



CITYWIDE HISTORIC CONTEXT STATEMENT: EARTHQUAKE SHACKS THEME DOCUMENT

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HISTORIC PRESERVATION COMMISSION

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Source: San Francisco Public Library



**San Francisco
Planning**

CITYWIDE HISTORIC CONTEXT STATEMENT FRAMEWORK

I. THEMATIC CONTEXTS, sub-contexts, & themes

1. Residential (1880-1989)

A. Single-Family

- **Early Residential Development (1848-1880) (HE22)**
- **Residence Parks**
- **Sunset Residential Tracts (ad. 2014)**
- **Developer Tracts:**
 - Streetcar Suburbanization: 1880-1920
 - **Auto Suburbanization: 1920-1950**
 - Post-WWII Suburbanization: 1950-1989

- Industrial Workers' Housing

- **Earthquake Shacks**

B. Multi-Family

- **Flats & Small Apts. (HE22)**
- SROs, Apt. Hotels & Apt. Buildings
- Single-Family Houses
- Bungalow Courts, Courtyard Apts., Garden Apts.
- Romeo Flats
- **Edwardian-era Flats** (intern)

2. Commercial (1848-1989)

A. Downtown Core

- Merchants, Leaders & Commercial Identity
- Hotels
- Finance & Commerce

B. NCDs (HE22)

3. Industrial (1848-1989)

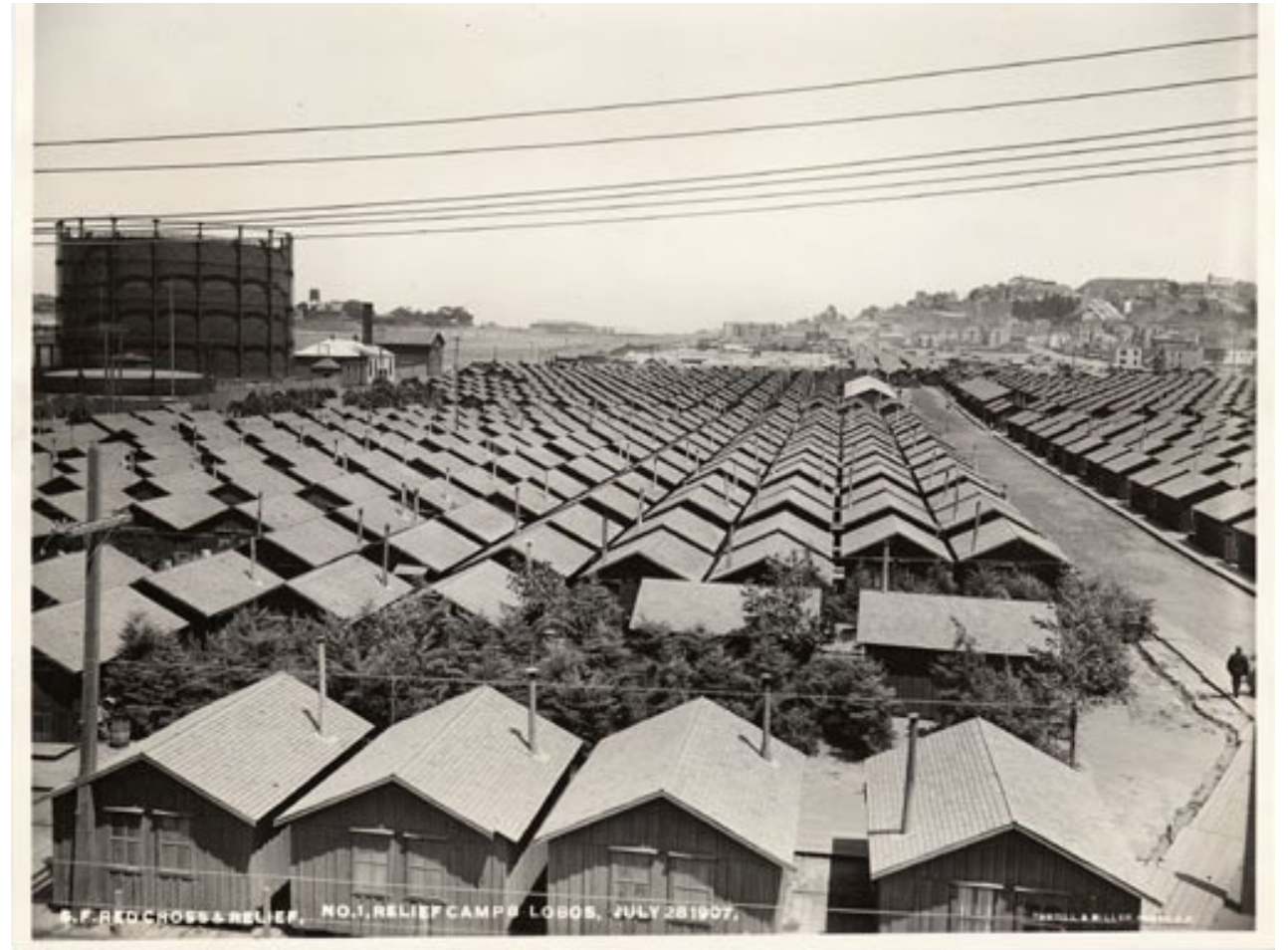
– no sub-context–

- Regional Manufacturing, Shops & Mills
- Piers & Ports
- Warehouse Districts/ Design Districts
- Labor History, Leaders & Union Halls
- **Auto Row (ad. 2010)**

- * Indicates Themes not yet identified.
- **Bolded text** indicates under contract, in-progress, or completed documentation.

WHAT IS AN EVALUATIVE FRAMEWORK?

- Statement of Significance
- Period of Significance
- Justification of Period of Significance
- Geographic Boundaries
- Related Themes of Significance
- Criteria for Eligibility
- Associated Property Types
- Property Type Descriptions
- Eligibility Standards
- Character-Defining Features
- Integrity Consideration



Source: San Francisco Public Library

“Historic context statements are intended to **provide an analytical framework for identifying and evaluating resources**...explaining what aspects of geography, history, and culture significantly shaped the physical development of a community...what important property types were associated with those developments, why they are important, and what characteristics they need to have to be considered an important representation of their type and context.”

--California Office of Historic Preservation

EARTHQUAKE SHACKS THEME DOCUMENT



Source: San Francisco Public Library

Subject:

- Focuses on the earthquake shack typology
- Approximately 5,610 shacks were built between 1906-1908 by the San Francisco Relief Corporation
- After closure of camps, moved onto private lots and altered



(Source: Veronica A. Tedeschi Collection, NPS.gov.)

