

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) "Beale Street"

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: None City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3718025

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

This property, located on the east side of Beale Street between Mission and Howard streets, contains a two-story concrete block restaurant structure with cast metal trim which appears to have been salvaged from a demolished building. An originally open roof deck has been enclosed with windows and a canvas roof. Exterior stairs at the east end of the building access the upper level. The building has no known street address, and is not listed in Assessor's office data because it is on state land. It is believed to date from circa 1965. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View to NE; 9/18/07; 100\_3545.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 circa 1965; Heritage survey

\*P7. Owner and Address:

State Property

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.10.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 123 Mission Street

P1. Other Identifier: 123 Mission Street

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 123 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3717023

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

123 Mission Street occupies a rectangular 25,207 s.f. lot on the southeast corner of Main and Mission streets. Designed by SOM and built in 1987, it is a steel-frame high-rise office building, 407 ft. high with 29 stories. The straight-sided slab with faceted corners is clad in travertine. Each primary facade is subtly divided into three vertical bays by differentiated flush and shallowly recessed window shapes. The windows are smoked glass. A two part vertical composition, the three story base has a recessed central entrance on each elevation. The building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to SE; 9/18/07; 100\_3487.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1987; Assessor's office

\*P7. Owner and Address:

123 Mission LLC  
 Att: Shorenstein Realty Ser.  
 123 Mission St., 10th Floor  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 180 Howard Street

P1. Other Identifier: State Bar of California

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 180 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3717020

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

180 Howard Street is a steel framed office building occupying an 18,934 s.f. rectangular lot at the northeast corner of Howard and Main streets. A regular grid is established on the primary facades by rabbeted brick clad columns and precast concrete spandrels, each opening filled with a tri-partite flush mounted smoked glass windows. The building is 13 stories high and has a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to NE; 9/18/07; 100\_3498.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1981; Assessor's office

\*P7. Owner and Address:

State Bar of California  
 % Sharon Pearl-Jacobuitz  
 180 Howard St.  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 115 Main Street

P1. Other Identifier: 135 Main

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 115 MAIN ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3717012

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

115 Main Street is a modern steel framed high rise office building occupying a 12,603 s.f. rectangular lot on the east side of Main Street between Mission and Howard streets. Designed by Robinson Mills & Williams and built in 1991, the Postmodern style office building is 19 stories high. It is a two part vertical composition with bands of tinted glass windows on the primary elevations. The two story base is a glass curtain wall above a base composed of precast concrete blocks and Postmodernist applied bamboo-like pilasters. A flat roof tops the building. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to east; 9/18/07 100\_3492.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1991; Assessor's office

\*P7. Owner and Address:

Rnm 135 Main L P  
 % The Galbreath Co.  
 135 Main St.. Ste. 1140  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 150 Spear Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 160 SPEAR ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3717011

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

160 Spear Street is a modern steel framed high rise office building occupying three rectangular lots totaling approximately 22,400 s.f. on the west side of Spear Street between Mission and Howard streets, with a primary elevation also on Main Street. Designed by Jorge de Quesada and built in 1985, the Postmodern-style office building is 19 stories high. It is a two part vertical composition with four stacks of smoked glass canted bay windows on the primary elevations. Spandrels are faced in brick veneer and piers are precast concrete. The two story base is precast concrete. A flat roof tops the building. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to E on Main St.; 9/18/07; 100\_3495.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1985; Assessor's office

\*P7. Owner and Address:

Cep Spear Street Investors

111 Sutter St. #800

San Francisco, CA 94104

\*P8. Recorded by

Tim Kelley

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Artifact Record  Photograph Record  Other (list)

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Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 101 Market Street

P1. Other Identifier: Federal Reserve Bank

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 101 MARKET ST City: San Francisco Zip: 94105

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

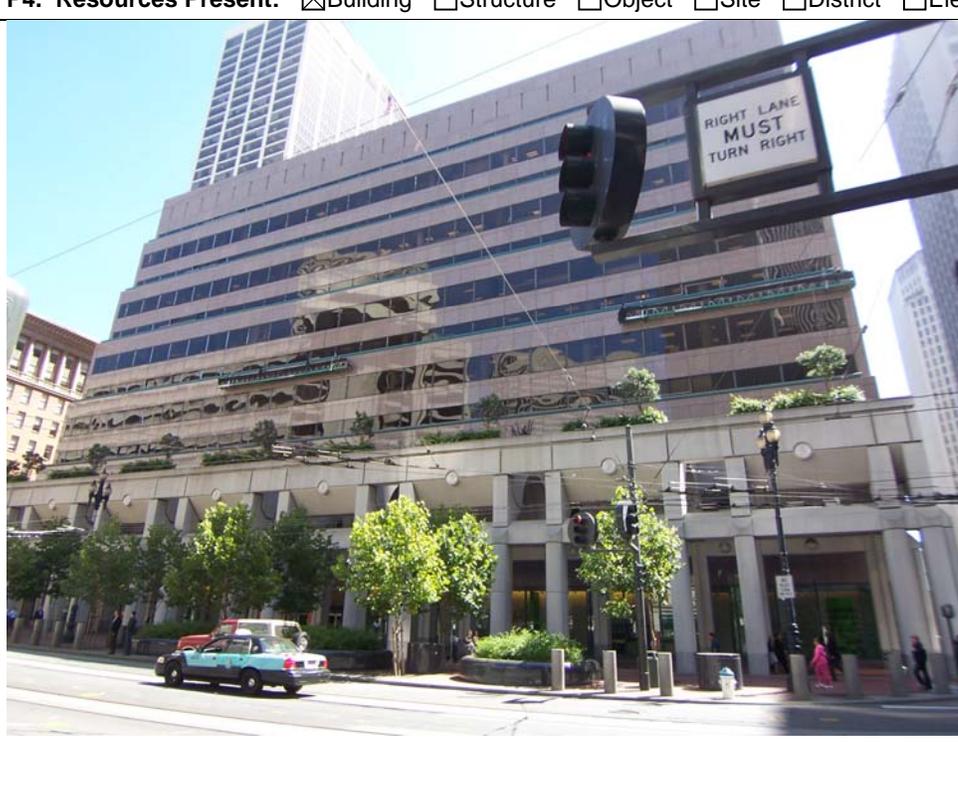
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3712025

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

101 Market Street, the Federal Reserve Bank, is a modern steel framed office building occupying an L shaped 132,447 s.f. lot on the south side of Market Street spanning from Spear to Main streets. Designed by SOM and built in 1982, the 13 story building is clad in polished granite. On Market Street, each floor above the fourth recedes, creating a series of terraces. A free standing gigantic concrete loggia is in front of the main building. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP 14. Government Building

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



P5b. Photo: (view and date)

View to SW; 9/18/07; 100\_3480.JPG

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both

1982; Assessor's office

\*P7. Owner and Address:

Federal Reserve Bank Of Sf  
 % Facilities Planning Dept.  
 Po Box 7702  
 San Francisco, CA 94120

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 77 Beale Street

P1. Other Identifier: Pacific Gas & Electric Headquarters, 245 Market Street

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 77 BEALE ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3711019

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

The Pacific Gas & Electric Building, at the southwest corner of Market and Beale streets, now shares one parcel number and official address with the historic Matson Building next door and a 1971 office building to the south and the three buildings are joined internally. They are recorded separately in this survey.

The PG & E Building is a 1925 steel framed office building clad in terra cotta. It is 15 stories tall, a three part vertical composition with an attic story and a giant order in the upper zone. The giant order is surmounted by freestanding urns above the entablature. The rusticated three story base features a recessed central arched entrance on Market Street with heroic sculptural representations of PG&E workers as well as native flora & fauna. The building has a flat roof and appears to be in good condition.

This complex was recorded in October 2006 on a full set of DPR 523 A and B forms by Dana E. Supernowicz, Architectural Historian with Historic Resource Associates in El Dorado Hills, CA. It is our opinion that these forms are adequate and do not need to be updated.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to south; 9/18/07; 100\_3532.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1922; Heritage survey

\*P7. Owner and Address:

Pac Gas & Electric Co.  
 Building & Land Services Dept.  
 P.O. Box 770000 Mail Code N  
 San Francisco, CA 94177

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") DPR Form For 77 Beale Street, 10/06

\*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)

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Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 77 Beale Street

P1. Other Identifier: Pacific Gas & Electric Headquarters

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 260 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3711010

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

260 Mission Street, or 77 Beale Street is a modern steel framed high rise office building that occupies six small lots totalling approximately 37,800 s.f. on the north side of Mission Street between Main and Beale streets. Designed by Hertzka & Knowles and built in 1971, the 492 ft. 34-story straight sided slab is clad in granite and features tri-partite smoked glass windows between slender columns. The corners of the tower are notched, and the building is topped by a flat roof. The building appears to be in good condition.

This complex was recorded in October 2006 on a full set of DPR 523 A and B forms by Dana E. Supernowicz, Architectural Historian with Historic Resource Associates in El Dorado Hills, CA. It is our opinion that these forms are adequate and do not need to be updated.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to NW; 9/18/07; 100\_3523.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1971; PG&E website

\*P7. Owner and Address:

Pac Gas & Electric Co  
 Building & Land Services Dept.  
 P.O. Box 770000 Mail Code N  
 San Francisco, CA 94177

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") DPR Form For 77 Beale Street

\*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)

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Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 58 Main Street  
 P1. Other Identifier: 50 Main Street  
 \*P2. Location:  Not for Publication  Unrestricted  
 \*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.  
 \*b. USGS 7.5' Quad: San Francisco North Date: 1994  
 \*c. Address: 58 MAIN ST City: San Francisco Zip: 94105  
 d. UTM: Zone: 10 mE/ mN (G.P.S.)  
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3711005

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
 58 Main Street is a modern reinforced-concrete parking garage that occupies two rectangular lots totaling 6,298 s.f. on the west side of Main Street, between Market and Mission streets. The 2 story structure clad in precast concrete panels has open bays between precast concrete columns. The building is topped by a flat roof and appears to be in good condition. The Assessor's office date of construction is 1929. However, this building appears much more recent, probably around the time of the PG&E office building to which it is attached. (1971)

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building  
 P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)  
 View to west; 9/18/07; 100\_3525.JPG  
 \*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
 1971, Assessor's Office  
 \*P7. Owner and Address:  
 Pac Gas & Electric Co.  
 Building & Land Services Dept.  
 P.O. Box 770000 Mail Code N  
 San Francisco, CA 94177  
 \*P8. Recorded by  
 Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131  
 \*P9. Date Recorded:  
 11.08.07  
 \*P10. Survey Type:  
 Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") DPR Form For 77 Beale Street, 10/06  
 \*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)

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Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 333 Market Street

P1. Other Identifier: 25-33 Fremont

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 333 MARKET ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3710020

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

333 Market Street is a modern steel framed high rise office building that occupies an L-shaped 44,118 s.f. lot on the south side of Market Street, spanning between Beale and Fremont streets. Designed by Gin Wong & Associates and built in 1981, the 33-story straight sided slab has diamond-shaped precast concrete columns, solar bronze windows and anodized aluminum window mullions. The building is topped by a flat roof and appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to SW; 9/18/07; 100\_3574.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1981; Assessor's office

\*P7. Owner and Address:

333 Market Street, LLC  
 Wells Fargo Bank, N.A.  
 P.O. Box 63931 Attn: Tax Dept.  
 San Francisco, CA 94163

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") San Francisco Progress, "34-Story Towers Win Approval" (October 1, 1975).

\*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)

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Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 45 Fremont Street

P1. Other Identifier: Bechtel, Inc.

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 45 FREMONT ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3710019

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

45 Fremont Street is a modern steel framed high rise office building that occupies a rectangular 31,763 s.f. lot on the east side of Fremont Street between Market and Mission streets. Designed by SOM and built in 1978, the 34 story straight sided slab has radiused corners and features aluminum spandrels and posts with bands of tinted windows. The building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to SE; 9/18/07; 100\_3579.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1978, Assessor's office

\*P7. Owner and Address:

FORTY-FIVE FREMONT Associates  
 C/O SHORENSTEIN REALTY Service  
 45 FREMONT ST. STE. 1950  
 SAN FRANCISCO, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") Allan Temko, "A Cluster Of Towers That Mar S.F.," San Francisco Chronicle (July 24, 1978).

\*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)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 50 Beale Street

P1. Other Identifier: Bechtel Plaza

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 50 BEALE ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3710018

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

50 Beale Street is a modern steel framed high rise office building that occupies a rectangular 31,415 s.f. lot on the northwest corner of Beale and Mission streets. Designed by Skidmore Owings & Merrill, and built in 1967, the 24-story straight sided slab features bronzed anodized aluminum curtain walls with solar bronze tinted windows. The building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)  
 View to west; 9/18/07; 100\_3560.JPG

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
 1967; Assessor's office

\*P7. Owner and Address:  
 50 Beale Street Prpty. LLC  
 C/O Beacon Capital Partners  
 1 Federal St. 26th Flr.  
 Boston, MA 02110

\*P8. Recorded by  
 Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:  
 11.08.07

\*P10. Survey Type:  
 Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 350 Mission Street

P1. Other Identifier: Cebrian Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 350 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3710017

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

350 Mission Street occupies a rectangular 18,905 s.f. lot on the northeast corner of Fremont and Mission streets. Designed by George Applegarth and built in 1923, the five-story reinforced-concrete commercial building is a two-part vertical composition divided into seven structural bays on both elevations. The end bays contain non-historic tripartite flush-mounted smoked glass windows and the other bays each contain similarly detailed non-historic ribbon windows. Retail areas on the ground floor contain non-historic anodized aluminum storefronts recessed behind an arcade formed by rectangular concrete columns. A belt course of sheet metal separates base and shaft, and a sheet metal cornice terminates the whole. The building is topped by a flat roof and appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to NW; 9/18/07; 100\_3588.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1923; Assessor's office

\*P7. Owner and Address:

Guus Office LLP  
 1981 North Broadway #330  
 Walnut Creek, CA 94596

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") Dames & Moore/Michael Corbett

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 350 Mission Street

B1. Historic Name:	Cebrian Building		
B2. Common Name:	350 Mission Street		
B3. Original Use:	Office	B4. Present Use:	Same
*B5. Architectural Style:	American Commercial		

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
350 Mission Street was constructed in 1923. After 1970, the building was remodeled and stripped of most of its ornamental details and the groundfloor was altered.

\*B7. **Moved?**  No  Yes  Unknown      **Date:**      **Original Location:**

\*B8. **Related Features:**

B9a. **Architect:** Architect: G.A. Applegarth      b. **Builder:** Unknown

\*B10. **Significance: Theme:** Commercial/Industrial Development      **Area:** South of Market: Transit Center District Plan

**Period of Significance:** 1906-1930      **Property Type:** Office      **Applicable Criteria:** N/A

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

The Cebrian Building at 350 Mission Street was designed by G.A. Applegarth and constructed in 1923. The Cebrian Company was a family-owned real estate investment company founded by Edward and Louis Cebrian. The Cebrian Building appears to have been a speculative venture, housing a variety of commercial and light industrial tenants, including several textile businesses such as the Butterick Co. (1927-1940) and publishers including the MacMillan Co. (1927-1945). George Adrian Applegarth (1875-1972) began his formal training in 1901 at the Ecole des Beaux-Arts. He received his degree in July 1906, and immediately returned to San Francisco to begin work with L.B. Dutton. He later formed a partnership with Kenneth MacDonald in 1907, which dissolved in 1912. He had a long and illustrious career, designing such notable monuments as the Palace of the Legion of Honor in 1916 and the first double-spiral ramp, multi-story, self-parking structure in San Francisco in 1953, at Mason and O'Farrell streets. However, he is best-known for his Beaux-Arts influenced designs for larger single-family dwellings in prestigious neighborhoods of San Francisco like Presidio Terrace and Presidio Heights. 350 Mission Street does not appear to be eligible for the California Register or for designation at the local level. Built on speculation during the early part of the 1920s building boom, the building is not associated with any significant events or persons. Heavily remodeled, the building is no longer representative of its type: a concrete loft building of the 1920s. Due to the extent of the alterations, the building no longer retains sufficient integrity to convey its original appearance. The building retains integrity of location.

B11. **Additional Resource Attributes:** (List attributes and codes)      HP7. 3+ story commercial building

\*B12. **References:**

Assessor's Records  
San Francisco Architectural Heritage, Building Files  
San Francisco City Directories  
Sanborn Maps: 1913, 1950

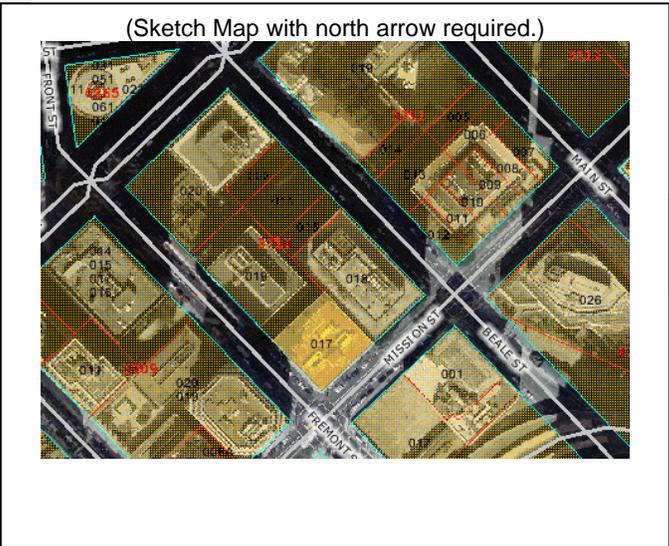
B13. **Remarks:**

Transit Center District Plan EIR

\*B14. **Evaluator:** Christopher VerPlanck

\*Date of Evaluation: 03.05.08

(This space reserved for official comments.)



State of California — The Resources Agency  
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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1      \*Resource name(s) or number (assigned by recorder)      30 Beale Street

P1. Other Identifier:      Bechtel Plaza

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad:      San Francisco North      Date:      1994

\*c. Address:      30 BEALE ST      City:      San Francisco      Zip:      94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot):      Parcel #: 3710002, 3710015 and 3710014

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

30 Beale Street is a landscaped open area occupying three lots on the west side of Beale Street between Market and Mission streets. Total area is approximately 20,000 s.f. There is an entrance to an underground parking area at the north end. The space is paved in brick and concrete and has mature plantings in raised concrete beds. A historic railroad passenger car is on display.

\*P3b. Resource Attributes: (list attributes and codes)      HP29. Landscape Architecture, HP18. Train

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



P5b. Photo: (view and date)  
 View toward northwest, 100\_3567.JPG

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
 1971

\*P7. Owner and Address:  
 50 Beale Street Prpty. LLC  
 C/O Beacon Capital Partners  
 1 Federal St. 26th Flr.  
 Boston, MA 02110

\*P8. Recorded by  
 Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:  
 11.08.07

\*P10. Survey Type:  
 Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 50 Fremont

P1. Other Identifier: Blake Moffitt & Towne Bldg., Sohio Petroleum

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 50 FREMONT ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3709006 & 3709019

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

50 Fremont Street is a reinforced-concrete high rise building that occupies a 59,272 s.f. L-shaped lot at the northwest corner of Fremont and Mission streets. Designed by SOM and built in 1985, it is a 600 ft. high, 42-story mixed-use commercial and residential building. Clad in precast concrete panels, it features a grid of dark glass flush windows with an opaque band concealing the utility core at the fifteenth floor. The corners of the tower are notched and articulated with glass columns above the two story base. They are notched further at the 26th floor. There are retail spaces in the ground floor and an associated one story structure with underground parking on the NE corner of the parcel. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to NW; 9/19/07; 100\_3683.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1985; Assessor's office

\*P7. Owner and Address:

Teachers Insurance & Annuity  
 Tiaa Cref % National Tax Service  
 303 E. Wacker Dr. #850  
 Chicago, IL 60601

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

Gerald Adams, "Tower Is Okd, But It Must Provide 550 Housing Units," San Francisco Examiner (March 13, 1981).

