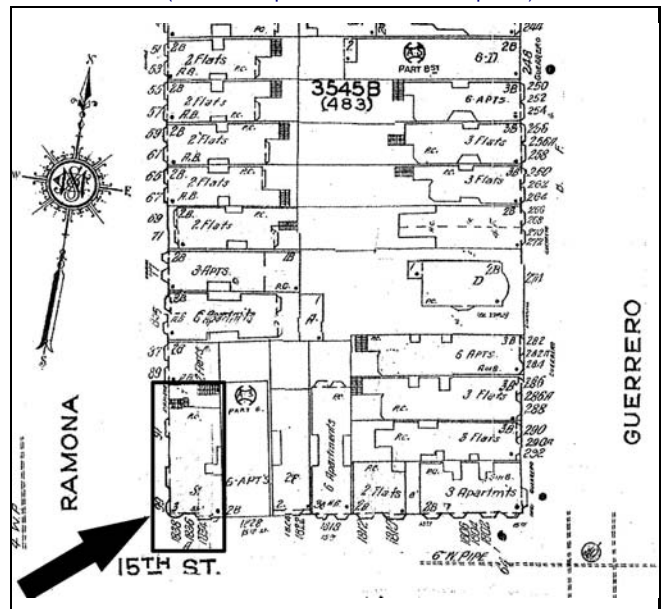
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

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

**\* Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



**B10. Continued**

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

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

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

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