Golden Gate NRA, Museum Program, Veronica A. Tedeschi Co

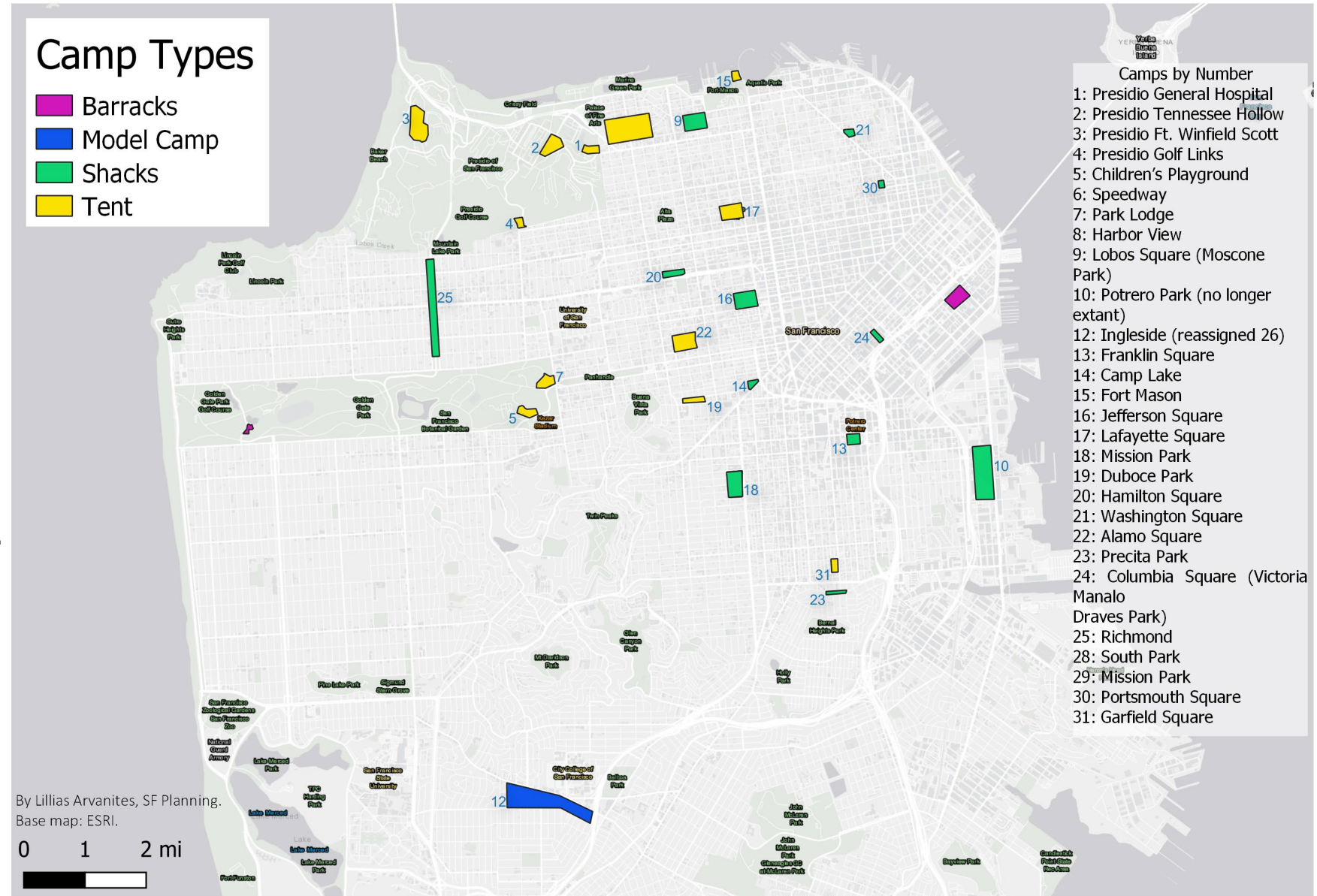
Characteristics:

- Constructed in three pre-defined sizes:
 - Type A: 10'x14'
 - Type B: 14'x18'
 - Type C: 15'x25'
- Vertical board & batten siding
- "Park Bench Green" exterior color
- Pitched gable roof
- Galvanized metal chimney
- Redwood shingle roof
- 6-pane divided light windows

REFUGEE CAMP LOCATIONS

Where:

- Found citywide
- Most often in neighborhoods that are near one of the 31 former refugee camps.



ISSUES & CONSIDERATIONS

Issues:

- **Identification**
 - Due to level of alteration, sometimes difficult to identify
- **Integrity**
 - Bar for integrity is different due to alteration being part of property history
- **Significance/establishing rarity**



1227 24th Avenue, LM#171



673 Moultrie



48 Cortland Avenue



EVALUATIVE FRAMEWORK

EVALUATIVE FRAMEWORK

- **Period of Significance:** 1906-1915
- **Criteria for Eligibility:**
 - **Criterion A/1 (Events):** Most earthquake shacks will be found eligible under this criterion due to their direct association with the 1906 Earthquake & Fires
 - **Criterion C/3 (Architecture):** Some earthquake shacks will also be found eligible under this criterion if they are especially architecturally intact examples of the earthquake shack typology
- **Related Themes of Significance:** 1906 Earthquake and Reconstruction (will cover Bonus Plan & Grant & Loan Programs)