\*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)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 425 Market Street

P1. Other Identifier: One Metropolitan Plaza, Crocker Bank Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 425 MARKET ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3709014

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

425 Market Street is a modern high rise building that occupies a 44,138 s.f. L shaped lot at the southwest corner of Market and Fremont streets. Designed by SOM and built in 1973, the 525 ft. high, 38-story office building is a straight sided slab with chamfered corners. It is articulated with anodized aluminum spandrels and narrow posts of the same material defining bands of dark tinted glass windows. The one story base features retail spaces in an arcade of rectangular aluminum clad columns. There is a granite paved plaza at the west side of the parcel. The building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to NW; 9/19/07; 100\_3690.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1973; Assessor's office

\*P7. Owner and Address:

Metropolitan Life Ins. Co.  
 % Facilities & Svcs. Area 8a  
 1 Madison Ave.  
 New York, NY 10010

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") Charles Hall Page & Associates Downtown 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)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____
Other _____ Listings _____		Review Code _____ Reviewer _____ Date _____
Page 1 of 1	*Resource name(s) or number (assigned by recorder) 455 Market Street	
P1. Other Identifier:	Sheldon Bldg	
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted	
*a. County:	San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.	
*b. USGS 7.5' Quad:	San Francisco North	Date: 1994
*c. Address:	455 MARKET ST	City: San Francisco Zip: 94105
d. UTM: Zone: 10	mE/	mN (G.P.S.)
e.	Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 37009011 & 3709012	
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)		
455 Market Street is a modern high rise building that occupies a 12,632 s.f. rectangular lot at the southeast corner of Market and First streets. Designed by Heller-Manus Architects and built in 1988, the Postmodern office building is 23 stories. The northern half of the building, fronting on Market Street, steps down to 8 stories, with small setbacks at the 7th & 8th floors. The higher portion of the building is also set back at the 17th floor and on the south elevation. The building is clad in granite and has projecting chamfered smoked glass windows with some wrapping the corners of the building.		
*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Office Building		
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other		
	P5b. Photo: (view and date)	
	View to the SE; 9/19/07; 100_3701.JPG	
	*P6. Date Constructed/Age and Sources: <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
	1988; Assessor's office	
	*P7. Owner and Address: Lincoln 455 Market Street % Deloitte & Touche LLP P.O. Box 130156 Carlsbad, CA 92013	
	*P8. Recorded by Tim Kelley Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
	*P9. Date Recorded: 11.08.07	
	*P10. Survey Type: Intensive: Transit Center District EIR	
	*P11. Report Citation: (Cite survey report and other sources, or enter "none") None	
	*Attachments: <input checked="" type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)	

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource name(s) or number (assigned by recorder) 440 Mission Street

P1. Other Identifier: C. C. Moore Building, Terminal Plaza Buiding

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 440 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3709008

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

440 Mission Street occupies a rectangular 14,676 s.f. lot on the northeast corner of 1<sup>st</sup> and Mission streets. Designed by Frederick Meyer and built in 1920, the five-story reinforced-concrete commercial building is a two part vertical composition divided into seven structural bays on the First Street facade and eight bays on Mission Street. Each bay is topped with a Tudor arch, including the end bays, which are expressed as separate pavilions through the use of pilasters. Each bay contains three wooden double-hung windows divided by slender round colonettes. Ornamentation is Gothic Revival. The base has rectangular columns supporting a dentilated entablature. The main entrance, located in the fifth bay on Mission, is surmounted by a portico. The building is topped by a flat roof and appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to the NE; 9/19/07; 100\_3677.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1920; Assessor's office

\*P7. Owner and Address:

Terminal-Plaza Partners  
 32 Brearly Rd.  
 Princeton, NJ 08540

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") "New Block For Wholesale Area," San Francisco Examiner (June 12, 1920).

\*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)

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 440 Mission Street

\*Recorded by: Tim Kelley

\*Date 11.08.07

Continuation

Update



Mission Street Façade, 100\_3675, 9/19/07



Main entrance, 100\_3678, 9/19/07

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3S

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 440 Mission Street

B1. Historic Name:	C.C.Moore Building, Terminal Plaza Building		
B2. Common Name:	440 Mission Street		
B3. Original Use:	Office	B4. Present Use:	Office
*B5. Architectural Style:	Gothic Revival		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The Terminal Plaza Building was designed by Frederick H. Meyer and completed in 1920 for Charles C. Moore & Co.

*B7. Moved? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Unknown	Date:	Original Location:
*B8. Related Features:	None	

B9a. Architect:	Frederick H. Meyer	b. Builder:	George Wagner
-----------------	--------------------	-------------	---------------

\*B10. Significance: Theme: Commercial/Industrial Area: South of Market: Transit Center District Plan

Period of Significance:	1906-1930	Property Type:	Office	Applicable Criteria:	3
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(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

440 Mission Street was designed by Frederick H. Meyer and constructed in 1920 by Charles C. Moore & Co., engineers. Some of the earliest tenants included Bauer Bros., Clayburg Bros., and Lazare Klein. In 1936, the buiding contained the offices of Babcock & Wilcox Co., the California Cattlemen's Association, the State of California, and C.C. Moore & Co. Charles C. Moore (1868-1932) was born in Alpine, New York and his family shortly thereafter moved to California. He graduated from Augustine's College in Benicia at the early age of fifteen and was employed by San Francisco Tool Company. He later founded Charles C. Moore & Co., which specialized in motive power and hydraulic work. Moore, an active community figure, was president of the Panama-Pacific Exposition Company in 1915. At the time of his death, he was national vice president of the Boy Scouts. He served on several boards for banks, railroad companies, and commercial companies. In addition, he owned ranches and orchards throughout California. Frederick H. Meyer (1876-1961), the son of German immigrants, was born in San Francisco. He received his architectural training working for Samuel Newsom, and later became partner of the firm. Meyer partnered with several other architects during his career; Smith O'Brien (1902-1908), Albin R. Johnson (1920-1926), and Albert J. Evers (1945-1961). Meyer designed a wide variety of building types throughout his career including single-family residences, office buildings, civic buildings, apartment buildings, schools, and tall office buildings. Some notable buildings designed by Meyer include the Rialto Building (1902), Civic Auditorium (1915), and the Potrero Terrace Housing Development (1939).

In previous surveys, 440 Mission has been assessed as being eligible for listing in the National Register and as such, the building is considered to be listed in the California Register.

B11. Additional Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

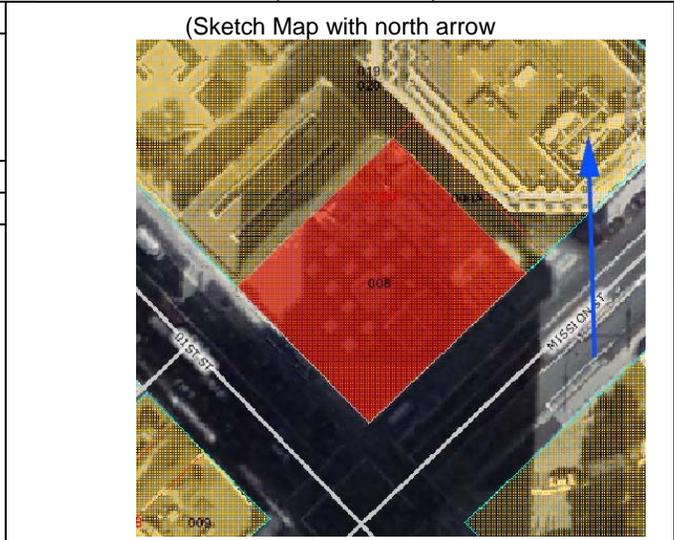
\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950, "New Block for New Wholesale Area," *San Francisco Examiner* (June 12, 1920).

B13. Remarks:  
Transit Center District Plan EIR, Heritage "B"-rated building

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 03.24.08

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 550 Mission Street

P1. Other Identifier: Golden Gate University, 532-36 Mission

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 550 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708098

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

550 Mission Street occupies a 168 ft. by 187.5 ft. irregularly shaped lot at the northwest corner of Mission and Ecker streets, with an elevation also on Jessie Street. The property consists of a heavily altered, ca. 1925, five-story commercial building and a seven-story reinforced-concrete, Brutalist-style purpose-built classroom and office addition finished in exposed concrete and brick veneer. Constructed in 1923, the loft building features a two-part facade consisting of a non-historic open arcade on the first floor and a shaft divided into a grid of rectangular window openings fitted with non-historic anodized aluminum windows. The façade has been stripped of its ornament, retaining only the sheet metal cornice.

Constructed in 1978, the classroom building has a C plan, with a primary entrance plaza on Mission. The street façade telescopes downward so that each floor recedes inward one structural bay from the parapet to street level. Each floor is anchored to a massive cylindrical concrete pylon. The east wing is a conventional two part vertical composition, with an open three story base on brick clad piers supporting a four story shaft that serves as vertical circulation. The wing linking the 1978 and 1923 sections is clad in smoked glass panels. Thin concrete bands demarcate the floor levels, wrapping around to the Mission Street façade. A landscaped brick plaza separates the two components, both of which appear to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building, HP15. Educational Building

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



P5b. Photo: (view and date)

View to the north; 9/21/07;  
 100\_3929.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1923 (532 Mission): Assessor's Office  
 1978 (550 Mission): Assessor's Office

\*P7. Owner and Address:

Golden Gate University  
 % Sharon K Meyer Vp Of Oper.  
 536 Mission St.  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 550 Mission

B1. Historic Name:	Allyne Building		
B2. Common Name:	Golden Gate University		
B3. Original Use:	Industrial/Commercial Loft	B4. Present Use:	University
*B5. Architectural Style:	American Commercial (1923) Brutalist (1979)		

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
The original building on this property was constructed in 1923 as a general-purposed industrial loft building. In 1967, Golden Gate University converted the building into classrooms. In 1978, the 1923 building was remodeled and the modernist classroom addition constructed west of the existing building.

\*B7. **Moved?**  No  Yes  Unknown **Date:** **Original Location:**

\*B8. **Related Features:**

B9a. Architect: William D. Podesto (arch.), T.Y. Lin (eng.) b. Builder: Unknown

\*B10. **Significance: Theme:** Commercial/Industrial Development **Area:** South of Market: Transit Center District Plan

**Period of Significance:** 1978 **Property Type:** Educational **Applicable Criteria:**

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

The 1923 loft building at 532-36 Mission Street was constructed for Mary N. Allyne as a speculative commercial building with retail on the first floor and four floors of general-purposed commercial space above. According to the 1933 City Directory, the building housed American Thread Company, Barnard Hirsch Co. novelties, Coast Wholesale Music Co., Continental Music Co., and Sherman Clay & Co. Wilson Bros. haberdashery was located in the retail space on the first floor. These companies remained in the building through the Second World War. In 1964, Golden Gate College purchased the Allyne Building from the family. The college converted the building into classrooms and offices and moved its operations there in 1968 from the YMCA on Golden Gate Avenue, where the university had been headquartered for many years. Initially, the first two floors were remodeled to house the Law School. In 1971, Golden Gate College was accredited as a university and in 1975 it was announced that the university would build a new \$9 million addition to the west of their existing building. The architect of the new 111,209 building was a little-known local architect by the name of William D. Podesta. The consulting engineer was the well-known engineer Tung-Yen (T.Y.) Lin, a faculty member at the University of California, Berkeley. When it was completed in 1979, the building housed new classrooms, a new library, a 600-seat auditorium, and additional offices. As part of this project, the ground floor of the 1923 building was reconfigured as a arcade to tie it into the new addition.

550 Mission does not appear eligible for listing in the California Register. The original 1923 building has been heavily altered to the extent that it no longer retains integrity. Furthermore, not enough time has elapsed to adequately understand the significance of the 1978-79 addition. While a good late example of the Brutalist style, the authorship of the building's design is not entirely certain. Finally, the relationship of the addition to the original building is awkward at best, reducing the overall significance of the property as a unified composition.

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building, HP15. Educational Building

\*B12. **References:**  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950  
Ron Moskowitz, "Thriving Golden Gate University," *San Francisco Chronicle* (October 30, 1975).

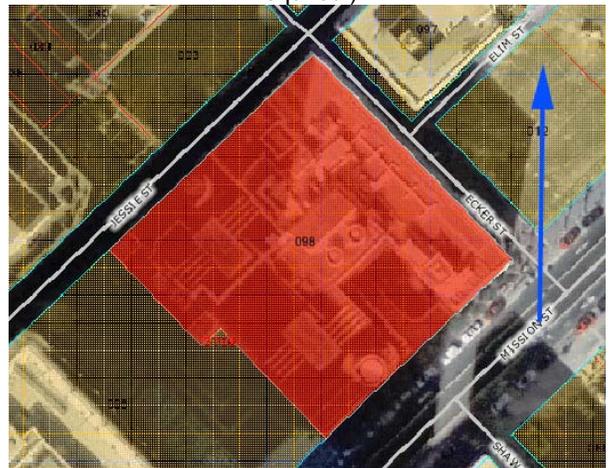
B13. **Remarks:**  
Transit Center District Plan EIR

\*B14. **Evaluator:** Christopher VerPlanck

\*Date of Evaluation: 04.02.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 25 Jessie Street

P1. Other Identifier: FDIC Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 25 JESSIE ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708097

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

25 Jessie Street is a high-rise office building that occupies a 7,923 s.f. rectangular lot at the southeast corner of Jessie and Ecker streets, with an elevation also on Elim Street. Completed in 1983, it is a 17 story, 279 ft. high, reinforced-concrete tower designed in a hybrid Corporate Modern/Brutalist style. The first two floors feature an open atrium supported by large concrete piers. The upper floors are articulated by horizontal bands of extruded ribbon windows. Mechanical and vertical circulation are housed in a plain concrete volume at the east end of the building. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to north; 9/29/07 100\_4794.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1982, Assessor's Office

\*P7. Owner and Address:

Federal Deposit Insurance C  
 % Rex C. Anderson Rm. E3080  
 3501 Fairfax Dr.  
 Arlington, VA 22201

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 25 Jessie

B1. Historic Name:	One Ecker Square		
B2. Common Name:	One Ecker Square		
B3. Original Use:	Office Building	B4. Present Use:	Office Building
*B5. Architectural Style:	Corporate Modern		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
25 Jessie Street was built in 1982-83 by Perini Land & Development Co.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None

B9a. Architect: Jorge de Quesada b. Builder:

\*B10. Significance: Theme: Area:

Period of Significance: Property Type: Applicable Criteria:

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

25 Jessie Street was constructed in 1982-83 by Perini Land Development Co. as a speculative office building called One Ecker Square. Perini Land Development Co. is a Framingham, Massachusetts-based land developer active across the United States. The architect was Jorge de Quesada, a Cuban-born San Francisco-based architect who has maintained his office in San Francisco since 1964. Other projects by Quesada include Opera Plaza and 1700 California Street. The building appears to be a blend of Corporate Modern and Brutalist styles and its south-facing, open-air plaza appears to be a response to the 1971 Urban Design Plan.

25 Jessie Street does not appear to be eligible for listing in the California Register under any of the nominating criteria. Not enough time has elapsed to adequately understand the significance of the building. Nonetheless, it does appear to be one of the better designs of its period and its two-story, south-facing open-air atrium is an imaginative response to FAR requirements and the 1971 Urban Design Plan.

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950  
San Francisco Department of Building Inspection

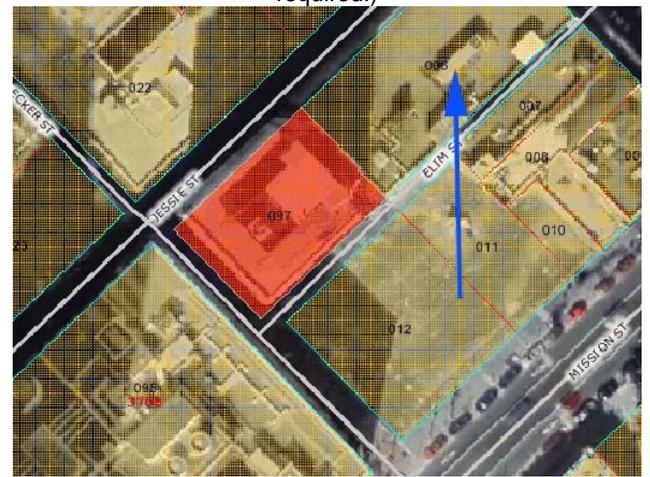
B13. Remarks:  
Transit Center District EIR

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 04.02.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 55 2nd Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

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

\*c. Address: 55 Second ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708096

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

55 Second Street is a modern high rise building that occupies a 25,146 s.f. L-shaped lot at the southeast corner of Stevenson and Second streets, with an elevation also on Anthony Street. Designed by Heller-Manus and built in 2002, it is a 330 ft. high, 24-story office building designed in the Postmodern style. It features green glass curtain walls with opaque spandrels between pink granite piers above a two story base accented by a projecting cornice. There is another cornice at the eighth floor matching the cornice height of the Wells Fargo Building to the south. The corners of the tower step back as the tower ascends. The 1909 Post Office building at 83 Stevenson is now a part of this parcel, separately recorded. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View to SW; 9/21/07; 100\_3883.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

2002; Assessor's office

\*P7. Owner and Address:

Hines 55 Second Street Lp  
 101 California St. #1000  
 San Francisco, CA 94111

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____
Other _____		NRHP Status Code _____
Listings _____		
Review Code _____		Reviewer _____ Date _____
Page 1 of 1	*Resource name(s) or number (assigned by recorder)	560 Mission Street
P1. Other Identifier:	None	
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted	
*a. County:	San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.)	
*b. USGS 7.5' Quad:	San Francisco North	Date: 1994
*c. Address:	560 Mission ST	City: San Francisco Zip: 94105
d. UTM: Zone: 10	mE/	mN (G.P.S.)
e.	Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708095	
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)		
560 Mission Street is a modern high rise building that occupies a 39,664 s.f. rectangular lot at the northeast corner of Mission and Anthony streets. Designed by Cesar Pelli, the International style tower is 421 ft. high and 31 stories. The tower is expressed as a delicate dark green steel exoskeleton overlaying green glass curtain walls with opaque spandrels. The tower sits atop a two-story base detailed similarly to the rest of the building. Located to the east of the tower is a landscaped plaza featuring granite hardscape and a bamboo grove, as well as public art. The building appears to be in good condition.		
*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building		
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other		
	P5b. Photo: (view and date)	
	View to NW; 9/21/07; 100_3904.JPG	
	*P6. Date Constructed/Age and Sources: <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
	2002; Assessor's office	
	*P7. Owner and Address:	
	560 Mission LLC % Hines Interests 101 California St. Ste. #1000 San Francisco, CA 94111	
	*P8. Recorded by	
	Tim Kelley Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
	*P9. Date Recorded:	
	11.08.07	
*P10. Survey Type:		
Intensive: Transit Center District EIR		
*P11. Report Citation: (Cite survey report and other sources, or enter "none") None		
*Attachments: <input checked="" type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)		

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 575 Market Street

P1. Other Identifier: Standard Oil Company Buildings

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 575 MARKET ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708058

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

575 Market Street is a modern high rise building that occupies a 15,575 s.f. rectangular lot on the south side of Market between First and Second streets, with an elevation also on Stevenson Street. Designed by Hertzka & Knowles and built in 1975, the main tower is 573 ft. high, with 40 stories. A straight sided slab, it is finished in terra cotta above a granite base. Smoked glass windows with white transom and spandrel panels project slightly in each of eight bays. The base is two stories high with plain granite entablatures containing clear windows and retail spaces, and the building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Office Building

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



P5b. Photo: (view and date)

View to south; 9/21/07; 100\_3807.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1975, Assessor's office

\*P7. Owner and Address:

SF Market St. LLP  
 P O Box 4900 Dept. #207  
 Scottsdale, AZ 85261

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____
		NRHP Status Code _____
<b>Other</b>		
Listings _____		
Review Code _____ Reviewer _____ Date _____		
Page 1 of 1	*Resource name(s) or number (assigned by recorder)	555 Market Street
P1. Other Identifier:	Standard Oil Company Building	
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted	
*a. County:	San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.)	
*b. USGS 7.5' Quad:	San Francisco North	Date: 1994
*c. Address:	555 MARKET ST	City: San Francisco Zip: 94105
d. UTM: Zone: 10	mE/	mN (G.P.S.)
e.	Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708057	
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)		
555 Market Street is a modern high rise building that occupies a 38,724 s.f. rectangular lot on the south side of Market between First and Second streets, with an elevation also on Stevenson Street. Designed by Hertzka & Knowles and built in 1975, the tower is 311 ft. high, with 21 stories. A straight sided slab, it is finished in terra cotta above a granite base. Smoked glass windows with white transom and spandrel panels project slightly in each of 15 bays. The base is two stories high with plain granite entablatures containing clear windows and retail spaces, and the building is topped by a flat roof. The western half of the parcel is occupied by a landscaped plaza with access through to Stevenson Street. The building appears to be in good condition.		
*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building		
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other		
	P5b. Photo: (view and date)	
	View toward south, 9.21.07, 100_3793.JPG	
	*P6. Date Constructed/Age and Sources: <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
	1975, Assessor's Office	
	*P7. Owner and Address: SF Market St. LLP P O Box 4900 Dept #207(Pree Scottsdale AZ 85261	
	*P8. Recorded by Tim Kelley Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
	*P9. Date Recorded: 11.08.07	
	*P10. Survey Type: Intensive: Transit Center District EIR	
	*P11. Report Citation: (Cite survey report and other sources, or enter "none")	
	None	
*Attachments: <input checked="" type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)		

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____	
		NRHP Status Code _____	
<b>Other</b>			
Listings _____			
Review Code _____ Reviewer _____ Date _____			
Page 1 of 1	*Resource name(s) or number (assigned by recorder)	525 Market Street	
P1. Other Identifier:	Tishman Realty Corporation Building		
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted		
*a. County:	San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.)		
*b. USGS 7.5' Quad:	San Francisco North	Date: 1994	
*c. Address:	525 MARKET ST	City: San Francisco Zip: 94105	
d. UTM: Zone: 10	mE/	mN (G.P.S.)	
e.	Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708056		
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)			
525 Market Street is a modern high rise building that occupies a 44,267 s.f. rectangular lot on southwest corner of Market and First streets, with an elevation also on Stevenson Street. Designed by John Carl Warnecke, it is a 529 ft. high and 38 stories. A straight sided slab, it features twelve bays on Market Street and nine on First, each further divided vertically by narrow piers. Smoked glass windows rise from base to top, uninterrupted by horizontal elements. The base is two stories high with a recessed central entrance on Market, and the building is topped by a flat roof. The western portion of the parcel is occupied by a landscaped plaza with access through to Stevenson Street. The building appears to be in good condition.			
*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building			
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other			
	P5b. Photo: (view and date)		
	View to SW; 9/21/07; 100_3782.JPG		
	*P6. Date Constructed/Age and Sources: <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both		
	1973; Assessor's office		
	*P7. Owner and Address: KNICKERBOCKER PROPERTIES Inc. % CUSHMAN & WAKEFIELD OF CA 525 MARKET ST. #1420 SAN FRANCISCO, CA 94105		
	*P8. Recorded by Tim Kelley Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131		
	*P9. Date Recorded: 11.08.07		
	*P10. Survey Type: Intensive: Transit Center District EIR		
	*P11. Report Citation: (Cite survey report and other sources, or enter "none") None		
	*Attachments: <input checked="" type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)		

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 50 1st Street

P1. Other Identifier: Langley & Michaels Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 50 1ST ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708055

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

50 1<sup>st</sup> Street occupies an irregular 18,000 s.f. lot on the northwest corner of 1<sup>st</sup> and Jessie streets, with an elevation also on Stevenson Street. Built in 1917, the heavily-remodeled seven-story, reinforced-concrete, Late Moderne-style commercial building is clad in terra cotta panels on First Street and along the first bay on Jessie Street. The remaining elevations feature a grid of concrete piers and spandrels, with each bay fitted with rectangular multi-lite industrial windows. The ground floor on 1<sup>st</sup> Street has been inset to create an arcade, and the corner bay extends above the roofline, concealing the utility core. The building is topped by a flat roof, and appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to west; 9/19/07 100\_3769.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1917; Assessor's office

\*P7. Owner and Address:

First/Jessie LLC  
 % CA Mtg & Realty  
 62 1st St., Ste. 4th Fl  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") Dpr 523 A & B Forms, Jones & Stokes, 7/15/2003

\*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)

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 50 1<sup>st</sup> Street

\*Recorded by: Tim Kelley \*Date 11.08.07  Continuation  Update

This property was evaluated on a complete set of DPR 523 A and B forms by Jones & Stokes in 2003. Jones & Stokes found the building to be ineligible for listing in the California Register due to loss of integrity. Kelley & VerPlanck considers these forms to be adequate and concurs with this evaluation.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 579 Market Street

P1. Other Identifier: Stacey's Books

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 579 MARKET ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708044

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

579 Market Street occupies a rectangular 7,750 s.f. lot on the south side of Market Street between First and Second streets. Built in 1907, the three-story brick commercial building was remodeled in 1959 in the Late Moderne style. The facade, clad in stone, is an enframed window wall supported by a grid of steel girders and infilled with glass doors and extensive areas of glazing. A metal arch continues above the glazing and is let into the stone facing. The facade terminates with a steel girder as coping on the parapet. The building is topped by a flat roof, and appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View to the south; 9/21/07;  
 100\_3812.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907, remodeled 1959; Assessor's office

\*P7. Owner and Address:

581 Market St. Partners LLC  
 John Needell  
 30342 Esperanza  
 Rancho Santa Margarita, CA 92688

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 595 Market Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

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

\*c. Address: 595 MARKET ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708043 & 3708059

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

595 Market Street is a modern high rise building that occupies two rectangular lots totaling 21,698 s.f. on the southeast corner of Market and Second streets, with an elevation also on Stevenson Street. Designed by SOM and built in 1985, the hexagonal plan tower is 410 ft. high and 31 stories. Set back from the corne, the chamfered tower features continuous bands of flush smoked glass windows alternating with pre-cast concrete spandrels. The tower sits atop a two-story podium that extends out to be flush with the corner. The base has cylindrical columns and is rectangular in plan, extending to the corners of the lot. There is a deeply recessed central entrance on Market, and a triangular arcaded space on Second Street. The building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to SE; 9/21/07; 100\_3815.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1978; Assessor's office

\*P7. Owner and Address:

Prime Plus Investments Inc.  
 Tishman Speyer  
 45 Rockefeller Center  
 New York, NY 10111

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____	
Other _____ Listings _____		Review Code _____ Reviewer _____ Date _____	
Page 1 of 1	*Resource name(s) or number (assigned by recorder) 49 Steveson Street		
P1. Other Identifier: None			
*P2. Location: <input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted			
*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.			
*b. USGS 7.5' Quad: San Francisco North		Date: 1994	
*c. Address: 49 STEVENSON ST	City: San Francisco	Zip: 94105	
d. UTM: Zone: 10	mE/	mN (G.P.S.)	
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot):		Parcel #: 3708039 & 3708040	
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)			
49 Stevenson Street is a modern mid-rise building that occupies a rectangular 8,960 s.f. lot on the southwest corner of Stevenson and Ecker streets. Designed by Kaplan McLaughlin Diaz, and built in 1989, the steel frame tower concrete is 15 stories high. The corners on Stevenson are notched, with fluted columns that rise in a series of small setbacks above the eighth floor. The flush windows are smoked glass in bays defined by more fluted columns of precast concrete. The two-story base shelters and open arcade with restaurant seating. The building is topped by a flat roof, with the columns rising above the parapet.			
*P3b. Resource Attributes: (list attributes and codes)		HP7. 3+ Story Commercial Building	
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other			
	P5b. Photo: (view and date)		
	View to the SW; 9/21/07; 100_3842.JPG		
	*P6. Date Constructed/Age and Sources: <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both		
	1989; Assessor's office		
	*P7. Owner and Address: OP & F STEVENSON STREET Corp. INVESCO REALTY ADVISORS 2235 FARADAY AVE STE. O CARLSBAD, CA 92008		
	*P8. Recorded by Tim Kelley Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131		
	*P9. Date Recorded: 11.08.07		
	*P10. Survey Type: Intensive: Transit Center District EIR		
	*P11. Report Citation: (Cite survey report and other sources, or enter "none")		None
	*Attachments: <input checked="" type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)		

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 55 Stevenson

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 55 STEVENSON ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708038

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

55 Stevenson Street occupies a rectangular 1,916 s.f. lot on the south side of Stevenson Street between Ecker and Second streets. Built in 1910, the three-story, heavy timber-frame, brick commercial building is designed in the American Commercial style. The façade displays a two-part vertical composition with three structural bays. The base, clad in non-historic brick veneer, has been reconfigured into a main entrance on the right and a service entrance on the left. The upper portion of the facade preserves the three structural bays, a broad center bay with narrower flanking bays. The center bay on each floor features a pair of double hung wood sash windows, whereas the corner bays contain individual double-hung wood windows. Corbelled cornices mark the transition from base to the shaft and from the top of the shaft to the attic. The building terminates with a mansard attic story with a dormer. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View to south; 9/21/07; 100\_3845.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1910; Assessor's office

\*P7. Owner and Address:

Glaucoma Center Properties  
 Andrew Iwach  
 55 Stevenson St.  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.0

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6L

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 55 Stevenson

B1. Historic Name:	Standard Varnish Works, Vince's Beef House		
B2. Common Name:	55 Stevenson Street		
B3. Original Use:	Warehouse and Laboratory	B4. Present Use:	Commercial
*B5. Architectural Style:	American Commercial		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
55 Stevenson Street was constructed in 1910. The first floor was remodeled ca. 1960 as a restaurant.

\*B7. Moved?  No  Yes  Unknown      Date:      Original Location:

\*B8. Related Features: None

B9a. Architect: Unknown      b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial      Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930      Property Type: Commercial      Applicable Criteria:

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

55 Stevenson was constructed in 1910 as an assay office; its original use was marked on the 1913 Sanborn map. By 1919, the building was home to Standard Varnish Works, a manufacturer and distributor of commercial varnish products. Varnish does not appear to have been manufactured in the building although there was a laboratory on the third floor for testing various products. By the late 1920s, the building had been converted into offices and divided into three commercial spaces. In 1936, 55 Stevenson housed Associated Advertisers, Sanford & Green Advertising Displays, and Scott A. Walter Commercial Photography. These businesses, which presumably served downtown firms, remained in the building until the 1950s. By the 1960s, Vince's Beef House occupied the first floor commercial space.

55 Stevenson does not appear to be eligible for listing in the California Register. Although a rare survivor of the post-quake reconstruction era in its immediate vicinity, the building is not associated with any important events or persons. Its heavy timber-frame brick construction is typical of its date of construction and aside from its unusual Mansard roof the building does not display any distinctive structural or architectural features. Although the first floor has been completely remodeled, the upper floors appear to have undergone few alterations. Nevertheless, as a rare survivor of the post-quake era in an area almost completely redeveloped with modern high rise buildings, 55 Stevenson may warrant special consideration in local planning.

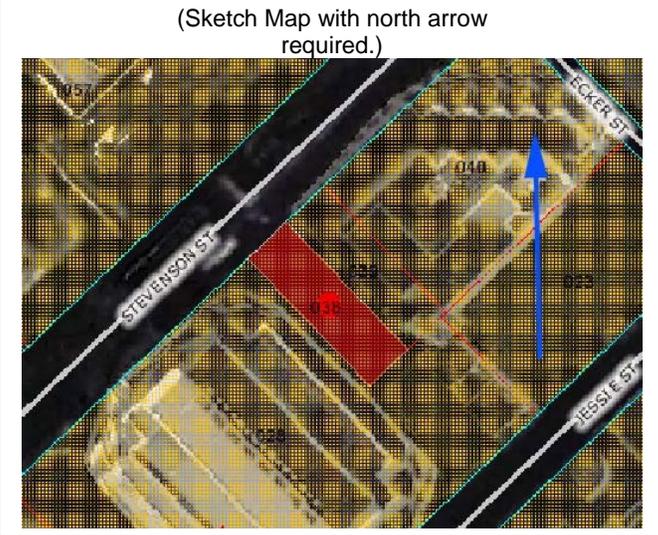
B11. Additional Resource Attributes: (List attributes and codes)      HP6. 1-3 story commercial building

\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950

B13. Remarks:  
Transit Center District Plan EIR, Heritage "C"-rated building

\*B14. Evaluator: Christopher VerPlanck  
\*Date of Evaluation: 03.27.08

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 96 Jessie Street

P1. Other Identifier: Warring-Wilkinson Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 96 JESSIE ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708032

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

96 Jessie Street occupies a rectangular 2,852 s.f. lot on the northeast corner of Jessie and Anthony streets. Built in 1909, the four-story brick commercial warehouse features a two-part vertical composition with three structural bays on Jessie and four on Anthony. The bays are defined by brick piers that terminate in corbelled capitals. Corbelled intermediate cornices divide the stories. At the base, the central bay on Jessie contains wooden doors with a transom above. On the upper two floors, each window bay is bisected by a wooden post and infilled with anodized sliding windows. The facade terminates with a corbelled cornice. The building is topped by a flat roof, and appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View NW; 9/21/07; 100\_3864.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1909, Assessor's office

\*P7. Owner and Address:

Favour-Rodman Fmly. Tr.  
 Michael Schinner  
 96 Jessie St.  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 96 Jessie Street

\*Recorded by: Tim Kelley

\*Date 11.08.07

Continuation  Update



Jessie Street façade, 100\_3870, 9.21.07

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3CS

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 96 Jessie Street

B1. Historic Name:	Warring-Wilkinson Building		
B2. Common Name:	96 Jessie Street		
B3. Original Use:	Warehouse/Industrial	B4. Present Use:	Office
*B5. Architectural Style:	American Commercial		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
96 Jessie Street was built in 1909 for Warring Wilkinson.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center Area

Period of Significance:	1906-1930	Property Type:	Industrial/Warehousing	Applicable Criteria:	3
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(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

96 Jessie Street was constructed in 1909 for Warring Wilkinson as industrial investment property. Little information exists regarding either Warring Wilkinson or the early tenants of the building. The 1913 Sanborn Map indicates the building contained a store on the first floor and loft space on the upper floors. Prior to 1950, the building was occupied by AFA Electrical Equipment manufacturing company. After 1953, city directories indicate various commercial tenants, including several printers, commercial artists, direct mail services, and other businesses supporting Financial District enterprises. The building remains in use as a commercial office building.

96 Jessie Street appears eligible for listing in the California Register under Criterion 3 as an excellent and well-preserved example of a brick American Commercial style industrial loft building/warehouse in the South of Market. Comprising part of a cluster of similar warehouses along Jessie Street, businesses in these buildings provided support services to downtown offices. With its steel frame and heavy masonry walls, 96 Jessie is a good example of a transitional type industrial loft building of the era. Aside from the non-historic aluminum windows, 96 Jessie Street retains a high degree of integrity, retaining the aspects of location, design, setting, materials, workmanship, feeling, and association.

B11. Additional Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

\*B12. References:

San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950

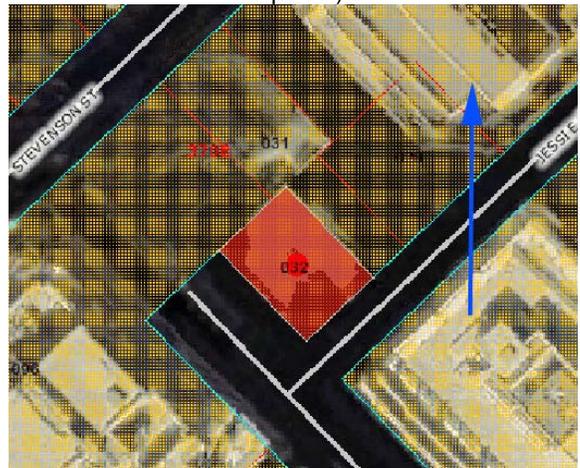
B13. Remarks:  
Transit Center District Plan EIR, Heritage "C"-rated building

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 03.24.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 79 Stevenson Street

P1. Other Identifier: SF Municipal Railway Co. Substation, 77 Stevenson Street

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: \_\_\_\_\_ City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708031

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

79 Stevenson Street occupies a rectangular 4,643 s.f. lot on the south side of Stevenson Street between 2nd and Ecker streets, spanning to Jessie Street. Built in 1920 as a electrical substation for the Market Street Railway, the two-story, reinforced-concrete municipal/industrial building is designed in the American Commercial style. The facade is an enframed window wall with two structural bays. The left bay contains two rows of steel industrial multi-lite windows. The right bay is identical save for a metal roll-up vehicular door at the first floor level. The facade terminates with a gabled roof outlined with a projecting coping. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP14. Government Building, HP8. Industrial Building

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



P5b. Photo: (view and date)

View to the south; 9/21/07;  
 100\_3858.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1920, Assessor's office

\*P7. Owner and Address:

City Property  
 Accounting  
 850 Bryant St.  
 San Francisco, CA 94103

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3CS

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 79 Stevenson Street

B1. Historic Name:	Market Street Railway Substation		
B2. Common Name:	79 Stevenson Street		
B3. Original Use:	Substation	B4. Present Use:	Garage
*B5. Architectural Style:	American Commercial		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
79 Stevenson Street was built in 1920 as an electrical substation for the Market Street Railway.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Market Street Railway Co.

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District Plan

Period of Significance:	1906-1930	Property Type:	Industrial/Civic	Applicable Criteria	1
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(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

79 Stevenson was constructed in 1920 by the Market Street Railway as an electrical substation for their Market Street lines. It remained the property of the Market Street Railway until the company was absorbed by the San Francisco Municipal Railway in 1944. Founed in 1860, the Market Street Railway initially provided horse car service between the Embarcadero and Hayes Valley. In 1882, Leland Stanford bouth the company and converted operations to cable haulage. Service was significantly expanded with several lines providing service between the Embarcadero and outlying neighborhoods, including the Mission, Eureka Valley, the Haight, and Hayes Valley. In 1893, the Market Street Railway was taken over by the Southern Pacific Railroad. The SP began converting the cable lines to electricity after the 1906 Earthquake. Now known as United Railroads of San Francisco, the company had a near-monopoly on streetcar service in the city until the creation of the publicly owned Municipal Railway in 1912. After nearly two decades of attempted buy-outs, MUNI absorbed the Market Street Railroad (reconstituted in 1921) and all its holdings in 1944.

79 Stevenson appears eligible for listing in the California Register under Criterion 1 (Events) for its association with the Market Street Railway, San Francisco's largest and most important mass transit provider for over sixty years. It is the only structure associated with the Market Street Railway known to survive within the survey area or anywhere in downtown San Francisco. The utilitarian structure has undergone few if any notable alterations, retaining integrity of location, design, setting, materials, workmanship, feeling, and association.

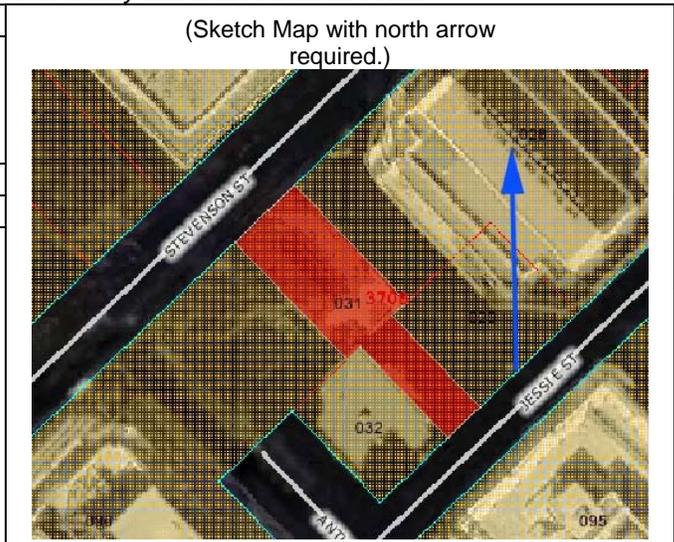
B11. Additional Resource Attributes: (List attributes and codes) HP14. Government building, HP8. Industrial building

\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950  
Market Street Railway Company. *Valuation of Properties of the Market Street Railway Co.* San Francisco: 1928.

B13. Remarks:  
Transit Center District Plan EIR, Heritage "C"-rated building

\*B14. Evaluator: Christopher VerPlanck  
\*Date of Evaluation: 03.27.08

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 71 Stevenson Street

P1. Other Identifier: Stevenson Place

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 71 STEVENSON ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708028 & 3708029

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

71 Stevenson Street is a steel framed modern high rise building that occupies three rectangular lots totaling 26,625 s.f. on the south side of Stevenson Street between Ecker and Second streets, with an elevation also on Jessie Street. Designed by Kaplan McLaughlin Diaz and built in 1986, the Postmodern tower is 338 ft. high, with 28 stories. Situated on a six-story podium clad in polished granite, the notched tower is clad in pre-cast concrete panels. The corners are notched and there are setbacks above the nineteenth floor, terminating in a gabled penthouse. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Office Building

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



P5b. Photo: (view and date)

View to SE; 9/21/07; 100\_3856.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1986; Assessor's office

\*P7. Owner and Address:

Forward One LLC  
 835 Airport Blvd Suite 288  
 Burlingame, CA 94010

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____
		NRHP Status Code _____
<b>Other</b>		
Listings _____		
Review Code _____ Reviewer _____ Date _____		
Page 1 of 2	*Resource name(s) or number (assigned by recorder) 40 Jessie Street	
P1. Other Identifier:	Babcock & Wilcox Warehouse	
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted	
*a. County:	San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.)	
*b. USGS 7.5' Quad:	San Francisco North	Date: 1994
*c. Address:	40 JESSIE ST	City: San Francisco Zip: 94105
d. UTM: Zone: 10	mE/	mN (G.P.S.)
e.	Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708023	
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)		
40 Jessie Street is a three-story reinforced-concrete warehouse occupying a 7,130 s.f. rectangular lot at the northwest corner of Jessie and Ecker streets. The 1913 building is currently undergoing extensive renovations and was mostly concealed behind plywood at the time of this survey.		
*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building		
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other		
	P5b. Photo: (view and date)	
	View to west; 9/21/07; 100_3837.JPG	
	*P6. Date Constructed/Age and Sources: <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
	1913; Assessor's office	
	*P7. Owner and Address: Golden Gate University Of S % Sharon K Meyer Vp Of Oper 536 Mission St. San Francisco, CA 94105	
	*P8. Recorded by Tim Kelley Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
	*P9. Date Recorded: 11.08.07	
	*P10. Survey Type: Intensive: Transit Center District EIR	
	*P11. Report Citation: (Cite survey report and other sources, or enter "none") None	
	*Attachments: <input type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input checked="" type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)	

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3CS

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 40 Jessie Street

B1. Historic Name:	Babcock & Wilcox Warehouse		
B2. Common Name:	40 Jessie Street		
B3. Original Use:	Warehouse	B4. Present Use:	Vacant
*B5. Architectural Style:	American Commercial		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
40 Jessie Street was built in 1914 for William H. Crocker as an investment warehouse property.