Source: San Francisco Public Library

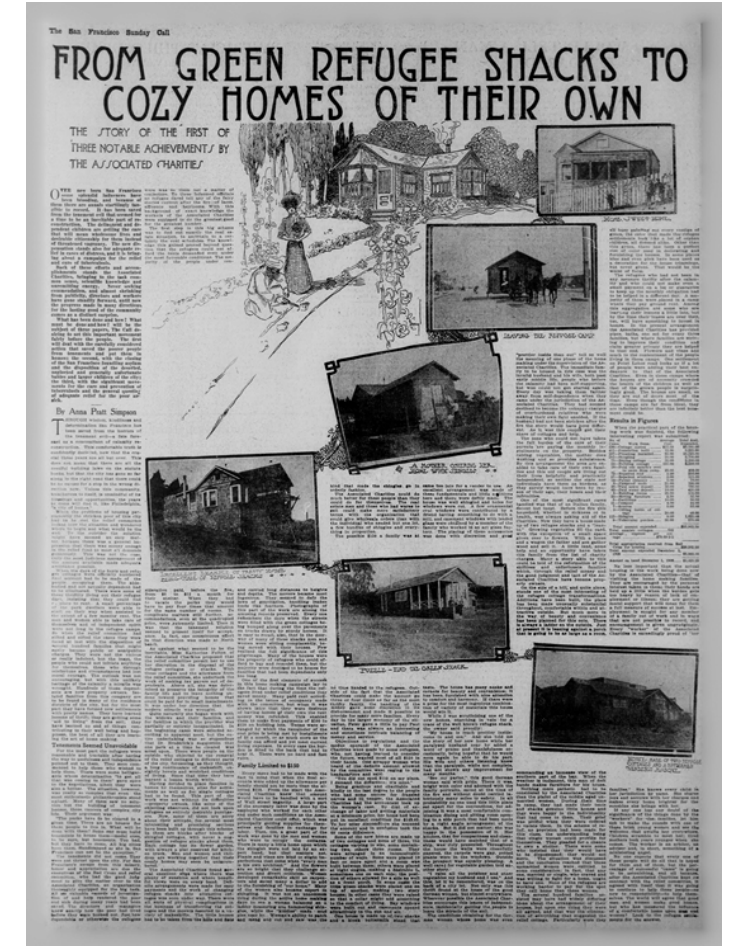
EVALUATIVE FRAMEWORK

- **Character-Defining Features:**

- Differ based on eligibility assessment
 - Box-frame construction, small-scale massing, and overall form
 - Architectural elements including but not limited to pitched gable roof, board and batten siding, and cedar shake shingle roof
- Dimensions similar to the identified Earthquake Shack Types:
 - Type A: 10'x14'
 - Type B: 14'x18'
 - Type C: 15'x25'

- **Integrity Considerations:**

- Differ depending on eligibility.
- The bar for integrity is lower for earthquake shacks found to be eligible under Criterion A/1 (Events) vs those also found eligible under C/3 (Architecture).



(Source: *The San Francisco Call*, May 9, 1909)

EXAMPLES FOR EVALUATION



364 Richland Avenue



1227 24th Avenue (LM#171)



48 Peralta Avenue

364 RICHLAND AVENUE-ELIGIBLE

- Located in Bernal Heights
- Likely example of **Type C** earthquake shack
- Determined eligible under **Criterion A/1 (Events)**
- **Integrity:** raising to insert garage disqualifies the property for eligibility under C/3.



1227 24TH AVENUE-ELIGIBLE



- Located in the Outer Sunset
- Identified as **three Type A** and **one Type B** earthquake shacks combined
- Determined eligible under **Criterion A/1 (Events)** and **C/3 (Architecture)**
- **Integrity:** though the property has been altered, it retains its overall form and massing. The alterations made to the property are in keeping with its vernacular character.
- San Francisco Landmark # 171

48 PERALTA AVENUE-INELIGIBLE



- Located in Bernal Heights
- Identified as potential **Type C** earthquake shack
- Determined **Ineligible**
- **Integrity:** The cumulative impact of alterations to the property (raising of cottage, replacement of original cladding, windows, etc.) resulted in loss of integrity.



acknowledgements

- Jane Cryan, Society for the Preservation and Appreciation of San Francisco's 1906 Earthquake Refugee Shacks
- Woody LaBounty, San Francisco Heritage
- Western Neighborhoods Project
- Bernal History Project



**CULTURAL
RESOURCES
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THANK YOU

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