\*B7. Moved?  No  Yes  Unknown      Date:      Original Location:

\*B8. Related Features:

B9a. Architect: Philip Overton      b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development      Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930      Property Type: Warehouse      Applicable Criteria: 3

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

40 Jessie Street was constructed in 1914 for William H. Crocker as an investment property. It is located next to another warehouse – 16 Jessie Street – also built by Crocker in the immediate area. Warehouses and print shops along Jessie Street formed an important cluster of light industrial and warehouse buildings that supported downtown businesses. Originally used for general warehousing, in the 1930s, Wholesale Boiler Maker Supplies occupied the building. In 1953, C.C. Moore & Co., a warehouse company moved into the building, remaining there until 1968. In 1968, C.C. Moore shared the space with Swallow Printing Co., which remained in the building through 1982. William Crocker (1868-1937), son of Charles Crocker (Central Pacific Railroad), founded Crocker National Bank, which helped finance reconstruction of San Francisco after the 1906 Earthquake and Fire.

40 Jessie Street appears eligible for listing in the California Register under Criterion 3 as an example of a reinforced-concrete warehouse built prior to the Panama Pacific International Exposition. It joined a cluster of similarly scaled warehouses constructed by William Crocker and other investors to house businesses that served downtown offices and wholesale operations. The building is a good example of an early concrete warehouse designed in the American Commercial style with its utilitarian design, grid of punched openings, sliding freight doors, and painted signage.

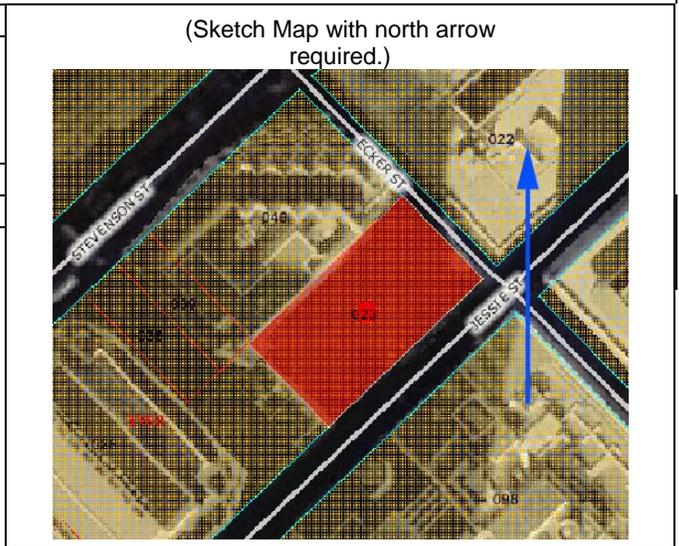
B11. Additional Resource Attributes: (List attributes and codes)      HP6. 1-3 story commercial building

\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950

B13. Remarks:  
Transit Center District Plan EIR, Heritage "C"-rated building

\*B14. Evaluator: Christopher VerPlanck  
\*Date of Evaluation: 03.24.08

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 16 Jessie Street

P1. Other Identifier: One Ecker

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 16 JESSIE ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708022

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

16 Jessie Street, known as One Ecker Street, occupies an L-shaped 15,899 s.f. lot on the southeast corner of Ecker and Stevenson streets, spanning to Jessie Street. Built in 1906, the four-story brick commercial building is a two-part vertical composition with five bays on Stevenson Street and seven on Jessie defined by massive corbelled brick piers. The one-story base has punched rectangular openings, with a metal and glass entrance door at the east end on Stevenson. Most other ground level openings have multi-lite metal framed windows, deep set with rowlock sills. In the upper region, each bay contains a single segmental-arched window opening containing multi-lite steel industrial sash windows. The building is topped by a flat roof and appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View to south, 9/21/07; 100\_3827.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1906; Assessor's office

\*P7. Owner and Address:

Widbridge LLC  
 1035 Pearl Street Fourth F  
 Boulder, CO 80302

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3S

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 16 Jessie Street

B1. Historic Name:	Unknown		
B2. Common Name:	One Ecker		
B3. Original Use:	Industrial	B4. Present Use:	Office
*B5. Architectural Style:	American Commercial		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
One Ecker Street was built in 1906 after the earthquake by William Crocker for use as a warehouse. It was converted into an office building in 1972.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District Plan

Period of Significance:	1906-1930	Property Type:	Industrial/Warehouse	Applicable Criteria	1, 2, & 3
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(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

One Ecker was constructed in 1906 after the earthquake for William H. Crocker as an industrial investment property. The first known tenant was G.W. Price Pump & Engine Co., which occupied the building from 1913-1920. During the 1930s, the building became home to several businesses and a union, including the Typographical Corporation of America, warehousing for several dry goods companies, and home to the Allied Printing Trades Council, a union representing print workers. In 1972, architect Arthur Gensler converted One Ecker into an office building. William Crocker (1868-1937), son of Charles Crocker (Central Pacific Railroad), founded Crocker National Bank, which helped finance the reconstruction of San Francisco after the 1906 Earthquake and Fire.

Previous surveys have found One Ecker eligible for listing in the California Register. KVP concurs with these findings. Although the architect and builder of One Ecker are unknown, the iron-framed brick building is an excellent example of a post-quake industrial/warehouse constructed in the South of Market during the immediate post-1906 building boom. The building appears eligible for listing in the California Register under Criterion 1 (Events) for its association with important events, namely the reconstruction of the South of Market as a predominantly industrial district after the 1906 Earthquake. It also appears eligible for listing under Criterion 2 (Persons) for its association with William Crocker, founder of Crocker National Bank. It appears that William Crocker constructed One Ecker as an early demonstration project, signaling that the economic conditions were right to rebuild the heavily damaged South of Market. Finally, One Ecker appears eligible for listing in the California Register under Criterion 3 as an excellent and well-preserved example of an early iron-frame brick commercial warehouse designed in the American Commercial style. The building retains the aspects of location, design, setting, materials, workmanship, feeling, and association.

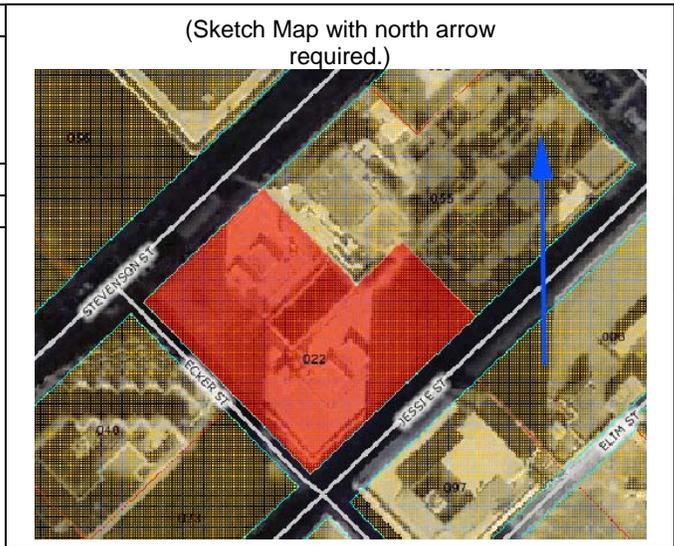
B11. Additional Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950

B13. Remarks:  
Transit Center District Plan EIR, Heritage "B"-rated building

\*B14. Evaluator: Christopher VerPlanck  
\*Date of Evaluation: 03.24.08

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 85 2nd Street

P1. Other Identifier: Wells Fargo Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 71 -99 2ND ST City: San Francisco Zip: 94105

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

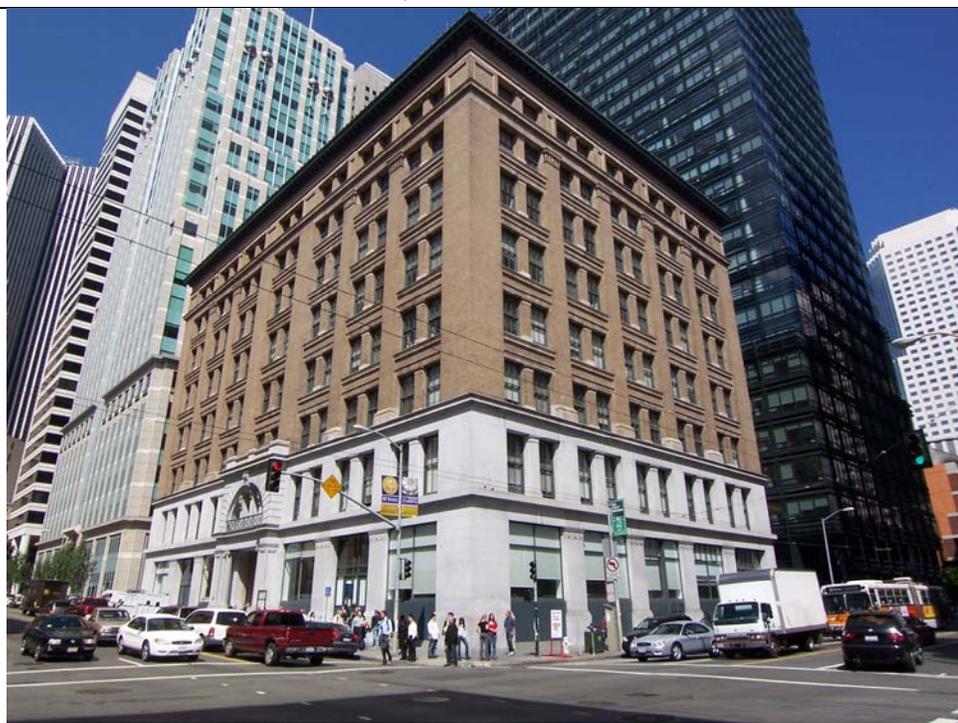
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708019

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

85 2nd Street occupies a rectangular 20,943 s.f. lot on the NE corner of 2nd and Mission streets. Designed by Meyers & Ward and built in 1898, and repaired after the 1906 Earthquake, the eight-story, steel-framed brick commercial building is a three-part vertical composition with seven bays on Second Street and five on Mission. The two-story base is clad in granite and is articulated by molded intermediate cornices and a centrally located entrance pavilion on 2nd Street. The entry features a linteled portico supported by coupled smooth Ionic/Composite columns and massive rectangular piers with recessed panels and Tuscan capitals. Above the entrance is an arched thermae window surrounded by rusticated masonry. Each bay of the shaft contains pairs of double-hung wood windows, 3/3, with terra cotta spandrels. The windows are divided by stout Tuscan pilasters and the bays by full-height piers with Corinthian capitals. An intermediate cornice divides the shaft and the attic story which is comprised of pairs of short windows divided by recessed panels. The facades terminate with a narrow bracketed sheet metal cornice and the building is capped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to NE; 9/21/07; 100\_3895.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1898, Assessor's office (elsewhere 1902)

\*P7. Owner and Address:

Conner, Edward J.  
 27 Maiden Ln. Ste. 250  
 San Francisco, CA 94108

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page  2  of  2

\*Resource Name or # (Assigned by recorder)  85 2nd Street

\*Recorded by:  Tim Kelley

\*Date  11.08.07

Continuation  Update



Second Street façade, 100\_3891, 9.21.07



Entrance detail, 100\_3890, 9.21.07

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 88 1st Street

P1. Other Identifier: Brandenstein Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 88 1ST ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708009

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

82 First Street occupies a rectangular 3,300 s.f. lot on the northwest corner of 1<sup>st</sup> and Mission streets. Built in 1907, the six-story reinforced-concrete commercial building is designed in the American Commercial style with Renaissance Revival detailing. The building has two facades that display a two-part vertical composition, with four bays on 1<sup>st</sup> Street and four bays on Mission Street. A molded cornice divides the modified one-story base, which contains retail spaces, from the shaft. On the stucco-finished shaft, each bay contains a tri-partite wood casement sash, 3/3, with hopper lites at the bottom. The bays are demarcated by square piers that terminate with modified Tuscan capitals. There is a metal fire escape on the Mission Street elevation. The facades terminate with a denticulated sheet metal cornice. The building is topped by a flat roof and appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to NW; 9/19/07; 100\_3756.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907; Assessor's office

\*P7. Owner and Address:

88 First St. LLC  
 California Mortgage & Realty  
 62 1st St. 4th Fl.  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3CS

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 88 1<sup>st</sup> Street

B1. Historic Name:	Brandenstein Building		
B2. Common Name:	88 1 <sup>st</sup> Street		
B3. Original Use:	Office Building	B4. Present Use:	Same
*B5. Architectural Style:	American Commercial		

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
88 1<sup>st</sup> Street was constructed in 1909, according to an article in *The San Francisco Call*, dated November 6, 1909. No original permits were located for this building.

\*B7. **Moved?**  No  Yes  Unknown **Date:** **Original Location:**

\*B8. **Related Features:**

B9a. Architect: Edward G. Bolles b. Builder: Unknown

\*B10. **Significance: Theme:** Commercial/Industrial Development **Area:** South of Market: Transit Center District Plan

**Period of Significance:** 1906-1930 **Property Type:** Office **Applicable Criteria:** 1 & 3

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

88 1<sup>st</sup> Street was designed by Edward G. Bolles and constructed in 1909 for the Brandenstein family according to a newspaper article in *The San Francisco Call*, dated November 6, 1909. Joseph Brandenstein, a self-proclaimed capitalist and boardmember of the Union Insurance Company, was the father of Max, Mannie, and Eddie Brandenstein. The Brandenstein children founded M.J. Brandenstein & Co. (MJB) importers of tea, coffee, and spices in 1899. Prior to the 1906 Earthquake, this site contained a five-story industrial building. After the disaster, this first block of 1<sup>st</sup> Street was reconstructed by various members of San Francisco's influential German-Jewish community. Since its completion in 1909, the Brandenstein Building has housed businesses related to the textile trade, with retail stores and a saloon on the ground floor. The architect Edward G. Bolles (1871-1939) arrived in San Francisco in 1893 and opened an architectural practice not long after, remaining in business until his death in 1939. The designer of many buildings over his long career, one of Bolles' best-known works was the Tivoli Theater (demolished), constructed in 1913 on Eddy Street.

The Brandenstein Building appears to be eligible for the California Register under Criterion 1 for its association with the reconstruction of the South of Market after the 1906 Earthquake. It appears eligible under Criterion 3 as an excellent example of a reinforced-concrete loft building designed by the architect Edward G. Bolles. This building is part of a group of tall office buildings constructed on First Street between Mission and Market Streets after the 1906 Earthquake by members of San Francisco's German-Jewish business community. This building is also associated with the Brandenstein family, although their coffee, tea and spice importing business does not appear to have taken place in this building. Aside from some minor alterations to the storefronts, 88 1<sup>st</sup> Street retains a high degree of integrity, retaining the aspects of location, design, setting, association, materials, workmanship, feeling, and association.

B11. **Additional Resource Attributes:** (List attributes and codes) HP7. 3+ story commercial building

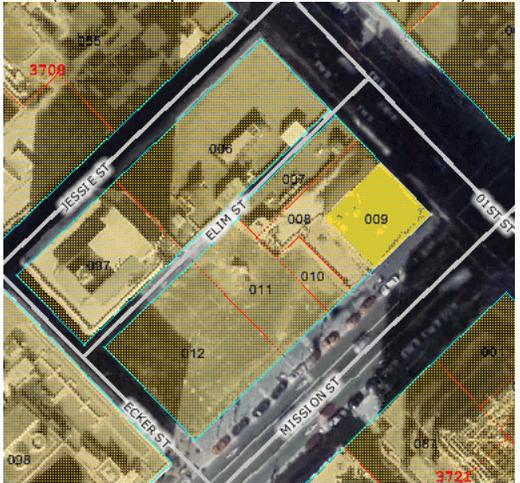
\*B12. **References:**  
San Francisco Office of the Assessor/Recorder  
Pendergrast, Mark. *Uncommon Grounds*. Basic Book: 1999.  
San Francisco City Directories  
*San Francisco Call*, "New Buildings Are Model Structures." (November 6, 1909).  
Sanborn Maps: 1899, 1913, 1950

B13. **Remarks:**  
Transit Center District Plan

\*B14. **Evaluator:** Christopher VerPlanck  
\***Date of Evaluation:** 03.04.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource name(s) or number (assigned by recorder) 82 1st Street

P1. Other Identifier: Treadwell Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 82 1ST ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708008

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

82 1st Street occupies a T-shaped 3,948 s.f. lot on the west side of 1<sup>st</sup> Street between Mission and Jessie streets, with another elevation at 510 Mission Street. Built in 1908 and designed in the American Commercial style, the three-story white face-brick-clad commercial building is a two-part vertical composition with three bays on 1<sup>st</sup> Street and three on the two-story Mission elevation. The 1<sup>st</sup> Street elevation features an intact Art Deco storefront with tiled bulkheads and pilasters and corbelled brick capitals. The Mission Street elevation features an altered aluminum storefront dating from the 1950s. Windows in the shaft region of both facades feature segmental (second floor) and semi-circular (third floor) arched openings containing later double-hung wood sash windows. There is a metal fire escape on the 1<sup>st</sup> Street elevation. A sheet metal cornice terminates both facades. The building is topped by a flat roof and the building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View to west, 1st Street; 9/19/07; 100\_3754.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1908; Assessor's Office

\*P7. Owner and Address:

Fiore, Richard A & Janice M.  
 510 Mission St.  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 82 1st Street

\*Recorded by: Tim Kelley

\*Date 11.08.07

Continuation  Update



Mission Street façade, 100\_3753, 9.19.07

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 82 1<sup>st</sup> Street

B1. Historic Name:	Treadwell Estate Building		
B2. Common Name:	82 1 <sup>st</sup> Street		
B3. Original Use:	Office/Retail	B4. Present Use:	Same
*B5. Architectural Style:	American Commercial style		

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
82 1<sup>st</sup> Street was constructed in 1908. The storefront on the First Street façade was remodeled after 1938. The storefront on the Mission Street façade was remodeled in the 1950s.

*B7. Moved? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Unknown	Date:	Original Location:
*B8. Related Features:		

B9a. Architect:	Unknown	b. Builder:	Unknown
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\*B10. **Significance: Theme:** Commercial/Industrial Development **Area:** South of Market: Transit Center Area Plan

<b>Period of Significance:</b> 1906-1930	<b>Property Type:</b> Commercial	<b>Applicable Criteria:</b> N/A
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(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

82-84 1<sup>st</sup> Street was built by the J.P. Treadwell Estate in 1908. James P. Treadwell, a Massachusetts native, graduated from Harvard and moved to San Francisco in 1852. A lawyer by trade, Treadwell also owned a considerable amount of real estate in the cities of San Francisco and San Jose, and ranches in Mendocino, Humboldt, and Santa Clara counties. Treadwell died in 1884 but his wife Mabel, executor of the estate, operated the business until her death in 1893. The business continued on as the J.P. Treadwell Estate under their children for some time afterward. 82-84 1<sup>st</sup> Street was constructed as a speculative venture by the company not long after the 1906 Earthquake. According to permit records, the building was occupied by a café owned by Tom F. Rush from 1938-46. No other historic data was located regarding the occupants of the building. 82-84 1<sup>st</sup> Street does not appear eligible for the California Register or for designation at the local level. Although associated distantly with a significant businessman, James P. Treadwell, the building was constructed well after his death as a speculative office building. It does not appear to have any association with any other person or event significant in the history of San Francisco or the State of California. Although the building does embody the characteristics of a type, period, and method of construction as a post-1906 brick commercial building, the building does not appear individually significant within this context. Aside from the storefronts and the windows, the building does not appear to have undergone many alterations since it was completed, retaining the following aspects of integrity: location, design, setting, materials, workmanship, and feeling.

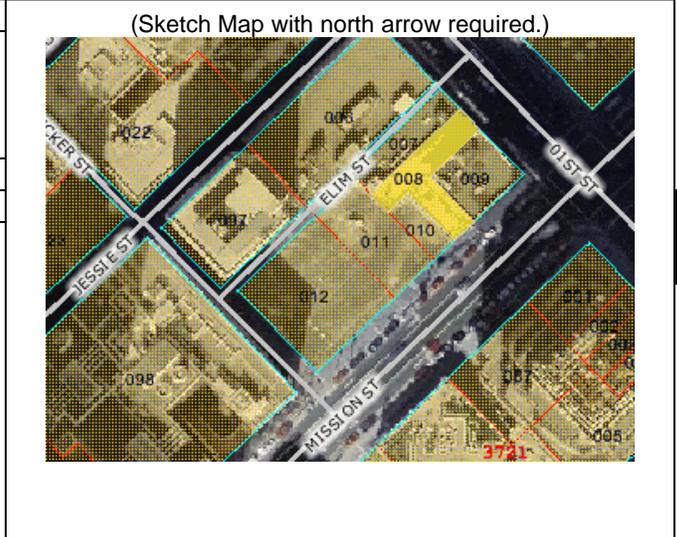
B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

\*B12. **References:**  
San Francisco Architectural Heritage, building files  
San Francisco City Directories  
"40, 50, 62, 76-80, 82-84 First Street," unpublished report by Page & Turnbull (February, 2006).  
Sanborn Maps: 1913, 1950

B13. Remarks:  
Transit Center Area Plan EIR

\*B14. **Evaluator:** Christopher VerPlanck  
\*Date of Evaluation: 03.04.08

(This space reserved for official comments.)



State of California — The Resources Agency  
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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 76 1st Street

P1. Other Identifier: Marwedel Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 76 1ST ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708007

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

76 1st Street occupies a rectangular 2,700 s.f. lot on the west side of 1st Street between Mission and Jessie streets. Designed by J.E. Krafft & Sons and built in 1908, the six-story brick commercial building is a three-part vertical composition comprised of an enframed window wall bracketed by end piers. The one-story base has an entrance at the left, with display windows to the right and a leaded glass transom band with colored prism lites above. A terra cotta box cornice divides the base from shaft, where each large single bay contains a band of five double-hung wood sash windows, 1/1 on the second floor and 2/2 above. A metal fire escape is at the far left. A terra cotta cornice divides shaft from single story capital, and the whole is terminated by a projecting cornice supported by massive foliate brackets, and embellished with dentils and modillions. The building is topped by a flat roof and appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to west; 9/19/07; 100\_3759.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1908, Assessor's office

\*P7. Owner and Address:

78 First St. LLC  
 % David Choo  
 62 First St. 4th Fl.  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California & The Resources Agency  
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Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page  2  of  2

\*Resource Name or # (Assigned by recorder)  76 1st Street

\*Recorded by:  Tim Kelley

\*Date  11.08.07

Continuation

Update

The Marwedel Building was surveyed in March, 1996 by Michael Corbett. The property was determined eligible for National Register under Criteria A and C and given a National Register Historic Places Status Code of "2S2". This building was reevaluated in 2007 by Kelley and Verplanck Historical Resources Consulting and it was determined that the building status remains the same. This building remains eligible for listing in the National Register or California Register.

State of California — The Resources Agency  
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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 62 1st Street  
 P1. Other Identifier: Neustadter Bros. Building  
 \*P2. Location:  Not for Publication  Unrestricted  
 \*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.  
 \*b. USGS 7.5' Quad: San Francisco North Date: 1994  
 \*c. Address: 62 1ST ST City: San Francisco Zip: 94105  
 d. UTM: Zone: 10 mE/ mN (G.P.S.)  
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708006

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
 62 1st Street occupies a rectangular 11,817 s.f. lot on the southwest corner of 1st and Jessie streets. Designed by Sylvain Schnaittacher in the American Commercial style with Renaissance Revival details and built in 1917, the five-story reinforced-concrete, stucco-finished (scored to resemble masonry) commercial building is a three-part vertical composition with five bays facing 1st Street and five along Jessie Street. On 1st Street the facade features a one-story base with a recessed entrance in the left bay and tall display windows in the other bays. An intermediate sheet metal cornice divides the base from the shaft, where each bay contains a single steel frame window with 3x3 lites. The Jessie Street elevation is utilitarian in design, with bands of multi-lite steel frame windows. A sheet metal intermediate cornice with a scroll motif divides the shaft from the attic story which consists of pairs of windows divided by recessed panels. The facade terminates with a dentil molding and a narrow projecting sheet metal cornice and parapet. The building is topped by a flat roof and appears to be in good condition.

**\*P3b. Resource Attributes:** (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)  
 View to NW; 9/19/07; 100\_3764.JPG  
**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
 1917; Assessor's office  
**\*P7. Owner and Address:**  
 Sixty-Two First Street LLC  
 62 First St. 4th Fl  
 San Francisco, CA 94105  
**\*P8. Recorded by**  
 Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131  
**\*P9. Date Recorded:**  
 11.08.07  
**\*P10. Survey Type:**  
 Intensive: Transit Center District EIR

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

**\*Attachments:**  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 62 1st Street

\*Recorded by: Tim Kelley

\*Date 11.08.07

Continuation

Update



Jessie Street façade, 100\_3755.JPG, 9.19.07

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3CS

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\*Resource Name or # (Assigned by recorder) 62 1<sup>st</sup> Street

B1. Historic Name:	Neustadter Bros. Building		
B2. Common Name:	62 1 <sup>st</sup> Street		
B3. Original Use:	Office/retail	B4. Present Use:	Office
*B5. Architectural Style:	American Commercial		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
62 1<sup>st</sup> Street was constructed in 1917. The storefronts and the upper floor windows were replaced in the 1950s.

\*B7. Moved?  No  Yes  Unknown      Date:      Original Location:

\*B8. Related Features:

B9a. Architect: Sylvain Schnaittacher      b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development      Area: South of Market: Transit Center District Plan

Period of Significance:	1906-1930	Property Type:	Office	Applicable Criteria	3
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(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Neustadter Bros. Building was designed by Sylvain Schnaittacher and constructed in 1917 for Neustadter Bros., manufacturers of shirts and overalls. Neustadter Bros. was founded by Jacob, Henry and David Neustadter during the Gold Rush. Neustadter Bros. is best known for manufacturing the "Standard" shirt and the "Boss of the Road" overalls. In the late 19<sup>th</sup> century, their Standard Shirt factory stood at the corner of Gough and Grove Streets, in addition to a retail store on Sansome and Pine Streets. 62 First Street served as offices and a retail store from 1917-1932 while their factory remained on Gough and Grove Streets. Several occupants in the import/export and textile trade occupied the building after the Neustadter Bros. moved their operation to Market Street in the late 1930s. Sylvain Schnaittacher (1874-1926) began his career training with A. Page Brown and went on to study abroad in 1901. Schnaittacher was an important contributor to the rebuilding of downtown San Francisco after the 1906 Earthquake and Fire. Within the Transit Center survey, Schnaittacher designed 77 New Montgomery and 60 Second Street.

The Neustadter Bros. building appears to be eligible for the California Register under Criteria 3 as an excellent example of a reinforced-concrete loft building designed by the prominent architect Sylvain Schnaittacher. This building is part of a group of tall office buildings constructed on First Street between Mission and Market Streets after the 1906 Earthquake by members of San Francisco's German-Jewish business community. This building is associated with the Neustadter Bros., an important pioneer textile and clothing industry in San Francisco, although their manufacturing appears to have not occurred in this building. Aside from the replacement of the original steel industrial windows with aluminum in the 1950s, 62 First Street retains a high degree of integrity, retaining the aspects of location, design, setting, association, materials, workmanship, feeling, and association.

B11. Additional Resource Attributes: (List attributes and codes)      HP7. 3+ story commercial building

\*B12. References:

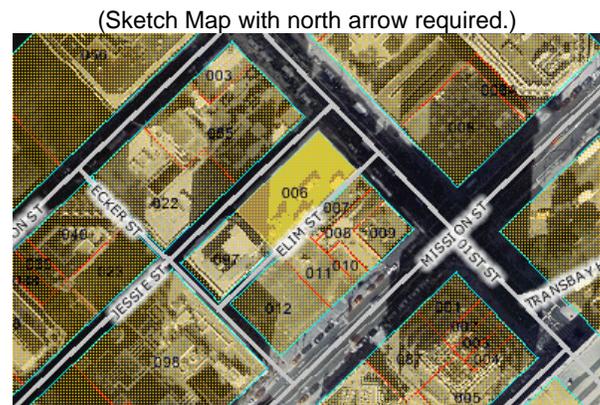
San Francisco Department of the Assessor/Recorder  
San Francisco Architectural Heritage, Building Files  
San Francisco City Directories  
"40, 50, 62, 76-80, 82-84 First Street," unpublished report by Page & Turnbull, February, 2006.  
Sanborn Maps 1913, 1950

B13. Remarks:  
Transit Center District Plan EIR

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 03.04.08

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 38 1st Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 38 1ST ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3708003

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

38 First Street occupies a rectangular 3,200 s.f. lot on the southwest corner of First and Stevenson streets. Built in 1908, the five-story brick commercial building is a two-part vertical composition. The two-story base has modern retail storefronts at the ground level and a mixture of aluminum and wood casement windows on the upper floors. A sheet metal intermediate cornice with dentils and an egg and dart molding divides the base from shaft, where there are three bays on First Street and four on Stevenson. The facade terminates in a blank frieze and parapet. The cornice has been removed. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to SW; 9/19/07; 100\_3775.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1908; Assessor's office

\*P7. Owner and Address:

Mirmaz Co.  
 % Jeanne Mazeris  
 55 Anza Vista  
 San Francisco, CA 94115

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 38 1<sup>st</sup> Street

B1. Historic Name:	Schoenberg Building		
B2. Common Name:	38 1 <sup>st</sup> Street		
B3. Original Use:	Office Building	B4. Present Use:	Same
*B5. Architectural Style:	Renaissance Revival		

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
38 1<sup>st</sup> Street was constructed ca 1908. No original permits were located. Alterations to the storefront, removal of cornice, and replacement of windows occurred at an unknown date, probably in the 1960s.

\*B7. **Moved?**  No  Yes  Unknown      **Date:**      **Original Location:**

\*B8. **Related Features:**

B9a. Architect: Unknown      b. Builder: Unknown

\*B10. **Significance: Theme:** Commercial Development      **Area:** Transit Center District Plan, San Francisco

<b>Period of Significance:</b> 1906-1930	<b>Property Type:</b> Commercial	<b>Applicable Criteria:</b> N/A
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(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to the San Francisco Office of the Assessor/Recorder, 38-40 1<sup>st</sup> Street was constructed in 1908. No original permits were located for this building. Louis Schoenberg was the original owner of the building; he also owned the building on the northwest corner of 1<sup>st</sup> and Stevenson Streets. No historical data was recovered regarding the original owner. Early occupants of the building were Paraffine Paint Co. (1909-1922) and Moore Shipbuilding (1918). Paraffine Paint Company was an earlier producer of wall board and a major supplier of roofing materials during the reconstruction of San Francisco after the 1906 Earthquake and Fire. Moore Shipbuilding operated a shipbuilding and repair facility in Oakland from 1917 until 1961. Prior to construction of this building, a similarly shaped two-story building fronting both 1<sup>st</sup> and Stevenson streets occupied the parcel. The building remains in use as an office building.

38 1<sup>st</sup> Street does not appear eligible for the California Register or historic designation at the local level. Although it housed the corporate offices of two important companies, the work associated with either company did not occur here. Furthermore, it is not associated with any significant persons or events in the history of San Francisco and no longer embodies distinctive characteristics of a type, period, or method of construction. 38-40 1<sup>st</sup> Street has been significantly altered, through removal of its original storefronts, windows, and cornice. It retains only integrity of location and setting.

B11. **Additional Resource Attributes:** (List attributes and codes)      HP7. 3+ story commercial building

\*B12. **References:**

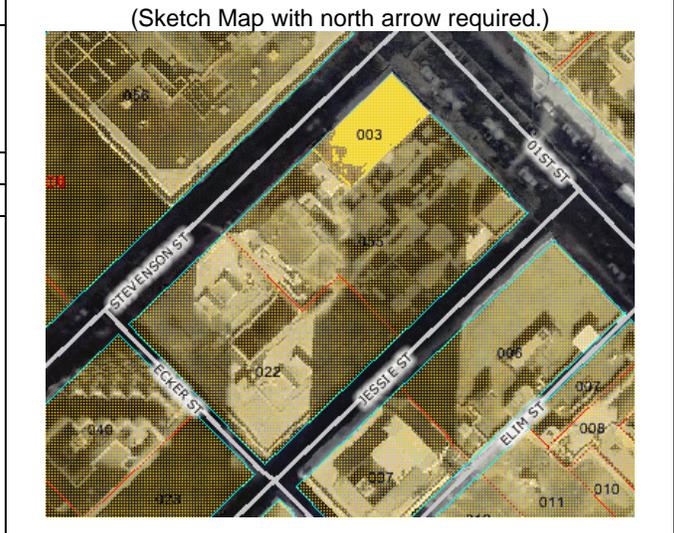
San Francisco Office of the Assessor/Recorder  
San Francisco Architectural Heritage, Building Files  
San Francisco City Directories  
Sanborn Maps 1899, 1913, 1950

B13. **Remarks:**

\*B14. **Evaluator:** Christopher VerPlanck

\*Date of Evaluation: 03.04.08

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 680 Mission Street

P1. Other Identifier: The Paramount

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 680 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707063

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

680 Mission Street is a modern reinforced-concrete high-rise residential building occupying a 199 ft. by 160 ft. irregularly shaped lot at the northeast corner of 3rd and Mission streets, with an elevation also on Jessie Street. Designed by Kwan Henmi in a contemporary Modernist style, the building is 418 ft. tall and 41 stories. A four-story podium containing retail and the main lobby occupies the corner of 3rd and Mission although sections of the central tower meet the sidewalk on both 3rd and Mission. There is an eight-story parking garage wing on the north elevation along Jessie Street. The facade of the 1912 Jessie Hotel is attached to a portion of the Jessie Street facade.

\*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple Family Property

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



P5b. Photo: (view and date)

View to NE; 9/29/07; 100\_4735.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

2002; Assessor's office

\*P7. Owner and Address:

Third & Mission Assocs. LLC  
 Related Management Company  
 423 W. 55th St., 9<sup>th</sup> Fl.  
 New York, NY 10019

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____
Listings _____ Other _____ Review Code _____ Reviewer _____ Date _____		
Page 1 of 1	*Resource name(s) or number (assigned by recorder) 33 New Montgomery Street	
P1. Other Identifier:	None Metropolis Trust & Savings Bank	
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted	
*a. County:	San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.)	
*b. USGS 7.5' Quad:	San Francisco North	Date: 1994
*c. Address:	33 NEW MONTGOMERY ST	City: San Francisco Zip: 94105
d. UTM: Zone: 10	mE/	mN (G.P.S.)
e.	Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707062	
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)		
33 New Montgomery Street occupies and L-shaped 16,772 s.f. lot on the northeast corner of New Montgomery and Stevenson streets, with an elevation on Market Street. Designed by HKS and built in 1986, the 20-story steel-framed commercial building is designed in the Postmodern style. The New Montgomery wing is topped with a barrel roofed clock tower. The Market Street wing wraps around the Bank of America Building and engulfs the historic Hoffman Grill building in its entirety. (recorded separately) The building appears to be in good condition.		
*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building		
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other		
	P5b. Photo: (view and date) View to NE; 9/25/07; 100_4214.JPG	
	*P6. Date Constructed/Age and Sources: <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both 1986; Assessor's office	
	*P7. Owner and Address: Glenborough New Montgomery 555 California Street Suite San Francisco, CA 94105	
	*P8. Recorded by Tim Kelley Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
	*P9. Date Recorded: 11.08.07	
	*P10. Survey Type: Intensive: Transit Center District EIR	
	*P11. Report Citation: (Cite survey report and other sources, or enter "none") None	
	*Attachments: <input checked="" type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)	

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____
		NRHP Status Code _____
Other		
Listings _____		
Review Code _____		Reviewer _____ Date _____
Page 1 of 2	*Resource name(s) or number (assigned by recorder)	625 Market Street
P1. Other Identifier:	Metropolis Trust & Savings Bank; Merchants Natl. Bank	
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted	
*a. County:	San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.	
*b. USGS 7.5' Quad:	San Francisco North	Date: 1994
*c. Address:	625 MARKET ST	City: San Francisco Zip: 94105
d. UTM: Zone: 10	mE/	mN (G.P.S.)
e.	Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707061	
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)		
<p>625 Market Street occupies a rectangular 5,033 s.f. lot on the east corner of Market and New Montgomery streets. There is a large ornate clock attached to the second story at the corner of New Montgomery and Market. Designed by George Applegarth and L.B. Dutton and built in 1907, the 14-story, steel-frame and reinforced-concrete, commercial building is designed in the American Commercial style with Greek Classical detailing. Clad in granite, the two-story base is designed to resemble a Greek temple with a Doric order colonnade (three bays wide) in antis flanking the main entrance on Market Street and a row of Tuscan pilasters, five bays wide, along New Montgomery Street. Non-historic aluminum windows occupy the openings on the first floor. The second floor level consists of a row of short casement windows. A frieze comprised of large roundels divides the base from the terra-cotta and pressed-brick-clad shaft. The transitional fourth floor features groupings of three windows surmounted by a Greek fret stringcourse. Above this the main body of the shaft consists of a modern skeletal arrangement of non-historic glazing and metal spandrel panels to allow as much light into the interior as possible. Each bay terminates with an arch at the 13th floor. The capital has punched windows in a terra cotta frieze, and both facades terminate with a bold terra cotta cornice embellished with Greek antefixae. The building is topped by a flat roof and appears to be in good condition.</p>		
*P3b. Resource Attributes: (list attributes and codes)		HP7. 3+ Story Commercial Building
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input checked="" type="checkbox"/> Element of District <input type="checkbox"/> Other		
	P5b. Photo: (view and date)	
	View to SE; 9/25/07; 100_4222.JPG	
	*P6. Date Constructed/Age and Sources: <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
	1907, Assessor's office	
	*P7. Owner and Address:	
	625 Market Assocs. LLC 332 Pine St. Penthouse San Francisco, CA 94104	
	*P8. Recorded by	
	Tim Kelley Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
	*P9. Date Recorded:	
	11.08.07	
*P10. Survey Type:		
Intensive: Transit Center District EIR		
*P11. Report Citation: (Cite survey report and other sources, or enter "none")		None
*Attachments: <input type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input checked="" type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input checked="" type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)		

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 625 Market Street

\*Recorded by: Tim Kelley

\*Date 11.08.07

Continuation  Update



Market Street façade, 100\_4224, 9.25.07

State of California — The Resources Agency  
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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 51 3rd Street

P1. Other Identifier: Hearst Parking Center

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 51 3RD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707058

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

51 Third Street occupies a 33,118 s.f. rectangular lot at the southeast corner of Stevenson and 3rd streets. Constructed in 1970 as part of the nearby Hearst Building complex, the reinforced-concrete Brutalist style parking garage has nine levels and a flat roof. The facades are composed as a grid of open rectangular bays above a two-story base which contains retail space. The retail spaces are accessed via a sunken arcade.

\*P3b. Resource Attributes: (list attributes and codes) Hp4. Ancillary Building, HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to SE; 9/26/07; 100\_4447.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1970; Assessor's office

\*P7. Owner and Address:

The Hearst Corp.  
 5 3rd St. Ste. 200  
 San Francisco, CA 94103

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____	
Other _____		Listings _____	
Review Code _____		Reviewer _____ Date _____	
Page 1 of 3	*Resource name(s) or number (assigned by recorder)		691 Market Street
P1. Other Identifier:	Hearst Building, Examiner Building, 5 3rd Street		
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted		
*a. County:	San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.		
*b. USGS 7.5' Quad:	San Francisco North	Date:	1994
*c. Address:	691 MARKET ST	City:	San Francisco Zip: 94105
d. UTM: Zone: 10	mE/	mN (G.P.S.)	
e.	Other Locational Data: Assessor's Parcel Number (Map, Block, Lot):		Parcel #: 3707057
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)			
691 Market Street (or 5 3rd Street) occupies a five-sided 13,333 s.f. lot on the east corner of Market and 3rd streets. Designed by Kirby Petit & Green (interior by Julia Morgan), and built in 1909, the 13-story reinforced-concrete commercial building is clad in terra cotta. Its chamfered facade is organized in a two-part vertical composition. The two-story base has a monumental entrance on the angled elevation facing the corner of 3rd and Market streets. The entrance is surmounted by a massive broken pediment of terra cotta supported by fluted pilasters with Composite Corinthian capitals. A large cartouche with the letter "H" sits directly above the entrance. A polychrome terra cotta intermediate cornice divides the first and second floors. The transitional third story has another polychrome intermediate cornice. The shaft region is divided into three bays on each of the main elevations. Each bay contains two double hung wood windows and metal spandrel panels. Massive Tuscan piers demarcate the bays. The corner piers have one punched window opening at each floor. The facade terminates with a narrow terra cotta cornice surmounted by antefixes. The building is topped by a flat roof. The building appears to be in good condition.			
*P3b. Resource Attributes: (list attributes and codes)		HP7. 3+ Story Commercial Building	
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input checked="" type="checkbox"/> Element of District <input type="checkbox"/> Other			
		P5b. Photo: (view and date)	
		View to SE; 9/26/07; 100_4457.JPG	
		*P6. Date Constructed/Age and Sources: <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
		1909; Assessor's office	
		*P7. Owner and Address:	
		The Hearst Corp. 5 3rd St. Ste. 200 San Francisco, CA 94103	
		*P8. Recorded by	
		Tim Kelley Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
		*P9. Date Recorded:	
		11.08.07	
*P10. Survey Type:			
Intensive: Transit Center District EIR			
*P11. Report Citation: (Cite survey report and other sources, or enter "none")		None	
*Attachments: <input type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input checked="" type="checkbox"/> Continuation Sheet <input checked="" type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)			

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

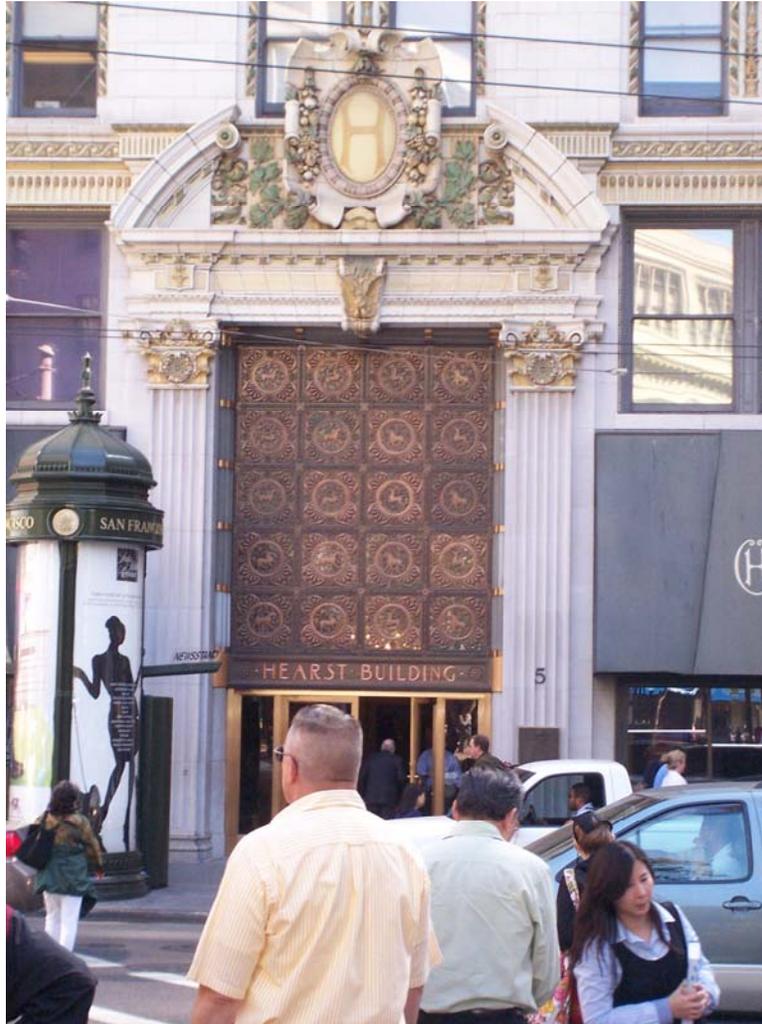
Page 2 of 3

\*Resource Name or # (Assigned by recorder) 691 Market Street

\*Recorded by: Tim Kelley

\*Date 11.08.07

Continuation  Update



Main Entrance, 100\_4459, 9.26.07

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3S

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 691 Market Street

B1. Historic Name:	Hearst Building, Examiner Building		
B2. Common Name:	Examiner Building		
B3. Original Use:	Office Building	B4. Present Use:	Office
*B5. Architectural Style:	Renaissance Revival		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The Examiner Building was constructed in 1909 for the Hearst Corporation as an office building and printing plant.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None

B9a. Architect: Kirby Petit & Green (remodeled by Julia Morgan) b. Builder: K.E. Parker Co.

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930 Property Type: Office Applicable Criteria: 1, 2, & 3

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

The Hearst Building was designed by Kirby Petit & Green and constructed in 1909 for the Hearst Corporation as a replacement for the company's original headquarters destroyed in the 1906 Earthquake and Fire. The Hearst Corporation was founded in 1887 by William Randolph Hearst, son of silver baron George Hearst, when he purchased a minor local newspaper called the *San Francisco Examiner*. Hearst revived the anemic paper by publishing sensational and salacious stories that increased daily readership from 5,000 to 55,000 by 1889. In 1895, Hearst decided to expand his empire beyond San Francisco by purchasing the *New York Morning Journal*. Hearst's papers became famous (or infamous) for "yellow journalism." After playing an instrumental role in sparking the Spanish-American War, Hearst went on to serve as a two-term congressman for New York. In 1919, Hearst returned to San Francisco, where he presided over an empire comprised of over thirty dailies, all of which administered from his suite in the flagship Examiner Building occupying the southeast corner of "Newspaper Angle" at 3<sup>rd</sup> and Market streets. In 1938, Hearst hired architect Julia Morgan to remodel the interior of the Hearst Building and to build a penthouse for him at the top of the building.

The Hearst Building appears individually eligible for listing in the National Register of Historic Places and also the California Register of Historical Resources under Criteria 1 (Events), 2 (Persons), and 3 (Design/Construction). Under Criterion 1, the Hearst Building is associated with the post-quake reconstruction of San Francisco. Under Criterion 2, the building is closely associated with the life and career of William Randolph Hearst, one of America's most important newspaper publishers. Under Criterion 3, the building is significant as an excellent example of a Renaissance Revival style, fireproof commercial office building in downtown San Francisco, as well as the work of a master, Julia Morgan. The building retains a high level of integrity, retaining the aspects of location, design, setting, materials, workmanship, feeling, and association.

B11. Additional Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

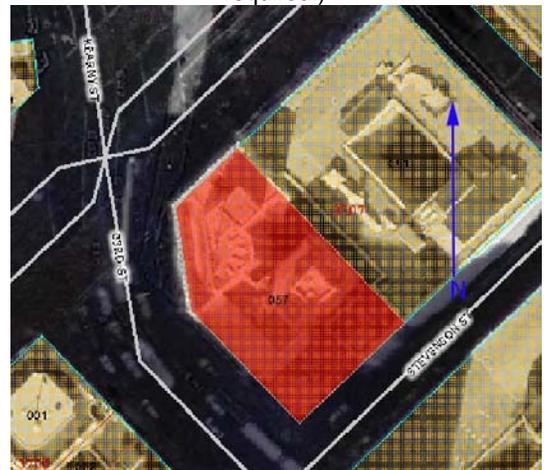
\*B12. References: San Francisco Architectural Heritage building files, *San Francisco Examiner* (November 24, 1937); Michael Taylor, "The Reign of S.F.'s 'Monarch of the Dailies,'" *San Francisco Chronicle* (August 7, 1999).

B13. Remarks: Transit Center District Plan, Heritage "A"-rated building

\*B14. Evaluator: Christopher VerPlanck  
\*Date of Evaluation: 07.09.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 2 New Montgomery Street

P1. Other Identifier: Palace Hotel, Garden Courtyard, 633 Market Street

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 2 NEW MONTGOMERY ST City: San Francisco Zip: 94105

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

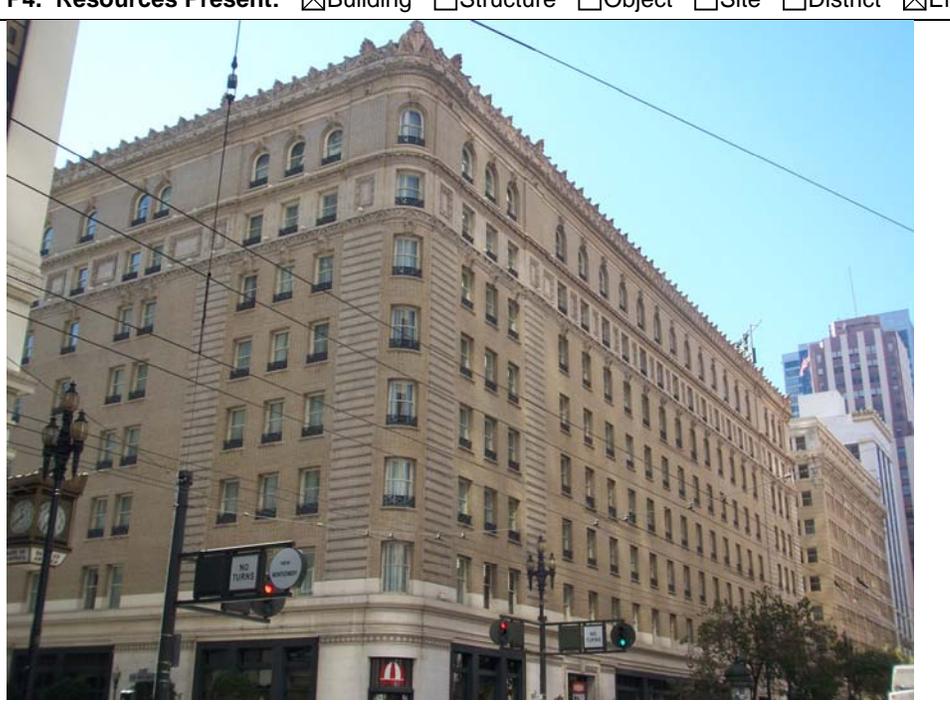
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707052

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

The Palace Hotel, at 2 New Montgomery Street, occupies a rectangular 94,599 s.f. lot bounded by Market, New Montgomery, Jessie and Annie streets. Designed by Trowbridge & Livingston and built in 1909, the eight-story steel-frame, reinforced-concrete, and brick hotel is designed in the Renaissance Revival style. The primary facades face Market and New Montgomery. Both display a three-part vertical composition with the corner bays differentiated by rusticated piers. The base is clad in glazed terra cotta and surmounted by a belt cornice of the same material. The recessed main entrance is located at 2 New Montgomery Street. It features three arched openings with arched steel and glass canopies. The upper floors consist of a grid of double-hung wood windows. The seventh floor is clad in terra cotta and is demarcated by decorative stringcourses and recessed panels. On the eighth floor, the windows are arched. The facades terminate with a sheet metal and terra cotta cornice surmounted by Greek antefixae. The facade treatment described above wraps one bay around the Jessie Street elevation which is otherwise more utilitarian in character. There is a non-historic addition in the southwest corner of the block. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP5. Hotel/Motel

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



P5b. Photo: (view and date)

View to SW; 9/26/07; 100\_4425.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1909, Assessor's office

\*P7. Owner and Address:

Kyo-Ya Hotels & Resorts LLP  
 2255 Kalakaua Ave. 2nd Flr. %  
 Honolulu, HI 96815

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

"Restoration Of Historic Palace Hotel An Event Causing Great Joy Throughout City," San Francisco Examiner (March 28, 1909).

\*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)

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page  2  of  2

\*Resource Name or # (Assigned by recorder)  2 New Montgomery Street

\*Recorded by:  Tim Kelley

\*Date  11.08.07

Continuation  Update



**New Montgomery Street Façade, 100\_4434, 9.26.07**



**Main Entrance, 100\_4433, 9.26.07**

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 685 Market Street

P1. Other Identifier: Monadnock Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 685 MARKET ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707051

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

685 Market Street occupies a rectangular 22,800 s.f. lot on the west corner of Market and Annie streets. Designed by Meyer & O'Brien and built in 1906, the ten-story steel frame commercial building with brick curtain walls is a two-part vertical composition with an attic story. The rusticated base has a deeply recessed monumental central arched entrance, with non-historic storefronts flanking it to either side. The upper stories are divided into seven bays on Market Street, each containing three double-hung wooden windows, 1/1. The bays are defined by rusticated columns, with wider end piers. The attic is similarly composed, and is defined by intermediate cornices with brackets marking the pier locations. The facade design wraps around one bay onto Annie Street, with the remainder of the elevation utilitarian in design with deep-set double-hung wood windows. The facade terminates with a modest box cornice featuring modillions and dentils and a parapet embellished with antefixae. The building is topped by a flat roof and appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to the south; 9/26/07; 100\_4463.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1906, Assessor's office

\*P7. Owner and Address:

Prudential Insurance Co Of  
 685 Market St.  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 685 Market Street

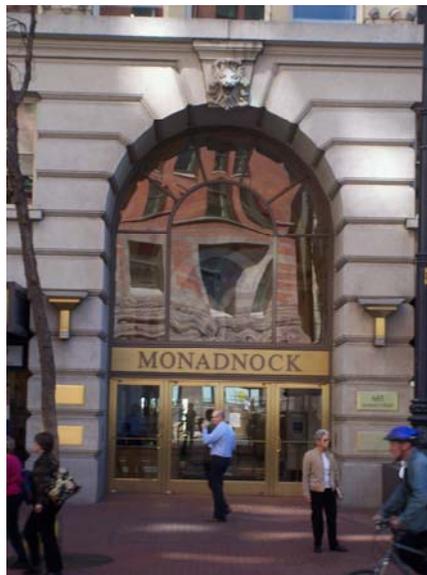
\*Recorded by: Tim Kelley

\*Date 11.08.07

Continuation  Update



Cornice Detail, 100\_4465, 9.26.07



Entrance Detail, 100\_4466, 9.26.07

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Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 111 Stevenson Street

P1. Other Identifier: Palace Garage

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 111 STEVENSON ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707044

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

The Palace Garage at 111 Stevenson Street occupies a rectangular 7,200 s.f. lot on the south side of Stevenson between New Montgomery and 2nd streets. Designed by the O'Brien Brothers and built in 1921, the four-story concrete parking garage is designed in the Gothic Revival style. It is a two-part vertical composition with two broad arched vehicular entrances flanked by a utility entrance on the left and a small storefront on the right. The upper stories each contain a band of ten rectangular steel sash industrial windows, separated by concrete triangular columns and spandrel panels with quatrefoil designs. The end bays have heavier rectangular piers surmounted by giant lanterns. The facade terminates with a machicolated parapet. Vintage neon signage is attached to the building. The building is topped by a flat roof and appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP4. Ancillary Building

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



P5b. Photo: (view and date)

View to SW; 9/25/07; 100\_4230.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1921, Assessor's office

\*P7. Owner and Address:

Kyo-Ya Hotels & Resorts Lp  
 Palace Hotel  
 2 New Montgomery St  
 San Francisco CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 39 New Montgomery Street

P1. Other Identifier: Sharon Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 39 NEW MONTGOMERY ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707035

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

39 New Montgomery Street occupies a triangular 11,774 s.f. lot on the east side of New Montgomery spanning the block between Jessie & Stevenson streets. Designed by George Kelham and built in 1912, the nine-story, steel-framed, reinforced-concrete commercial building is clad in brick. Designed in the Renaissance Revival style, the facades display a three-part vertical composition divided into 11 structural bays on New Montgomery and six on Jessie Street. Due to an unusual L plan, the Stevenson Street facade is only one bay wide. The base, which comprises the first and second floors, features terra cotta-clad Tuscan Order piers supporting a dentilated entablature. The main entrance, surmounted by a terra cotta clad portico, is located at 39 New Montgomery. Above the entrance is the transitional third floor. Like the shaft, the third floor bays contain pairs of double-hung wood windows. A terra cotta stringcourse separates the third floor from the shaft, which is divided into bays by brick piers. At the seventh floor the piers are joined by arches. An intermediate cornice separates the shaft from the attic story, which is clad in terra cotta and features recessed panels. The facade terminates with an ornate terra cotta cornice. The broad building is topped by a flat roof and appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to NE; 9/25/07; 100\_4270.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1912, Assessor's office

\*P7. Owner and Address:

Childs Tr. Share Fbo Robert  
 % Robert Bernheim  
 55 New Montgomery St. # 200  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") "Big Office Building," San Francisco Chronicle (September 30, 1911).

\*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)

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

Primary# \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 39 New Montgomery Street

\*Recorded by: Tim Kelley

\*Date 11.08.07

Continuation  Update



**Cornice Detail, 100\_4273, 9.25.07**



**Main Entrance, 100\_4272, 9.25.07**

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 74 New Montgomery Street

P1. Other Identifier: Call Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 74 NEW MONTGOMERY ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707033

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

74 New Montgomery Street occupies a rectangular 17,863 s.f. lot bounded by New Montgomery, Jessie, Annie, and Ambrose Bierce streets. Designed by the Reid Brothers and built in 1914, the six-story, reinforced-concrete commercial building is designed in the Renaissance Revival style. The facades display a two-part composition with a one-story attic. The New Montgomery and Annie Street facades are divided into three structural bays and are 11 bays along Jessie and Ambrose Bierce streets. The base, which comprises the first and second floors, features rusticated piers that support an entablature. The main entrance is located in the center bay on New Montgomery. Two stories high, the main entrance has been altered. Rustication continues at the third floor level, which, similar to the shaft, features a grid of double-hung wood sash windows. A stringcourse separates the third floor from the shaft. The shaft features giant Corinthian order pilasters which terminate at a dentilated cornice with modillions. Above this is a one-story attic. The design is repeated on Annie Street. Jessie and Ambrose Bierce streets feature similar detailing, with more elaborate three-bay corner pavilions. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to SW; 9/26/07; 100\_4503.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1914; Assessor's office

\*P7. Owner and Address:

Montgomery Bierce LLC  
 Thomas Owens, Ceo/Sagamore  
 332 Pine St. Penthouse  
 San Francisco, CA 94104

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") "Building Designed For Automobiles," San Francisco Chronicle (November 1, 1913).

\*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)

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page  2  of  2

\*Resource Name or # (Assigned by recorder)

74 New Montgomery Street

\*Recorded by:  Tim Kelley

\*Date  11.08.07

Continuation

Update



Jessie Street Façade, 100\_4501, 9.26.07



Annie Street Façade, 100\_4493, 9.25.07

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 163 Jessie Street

P1. Other Identifier: Hess Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 163 JESSIE ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707032

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

163 Jessie Street occupies a rectangular 1,300 s.f. lot on the southwest corner of Jessie and Annie streets. Designed by C.A. Meusdorffer and built in 1912, the five-story reinforced-concrete commercial building is designed in the American Commercial style with Renaissance Revival ornamentation. The facades are arranged in a two-part composition and are divided into two structural bays along both Annie and Jessie streets. The base has two bays on each elevation with a sheet metal stringcourse demarcating the line between the base and the shaft. The shaft is articulated as bands of three double-hung wood sash windows in each bay. The facades terminate with an egg and dart molding and a modillioned cornice. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to SE; 9/26/07; 100\_4469.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1912, Assessor's office

\*P7. Owner and Address:

Beck Trust  
 % William N. Beck  
 175 Drakes View Dr. Star  
 Inverness, CA 94937

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR  
 District Contributor

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") "New Newspaper Building," San Francisco Chronicle (May 11, 1912).

\*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**

\*Resource Name or # :163-165 Jessie Street

B1. Historic Name: California Demokrat Building, Hess Building

B2. Common Name:

B3. Original Use: newspaper offices

B4. Present Use: offices

\*B5. Architectural Style: American Commercial

\*B6. Construction History: Constructed in 1912. Removal of ground floor detailing and replacement of some ground floor windows.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features: none

B9a. Architect: C. A. Meussdorffer

b. Builder: William Bros & Hunderson

\*B10. Significance: Theme: architecture

Area: South of Market district, San Francisco, CA

Period of Significance: 1912

Property Type: Building

Applicable Criteria: A/1, C/3

**Summary of Significance**

The five-story steel and concrete commercial building at 163-165 Jessie Street (Block 3707, Lot 018) appears to be eligible for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criterion C/3, for its association with San Francisco architect C. A. Meussdorffer and as a good example of an American Commercial style building with high integrity in the South of Market neighborhood. The period of significance is 1912, the date of the building's construction. The building also appears to be eligible as a contributor to a proposed historic district.

**Historic Context**

Constructed in 1912, this corner building at Jessie and Anne, was designed in the American Commercial style with Renaissance Revival detailing to house the German-language newspaper the *California Demokrat*. The building was constructed at the end of the first wave of reconstruction in the South of Market neighborhood around Mission and New

B11. Additional Resource Attributes:

\*B12. References:

See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: March 18, 2010



**Continuation of B10. Significance:**

Montgomery Streets after the 1906 earthquake and fires. The building was one of several newspaper and print related businesses to move to the area after the earthquake.

For over fifty years Frederick Hess was the editor of the *California Demokrat*, the West Coast's first and primary German newspaper during nineteenth and early twentieth centuries. The newspaper was established in 1852 in San Francisco, the same year that Hess immigrated to United States from Germany. Hess started out selling papers on the street but in less than ten years he started the *Alameda Encinal*, which he sold before joining the staff of the *Demokrat*. In 1865 Hess bought the paper and continued as its editor into the twentieth century, transforming it into "one of the most powerful and influential German publications in the country" (*SF Call* 1906). In 1912, Hess commissioned the building at 163-165 Jessie Street for the *Demokrat*. The paper's main office occupied the ground floor, while the pressroom was in the basement and offices were on second and third floors; the upper floors were occupied by the *Daily Journal of Commerce*. However, the paper was headquartered in the building until 1920, when it moved its operation to Pine Street. *California Demokrat* continued its publication into the 1960s.

Hess hired prominent San Francisco architect C. A. Meussdorffer to design the building. Conrad Alfred Meussdorffer, born in 1875 in California to German parents, was a prolific San Francisco architect. Meussdorffer was a draftsman and later architect for Salfield & Kohlberg. He opened his own business in 1897 and mainly designed apartment towers, primarily in Pacific Heights and Nob Hill, and private residences, including many in the town of Ross. His non-residential buildings included One UN Plaza, the Southern Club on Nob Hill, and the Family Club Building on Powell. He died in 1945.



The Hess family sold the building to R. E. Warfield in 1930. By the 1950s the Sanborn Maps indicate the building was occupied by a store.

**Evaluation**

**Continuation of B10. Significance:**

The California Demokrat Building at 163-165 Jessie Street does not appear to be individually eligible for the NRHP or the CRHR under Criterion A/1 for its 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. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. The building was constructed at the end of a period of rapid reconstruction of the area centered around New Montgomery and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, but it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out. Also, the building does not appear to be significant due to its connection with the *California Demokrat*, a leading German-language newspaper, as the paper was only housed in the building for eight of its hundred years of publication.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California, or national history. While the building was constructed by Frederick Hess, long-time editor of the influential *California Demokrat*, the building was bought at the end of his long career and only housed the newspaper for eight years.

The *California Demokrat* Building at 163-165 Jessie Street does appear to be eligible under Criterion C/3 for as a significant example of the American Commercial style and in association with the work of master architect C. A. Meussdorffer. The five-story commercial building exhibits common characteristics of American Commercial style, including a prominent cornice featuring Renaissance Revival detailing, grids of windows, stucco cladding, and separate ground floor spaces. The building has undergone few modifications and is a distinguished example of the American Commercial style common during the twentieth century in the South of Market area. C. A. Meussdorffer is a noted San Francisco architect whose main contribution to San Francisco architecture were his tall apartment buildings and hotels. This building is a rare example of his commercial architecture and is significant for displaying the breadth and importance of Meussdorffer's work in San Francisco.

*Integrity*

The *California Demokrat* Building has undergone few modifications. Some of the ground floor doors and windows have been replaced but they retain the original design, including the transom band. Upper story fenestration appears to be original or was replaced in-kind. While the ornamentation was stripped on ground floor, the building retains its original modillion cornice and egg and dart molding. The building retains its integrity of design, materials, workmanship, feeling, and association. It has not been moved and retains its integrity of location. Ongoing development has transformed the area over the last hundred years but several of the surrounding buildings remain and in general the building retains its integrity of setting.

*Previous Evaluations*

According to San Francisco Planning Department records, 163-165 Jessie Street was not rated in City's Downtown Master Plan, the San Francisco Planning Department's 1976 Citywide Architectural Survey, and the 1977-1978 San Francisco Architectural Heritage Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating that it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

\_\_\_\_\_. "Apartment Houses – Some Recent San Francisco Examples." *Architect & Engineer* 70, no. 3 (September 1922): 47-66.

\_\_\_\_\_. "A Southern Colonial Style Clubhouse." *Architect & Engineer* 27, no. 2 (December 1911).

\_\_\_\_\_. "Some Recent Work of C. A. Meussdorfer." *Architect & Engineer* 28, no. 2 (June 1912).

\_\_\_\_\_. "To Support Cleveland." *New York Times*. July 29, 1888.

\_\_\_\_\_. "New Newspaper Building." *San Francisco Chronicle*. May 11, 1912.

\_\_\_\_\_. "Hess will Celebrate Today his Fiftieth Year as Publisher." *The San Francisco Call*. September 14, 1906.

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building files, 163-165 Jessie Street. San Francisco Planning Department.

C. A. Meussdorffer, vertical file. San Francisco Architectural Heritage.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Maps, "San Francisco, California," (1913 & 1950), sheet 137.

San Francisco City Assessor Records, Sales Ledgers.

San Francisco City Directories.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 666 Mission Street

P1. Other Identifier: California Historical Society, Hundley Hardware Building, 678 Mission

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 666 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707021

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

666 Mission Street occupies a rectangular 6,695 s.f. lot on the northwest corner of Mission and Annie streets. Designed by A. H. Knoll and built in 1922, the two-story reinforced-concrete commercial building is designed in the Renaissance Revival style. The primary facade is arranged as a two-part composition and divided into three structural bays along Mission Street. The main floor features three shallow pointed Tudor arches with glazed terra cotta moldings, each containing plate glass display windows and an entrance in the center bay. The second story has a band of six recessed tri-partite wood windows with turned colonettes and pilasters. The facade terminates with a simple frieze, a dentil molding and an elaborate box cornice. The design of the facade wraps one bay along Annie Street. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View to north; 9/26/07; 100\_4479.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1922, Assessor's office

\*P7. Owner and Address:

California Historical Society  
 678 Mission St.  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") "Building Leased Before It Was Built," San Francisco Chronicle (January 7, 1922).

\*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**

\*Resource Name or # : 666 Mission

- B1. Historic Name: Phoenix Desk Company
- B2. Common Name: Hundley Hardware Building
- B3. Original Use: retail
- B4. Present Use: museum
- \*B5. Architectural Style: Renaissance Revival
- \*B6. Construction History: Constructed in 1921.

- \*B7. Moved? No Yes Unknown Date: Original Location:
- \*B8. Related Features: none

- B9a. Architect: A. H. Knoll
- b. Builder:
- \*B10. Significance: Theme: architecture Area: South of Market district, San Francisco, CA
- Period of Significance: 1921 Property Type: building Applicable Criteria: C/3

**Summary Evaluation**

The two-story building at 666 Mission Street (Block 3707, Lot 021) appears to be individually eligible for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criterion C/3, as a good example of Renaissance Revival building with high integrity. The building's period of significance is 1921 when it was constructed. The building also appears to be a contributor to the proposed CRHR-eligible New Montgomery, Mission & Second Historic District (see Kelley and VerPlanck 2008).

**Historic Context**

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of

B11. Additional Resource Attributes:

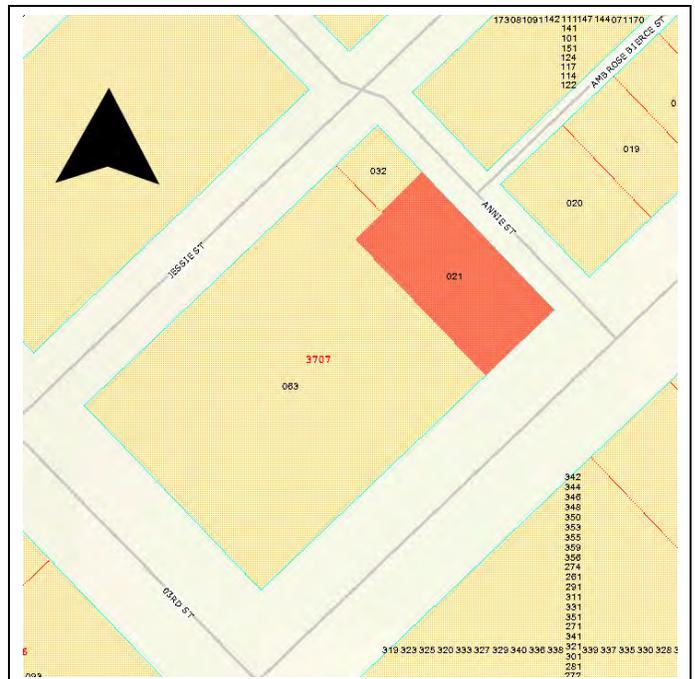
**\*B12. References:**

See continuation sheet.  
Advertisement. *Oakland*

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: March 18, 2010



**Continuation of B10. Significance:**

San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. According to Kelley & VerPlanck's 2008 context statement for the Transbay Survey area, redevelopment of the South of Market area was uneven. The initial flurry of construction slowed down in 1913, then picked up again around the First World War. Following the recession of 1919, construction picked up again and remained generally steady throughout the 1920s. Concrete construction gained favor over brick because of concrete's durability, its ability to withstand earthquakes and fires, and its ability to provide for large open spaces. Constructed in 1921, the reinforced concrete commercial building at 666 Mission Street fit this pattern of later building types.

Prior to the construction of 666 Mission Street in 1921, the vacant lot was owned by Flora C. Law, who acquired it in 1902. Law sold the property to Julius and David R. Eisenbach of the Eisenbach Company in October of 1921. The Eisenbach Company was a real estate development firm responsible for several buildings in the South of Market area, several designed by architect Andrew H. Knoll. The Eisenbach Company sold the subject building in 1922 to Adolph Mack, an oil company executive, and the building changed hands several time during the 1920s, until the Cowell family, heirs of the Cowell Lime and Cement fortune, purchased it in 1926. According architectural historian Anne Bloomfield, Henry Cowell was the "limestone king of Santa Cruz," and the UC Santa Cruz campus was built on his ranch. The building passed to the Cowell Foundation in 1955, which sold it in 1988.

The Phoenix Desk Company, run by Edwin Whitman Prentice, was the building's first occupant and stayed through 1926. The Phoenix Desk and Chair Company was a long-time San Francisco company and moved from Bush Street into the building as wholesalers and furniture retail firms left the north of Market area. The Builders' Exchange then moved into building and remained until 1956. The Hundley Hardware Building moved into the building the following year and remained until 1985. In 1993 the California Historical Society bought the building.

The architect for 666 Mission Street was Andrew H. Knoll. Born in Germany in 1882, he immigrated to the United States in 1901 and became a naturalized citizen in 1912. Early in his independent practice, Knoll appears to have specialized in more working-class oriented commissions. Knoll also worked as an engineer and contractor. The first known independent commission he completed was a group of 90 one-story, six-room cottages in East Oakland. Three light industrial projects followed, including an auto accessories building at Catham Place and Bush Street (demolished), alterations to a three-story brick loft building at Folsom and Essex Streets (demolished), and a three-story loft building on Market Street between 2<sup>nd</sup> and New Montgomery (demolished). The Eisenbach Company commissioned Knoll for the last of these three projects as well as for 642-650 Howard Street, built in the early 1920s. Knoll partnered with Walter Falch in 1912. Falch & Knoll specialized in large, often luxurious, modern apartment buildings. They also designed some single-family homes west of Twin Peaks and a parking garage (demolished) on Post Street. The firm's most prominent public building was the Emanuel church of the Evangelical Association (1915), located at 19<sup>th</sup> and Capp Streets in the Mission District (extant). In 1919 Falch & Knoll dissolved their partnership. Knoll continued to work in San Francisco until the early 1940s.

**Evaluation**

The building at 666 Mission Street does not appear to be individually eligible for the CRHR or NRHP under Criterion A/1. Constructed in 1921, the building is generally associated with a later wave of post-earthquake development in the area, which was mainly built out by 1908. The building is also associated with the move of manufacturing, warehousing, and retail shops out of the north of Market area during the early 1920s. However, the building doesn't appear to play a significant role in these general trends.

The building is associated with several significant people in local history, such as the Cowell Family and the

**Continuation of B10. Significance:**

Eisenbachs. However, the building does not appear to be directly associated or responsible for the historical significance of either and therefore is not significant under Criterion 2/B.

666 Mission Street does appear to be eligible under Criterion C/3. The building appears to be a good example of a small-scale Renaissance Revival style building with high integrity in the area. The Tudor arches, glazed terra cotta moldings, turned colonettes and pilasters, and elaborate boxed cornice distinguish this building. Its delicate details set it apart from the surrounding American Commercial style buildings constructed earlier in the century. Although A. H. Knoll, a locally known architect, designed several apartment buildings in San Francisco during his partnership with Walter Falch, more research would have to be conducted to confirm that he should be considered a master architect in his own right. Anne Bloomfield argues that Knoll does not meet the criteria of a top-tier San Francisco architect. Therefore, the building appears to be eligible under Criterion C/3 as a good example of Renaissance Revival style building but not as the work of a master.

*Integrity*

The building at 666 Mission Street retains its historical integrity. The building has not been moved and retains its integrity of location. The building appears to have seen few modifications beyond replacement of the façade's storefront windows and entrance. It retains its integrity of design, materials, workmanship, feeling, and association. Ongoing development has transformed the area over the last hundred years but several of the surrounding buildings remain and in general the building retains its integrity of setting.

*Previous Evaluations*

According to San Francisco Planning Department records, the building at 666 Mission Street received a rating of V in the City's Downtown Master Plan and the 1977-1978 San Francisco Architectural Heritage Survey gave it a C rating. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CB, indicating it appears to be eligible for listing in the CRHR individually and as a contributor to a district through a survey evaluation. Kelley & VerPlanck also state that the building has already been assigned the status code 2D.

**Continuation of B12. References:**

Advertisement. *Oakland Tribune*. November 14, 1925, p. 6-B.

Advertisement. *Oakland Tribune*. July 14, 1924, p. 4.

"Apartment Building has Latest Features." *San Francisco Chronicle*. July 29, 1916, p. 9.

"Architect Draws Plans for Three Apartments." *San Francisco Chronicle*. June 28, 1919, p. 19.

"Architect Knoll Busy." *Architect Engineer*, 60 (January 1920): 114.

"Art in New Home and Park Treatment Makes Potent Appeal." *San Francisco Chronicle*. July 13, 1918, p. 9.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

"Building Leased Before it is Built." *San Francisco Chronicle*, January 7, 1922.

**Continuation of B12. References:**

Building Permits for 666-678 Mission Street. City and County of San Francisco Department of Building and Inspection.

"City Real Estate Deals Closed During Week Rank among Most Important Transactions in Investment Holdings of the Year."

"Heavy Investment in Apartments." *San Francisco Chronicle*. July 8, 1916, p. 9.

"City Realty Market is Stirred by Important Transactions." *San Francisco Chronicle*. May 17, 1913, p. 11.

"Emanuel Church of Evangelical Association." *Architect & Engineer*, 43 (October 1915): 87-89.

"Grading Site for Erection of Apartments." *San Francisco Chronicle*. May 5, 1917, p. 12.

"Growth of City Population Proved by the Demand for Dwellings." *San Francisco Chronicle*. June 1, 1912, p. 10.

"Heavy Investment in Apartments." *San Francisco Chronicle*. January 31, 1914, p. 4.

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"With the Architects." *Architect & Engineer*, 42 (August 1915): 108.

"With the Architects." *Architect & Engineer*, 54 (August 1918): 109.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 658 Mission Street

P1. Other Identifier: Textile Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 658 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707020

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

658 Mission Street occupies a rectangular 4,600 s.f. lot on the northeast corner of Mission and Annie streets. Built in 1906, the four-story yellow brick commercial building is designed in the Renaissance Revival style. The facades feature a two-part composition, divided into four structural bays along Mission street and six along Annie Street. The ground floor has an entablature supported by rusticated piers on Annie Street and by rectangular columns on Mission Street. At the rusticated second floor level, each bay is occupied by a pair of recessed double-hung vinyl windows. Sheet metal broken pediments surmount each window opening, dividing the two lower floors from the less ornate upper two floors. The facades terminate in a molded sheet metal cornice. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to NE; 9/26/07; 100\_4481.JPG

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both

1906, Assessor's office

\*P7. Owner and Address:

660 Mission Street Lp  
 3535 Webster St.  
 San Francisco, CA 94123

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page  2  of  2

\*Resource Name or # (Assigned by recorder)  658 Mission Street

\*Recorded by:  Tim Kelley

\*Date  11.08.07

Continuation

Update



**Annie Street Façade, 100\_4485, 9.26.07**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 658 Mission Street

- B1. Historic Name: Textile Building, Graphics Building
- B2. Common Name:
- B3. Original Use: commercial
- B4. Present Use: commercial
- \*B5. Architectural Style: American Commercial
- \*B6. Construction History: Constructed in 1906. Ground floor altered in late 1970s.

- \*B7. Moved? No Yes Unknown Date: Original Location:
- \*B8. Related Features: none

- B9a. Architect: unknown
- b. Builder: unknown
- \*B10. Significance: Theme: reconstruction, architecture Area: South of Market district, San Francisco, CA
- Period of Significance: 1906 Property Type: building Applicable Criteria: 1, C/3

**Summary Evaluation**

The four-story brick commercial building at 658 Mission Street (Block 3707, Lot 020) appears to be eligible for individual listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) under Criterion C/3 as a good example of an American Commercial style building in the South of Market neighborhood. The building's period of significance is 1906, when the building was constructed. The building also appears to be a contributor to the proposed CRHR-eligible New Montgomery, Mission & Second Historic District (see Kelley and VerPlanck 2008).

**Historic Context**

The Ruby Hill Vineyard Company constructed the Textiles Building at the northeast corner of Mission and Anne Streets in 1906. This building was constructed directly after the 1906 earthquake and fire decimated downtown San Francisco and the South of Market area. The building replaced a six-story commercial building finished in 1902 by Ruby Hill Vineyard Company and was occupied by the George H. Fuller Desk Company. After the earthquake the desk company moved across the street to 659 Mission. The building was leased to the Lemie Levy Company, a wine and whiskey company, for

B11. Additional Resource Attributes:

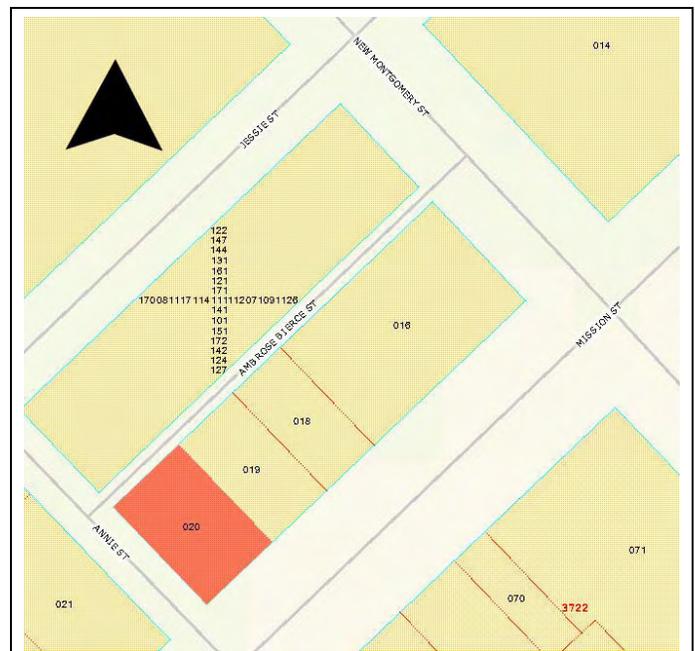
\*B12. References:

See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: March 18, 2010



**Continuation of B10. Significance:**

ten years starting in 1907. Designed in the American Commercial style with Renaissance Revival detailing, the post-1906 building was roughly based on the earlier design, including the yellow brick, rusticated mezzanine, and cornices. The ornamental scrolled pediments, however, were added in 1906. The original permit was not found and the architect and builder were not identified.

The Ruby Hill Vineyard Company was run by E. W. Crellin. The company is listed under vineyards in the city directories of the time and had offices on 3<sup>rd</sup> Street. The company continued to own the building until 1921. By 1913, the building housed a saloon and stores. A 1935 building permit records that the building was altered to house a workshop and manufacturing. The building is labeled "Paints" on the 1950 Sanborn Map. By the late 1950s the building housed a store with wholesale warehousing on the upper levels. Bechilli Properties owned the building by the early 1960s and continued to own it at least through the 1980s. In the late 1970, the building's ground floor was converted from a store to a restaurant, the Golden Times. The ground floor was likely altered during at this time, as the ground floor was still intact in 1977.

*Evaluation*

The Textiles Building at 658 Mission Street does not appear to be individually eligible for the NRHP or the CRHR under Criterion A/1 for its 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. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the building was constructed immediately after the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out. However, the building does appear to qualify as a contributor to a proposed CRHR-district based on its association with the post-1906 reconstruction of this South of Market neighborhood.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history. While the building is associated with Lemie Levy and E. W. Crellin, neither figure appears to be historically significant.

The Textile Building at 658 Mission Street does appear to be eligible both individually and as a CRHR-district contributor under Criterion C/3 for being a significant example of the American Commercial style and two-part vertical composition. The four-story commercial building exhibits common characteristics of American Commercial style, including a prominent cornice featuring Renaissance Revival detailing, grids of windows, rusticated mezzanine, and brick construction. The ornamental scrolled pedimented windows further distinguish the building. The building has undergone few modifications and is a distinguished example of the American Commercial style common during the twentieth century in the South of Market area.

*Integrity*

The Textile Building retains good integrity despite modifications to the ground floor. All ground floor windows and doors have been replaced and many are filled in; however, it does maintain the bays and enframent. The upper floors have seen little modification. In general, the building retains its integrity of design, materials, workmanship, and feeling. It has not moved and retains its integrity of location. Ongoing development has transformed the area over the last hundred years but several of the surrounding buildings remain and in general the building retains its integrity of setting and association.

*Previous Evaluations*

According to San Francisco Planning Department records, 658 Mission Street was given a I rating in Downtown Master Plan, a rating of 3 in the San Francisco Planning Department's 1976 Citywide Architectural Survey, and a C rating in the 1977-1978 San Francisco Architectural Heritage Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CB, indicating that it appears to be eligible for listing in the CRHR individually and as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building files, 658 Mission Street. San Francisco Planning Department.

Building Permits for 666-678 Mission Street. City and County of San Francisco Department of Building and Inspection.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Maps. "San Francisco, California," (1913 & 1950), sheet 137.

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San Francisco City Directories.

"Sales and Leases." *San Francisco Cal.* January 19, 1907, p. 10.

658 Mission Street, vertical file. San Francisco Architectural Heritage.

"Wines and Whiskeys." *San Francisco Call.* November 18, 1907, p. 13.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 652 Mission Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

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

\*c. Address: 652 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707019

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

652 Mission Street occupies a rectangular 3,218 s.f. lot on the north side of Mission Street. Built in 1909, the two-story brick commercial building features a facade with a two-part composition. The base has been removed, creating an arcade supported by two Tuscan order columns, with brick piers at the ends. A modern glass curtain wall is inset behind the columns. The upper story displays two deep set window openings. The left side window is now blind, while the right side contains a metal industrial window, 3 by 4 lites. A corbelled belt cornice with wide brick frieze separates the base from the upper story, and a corbelled cornice terminates the composition. The rectangular-plan building is topped by a flat roof.

The building has recently been demolished.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View to north; 9/26/07; 100\_4515.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1909; Assessor's office

\*P7. Owner and Address:

SPUR

312 Sutter St. 5th Fl.

San Francisco, CA 94108

\*P8. Recorded by

Tim Kelley

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

11.07.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 646 Mission Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

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

\*c. Address: 646 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707018

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

646 Mission Street occupies a rectangular 3,162 s.f. lot on the north side of Mission Street. Built in 1906, the heavily remodeled three-story brick commercial building is utilitarian in appearance. The ground floor has a deeply recessed central entrance flanked by aluminum storefronts. Pedestrian entrances are located in the corner bays. The upper floors feature a grid of modern metal windows. Seismic X braces are visible behind the windows. A simple sheet metal cornice terminates the plain stucco facade. The rectangular-plan building is topped by a flat roof. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View to the north; 9/26/07; 100\_4512.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1906; Assessor's office

\*P7. Owner and Address:

Myers L. Co.  
 % Maxwell A Myers  
 658 Howard St.  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

<b>State of California — The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>PRIMARY RECORD</b>		<b>Primary #</b> _____ <b>HRI #</b> _____ <b>Trinomial</b> _____ <b>NRHP Status Code</b> _____	
<b>Other</b>			
<b>Listings</b>			
<b>Review Code</b> _____		<b>Reviewer</b> _____	
		<b>Date</b> _____	
<b>Page</b> 1 of 1		<b>*Resource name(s) or number</b> (assigned by recorder) 90 New Montgomery Street	
<b>P1. Other Identifier:</b> None			
<b>*P2. Location:</b> <input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted			
<b>*a. County:</b> San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.			
<b>*b. USGS 7.5' Quad:</b> San Francisco North		<b>Date:</b> 1994	
<b>*c.</b> Address:	90 NEW MONTGOMERY ST	City:	San Francisco
		Zip:	94105
<b>d.</b> UTM: Zone: 10		mE/	mN (G.P.S.)
<b>e.</b>	Other Locational Data: Assessor's Parcel Number (Map, Block, Lot):		Parcel #: 3707016
<b>*P3a. Description:</b> (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)			
<p>90 New Montgomery Street is a fifteen-story, steel-frame, Postmodern style high rise building occupying a 9,784 s.f. lot on the northwest corner of New Montgomery and Mission streets with an elevation also on Ambrose Bierce Street. Designed by Gensler &amp; Associates and constructed in 1988, it is a straight sided slab clad in precast concrete panels. A two part vertical composition, the primary facades are divided into three vertical bays, with recessed entrances in the central bays and shallowly recessed smoked glass windows. The central bay on New Montgomery Street terminates in a gigantic smoked glass dormer, part of an overall hipped roof. The building appears to be in good condition.</p>			
<b>*P3b. Resource Attributes:</b> (list attributes and codes)		HP7. 3+ Story Commercial Building	
<b>P4. Resources Present:</b> <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other			
		<b>P5b. Photo:</b> (view and date)	
		View to the NW; 9/26/07; 100_4508.JPG	
		<b>*P6. Date Constructed/Age and Sources:</b>	
		<input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
		1988; Assessor's office	
		<b>*P7. Owner and Address:</b>	
		90 New Montgomery Partners P O Box 5358 San Mateo, CA 94402	
		<b>*P8. Recorded by</b>	
		Tim Kelley Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
		<b>*P9. Date Recorded:</b>	
11.08.07			
<b>*P10. Survey Type:</b>			
Intensive: Transit Center District EIR			
<b>*P11. Report Citation:</b> (Cite survey report and other sources, or enter "none")		None	
<b>*Attachments:</b> <input checked="" type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)			

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 77 New Montgomery Street

P1. Other Identifier: Crossley Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 77 NEW MONTGOMERY ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707014

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

77 New Montgomery Street occupies a rectangular 22,563 s.f. lot on the northeast corner of Mission and New Montgomery streets. Designed by Sylvan Schnaittacher and built in 1907 as a two-story building, the building was enlarged to five-stories in 1920. It is a steel-framed brick commercial building designed in the American Commercial style with Renaissance Revival detailing. The facades demonstrate a two-part vertical composition, with eight structural bays along New Montgomery Street and six bays along Mission Street. The heavily remodeled two-story base contains modern display windows, with an off-center entrance on the New Montgomery elevation. A sheet metal cornice divides the base from upper floors, which are divided into a grid of double-hung wood windows. The windows on the third and fourth floors are enframed by dentilated brick work panels which produce a zipper-like effect. The top floor windows are in similarly articulated segmental arched openings with giant keystones. The facade terminates with a sheet metal cornice with egg and dart and dentil moldings. The square-plan building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to NE; 9/25/07; 100\_4297.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907; Assessor's office

\*P7. Owner and Address:

Stephens Richard A.  
 79 New Montgomery St  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 602 Mission Street

P1. Other Identifier: Atlas Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 602 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707013

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

602 Mission Street occupies a rectangular 2,700 s.f. lot on the north side of Mission Street between 2nd and New Montgomery streets. Designed by Frank S. Trees, built in 1904, and rebuilt in 1906, the ten-story, steel framed brick commercial building was subsequently remodeled in the 1930s in the Art Deco style. The facade displays a two-part vertical composition. The two-story base contains a central entrance lobby and two modern storefronts. The shaft is articulated as a grid of recessed double-hung wood windows. The central bay on Mission Street has a fire escape with ornamental metal work. The primary facade is clad in painted terra cotta and features fluted full height pilasters rising from the base and terminating with bas relief urn motifs. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to north; 9/25/07; 100\_4288.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1906; Assessor's office

\*P7. Owner and Address:

Hui Ve Chung & Choi Yuen Ch  
 % Christopher Wong, Bedrock  
 604 Mission St. 8th Fl.  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") "New Building On Mission Street," San Francisco Chronicle (March 17, 1904).

\*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)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 90 2nd Street

P1. Other Identifier: Burdette Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 90 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707012

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

90 2nd Street occupies a rectangular 1,498 s.f. lot on the northwest corner of 2nd Street and Mission streets. Built ca. 1905, the two-story, brick commercial building is designed in the American Commercial style. The building displays a two-part vertical composition with two bays along Mission Street and five bays along 2nd Street. The base contains several modified storefronts. A simple corbelled brick cornice divides the first and second floors. The second story contains arched tri-partite windows, each displaying a central double-hung wooden window flanked by narrow fixed windows. The facades terminate with a corbelled frieze and simple sheet metal cornice. The rectangular-plan building is topped by a flat roof. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View to NW; 9/25/07; 100\_4286.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1905; Assessor's office

\*P7. Owner and Address:

Moon Park Yee Residuary Tr.  
 Laura Yee Trustee  
 804 Stanyan St.  
 San Francisco, CA 94117

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") "Burdette's Building Is Intact Amid Ruins," San Francisco Call (June 18, 1906).

\*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**

\*Resource Name or # : 90 2<sup>nd</sup> Street

B1. Historic Name: Burdette Building

B2. Common Name:

B3. Original Use: Saloon and hardware store

B4. Present Use: commercial

\*B5. Architectural Style: American Commercial

\*B6. Construction History: Constructed in 1906. Ground floor modifications.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features: None

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Earthquake and fires of 1906

Area: South of Market district, San Francisco, CA

Period of Significance: 1906

Property Type: Commercial

Applicable Criteria: A/1, C/3

**Summary Evaluation**

The Burdette Building at 90 Second Street appears to be individually eligible for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) under Criterion A/1 as a survivor of the 1906 Earthquake and Fires, and under Criterion C/3 as a rare example of intact pre-1906 American Commercial architecture in San Francisco's downtown. The period of significance is 1906, when the building survived the Great Earthquake and Fires. The building may also be a contributor to a proposed CRHR-eligible district.

See continuation sheet.

B11. Additional Resource Attributes:

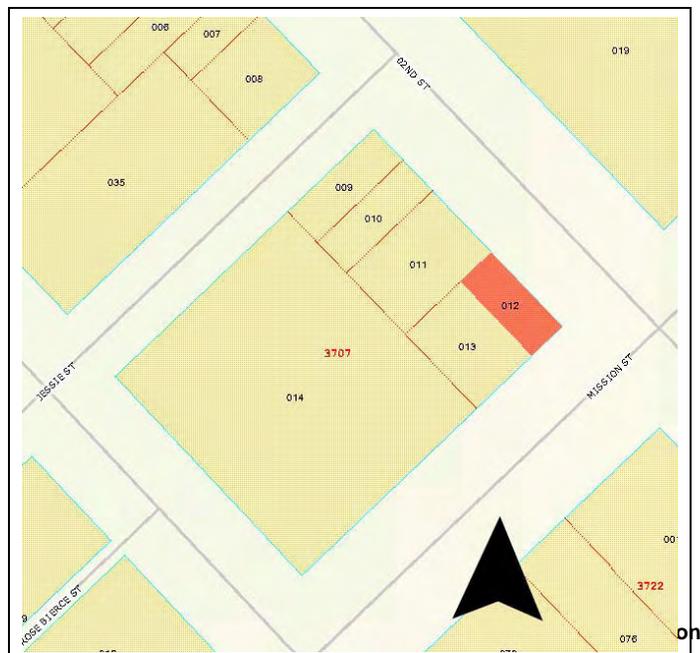
\*B12. References:

See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: March 18, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 18, 2010

Continuation     Update

**Continuation of B10. Significance:**

Prior to the 1906 earthquake and fires, the area around Second and Mission Street was dominated by commercial enterprises. Kelley and VerPlanck write of the area, "Serving as a virtually self-contained city for its residents, the South of Market contained everything necessary to sustain daily existence, including hundreds of saloons, groceries, dry goods stores, bakeries, butchers, shoemakers and repairers, seamstresses, public bathhouses, doctors and dentists (many of whom probably had little professional training), ethnic and social organizations, houses of prostitution, and undertakers" (2008:27). The 1899 Sanborn maps capture the pre-1906 character of the area around Mission and Second Streets, with the large hotels and commercial buildings interspersed with one- to two-story commercial and retail buildings, similar to the Burdette Building. These latter buildings housed stores, restaurants, and saloons that catered to the tightly packed residential buildings that lined the side streets and alleys.

In 1905 J. W. Burdette, an attorney with offices in the Call Building, originally planned to construct a twelve-story building, which would have matched the Atlas Building next store and helped the extension of the downtown commercial district into the South of Market Street area, as envisioned by the creation of New Montgomery Street. Instead Burdette constructed his two-story over basement building that continued to house a saloon on that corner of Mission and Second Streets. Charles Corey, a former Superior Court clerk, ran the saloon on the first floor. The upper floor was occupied by the A. S. Keeler Company, hardware merchants. The original building permit was not found and the architect and builder were not identified.



\*Recorded by: Carey & Co., Inc.

\*Date: March 18, 2010

Continuation     Update

### Continuation of B10. Significance:

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market District, was a decimated wasteland that had to be rebuilt from scratch. The only private building in the area to survive unscathed was the Burdette Building. Unlike nearby structures on Mission Street, such as the Aronson Building or the Atlas Building, which stood as burnt out hulls that need completely new interiors, fenestration, and often exterior repairs, the Burdette Building – including both businesses it housed – was untouched by either the fires or earthquake.

According to the *San Francisco Call* the building survived the earthquake unscathed due to its foundation. As mentioned above, Burdette has originally planned on constructing a 12-story building but instead erected just two floors on the 12-story foundation. Everything around the building burned and the *Call* argues that the building was likely shielded from the flames by the taller Atlas Building next store.

The 1913 Sanborn maps indicate that the building still housed a saloon. The building was owned by J. W. Burdette or his wife Isabel until 1945 when it was granted to Arthur Kanzee, Jr. By 1950 the building's interior was reconfigured with two stores fronting on Mission Street and restaurant on Second Street.

### Evaluation

The Burdette Building at 90 Second Street appears to be eligible for the NRHP/CRHR under Criterion A/1, for its association with events or broad trends in history. Constructed in 1905, the Burdette Building is one of few buildings that survived the 1906 earthquake and fire that otherwise destroyed most structures along Market Street and the South of Market neighborhood. The Burdette Building was unscathed; its interior and fenestration remained intact, which was unique among the survivors. Most survivors, including the Flood Building, Ferry Building, the Aronson Building at 700 Mission, Grant Building at 1095-97 Market Street, and the Atlas Building at 602-606 Mission, were burnt out shells that required significant repairs and new interiors,.

The building does not appear to be eligible for the NRHP/CRHR under Criterion B/2, as it is not known to be associated with persons of historical significance.

The building appears to be significant under Criterion C/3 as a rare example of pre-1906 Commercial style architecture in the downtown area, a significant and rare example of a building type. Its arched windows, deep reveals, cornice, and masonry construction make it a good example of this type.

### Integrity

The building 90 Second Street appears to retain a good level of integrity. Historical photographs indicate that some modifications have occurred to ground floor, but the cornice and windows appear to be original. The building retains its integrity of design, materials, workmanship, feeling, and association. It has not been moved and retains its integrity of location. Ongoing development in the area has removed some of the surrounding modest-scale commercial warehouse and light industrial architecture, which has impacted the building's setting.

### Previous Surveys

According to San Francisco Planning Department records, 90 Second Street received a rating IV in the City's Downtown Master Plan, a rating of C the 1977-1978 San Francisco Architectural Heritage Survey, and was part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. The building is also included in the New Montgomery-Second Street Conservation District. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CB, indicating it appears to be eligible both individually and for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**CONTINUATION SHEET**

Trinomial

Page 4 of 4

\*Resource Name or # : 90 2<sup>nd</sup> Street

\*Recorded by: Carey &amp; Co., Inc.

\*Date: March 18, 2010

 Continuation  Update**Continuation of B12. References:**

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 90 Second Street. City and County of San Francisco Department of Building and Inspection.

\_\_\_\_. "Burdette's Building is Intact Amid Ruins" *San Francisco Call*, Monday, June 18, 1906.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Co. "San Francisco," 1899, sheets 129, 130, 131, 132; 1913, Sheet 130; 1950, sheet 130.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

San Francisco Assessor Records.

United States Federal Census, 1860-1930, [www.ancestry.com](http://www.ancestry.com), accessed January 14, 2010.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 84 2nd Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 84 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707011

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

84 2nd Street occupies a rectangular 3,500 s.f. lot on the west side of 2nd Street between Jessie and Mission streets. Built in 1907, the heavily remodeled two-story, brick commercial building is utilitarian in appearance. The facade is organized in a two-part vertical composition. The base contains modern storefronts, with an entrance at the right accessing the upper story. The second story contains four modern aluminum windows. The facade terminates with a corbelled frieze. The rectangular-plan building is topped by a flat roof. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View to west; 9/25/07; 100\_4282.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907; Assessor's office

\*P7. Owner and Address:

Shelley Sucher & Lore Trs.  
 3671 Hudson Manor Ter. #4j  
 Bronx. Ny 10463

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

<b>State of California — The Resources Agency</b>		Primary # _____	
DEPARTMENT OF PARKS AND RECREATION		HRI # _____	
<b>PRIMARY RECORD</b>		Trinomial _____	
		NRHP Status Code _____	
<b>Other</b>			
Listings _____			
		Review Code _____ Reviewer _____ Date _____	
Page 1 of 1	*Resource name(s) or number (assigned by recorder)		76 2nd Street
P1. Other Identifier:	None		
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted		
*a. County:	San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.		
*b. USGS 7.5' Quad:	San Francisco North	Date:	1994
*c. Address:	76 2ND ST	City:	San Francisco Zip: 94105
d. UTM: Zone: 10		mE/	mN (G.P.S.)
e.	Other Locational Data: Assessor's Parcel Number (Map, Block, Lot):		Parcel #: 3707010
<b>*P3a. Description:</b> (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)			
<p>76 2nd Street occupies a rectangular 1,746 s.f. lot on the west side of 2nd Street between Jessie and Mission streets. Designed by Meyers &amp; Ward and built in 1908, the three-story, brick commercial building is designed in the American Commercial style with Renaissance Revival detailing. The facade displays a two-part vertical composition. The base, framed by pilasters with distinctive sunburst capitals, contains a modern storefront, with an entrance at the right accessing the upper stories. The shaft is three bays wide, with a central bay flanked by narrower corner bays. Each bay is framed by brick piers. The central bay contains paired wood double-hung windows, and the side bays each have single windows. A richly articulated sheet metal cornice with brackets and modillions terminates the composition. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.</p>			
<b>*P3b. Resource Attributes:</b> (list attributes and codes)		HP6. 1-3 Story Commercial Building	
<b>P4. Resources Present:</b> <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input checked="" type="checkbox"/> Element of District <input type="checkbox"/> Other			
		P5b. Photo: (view and date)	
		View to west; 9/25/07; 100_4278.JPG	
		<b>*P6. Date Constructed/Age and Sources:</b>	
		<input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
		1908; Assessor's office	
		<b>*P7. Owner and Address:</b>	
		Shelley Sucher & Lore Trs. 3671 Hudson Manor Ter. #4j Bronx, Ny 10463	
		<b>*P8. Recorded by</b>	
		Tim Kelley Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
		<b>*P9. Date Recorded:</b>	
11.08.07			
<b>*P10. Survey Type:</b>			
Intensive: Transit Center District EIR			
<b>*P11. Report Citation:</b> (Cite survey report and other sources, or enter "none")		None	
<b>*Attachments:</b> <input type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input checked="" type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)			

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 70 2nd Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 70 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707009

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

70 2nd Street occupies a rectangular 1,750 s.f. lot on the southwest corner of 2nd and Jessie streets. Built in 1907, the three-story, brick commercial loft building is designed in the American Commercial style with Renaissance Revival detailing. The facade displays a two-part vertical composition, three bays wide along 2nd Street and six bays along Jessie. The base features a modern storefront. The upper two floors feature a gridded arrangement of double-hung wood windows with jack arched openings and recessed brick spandrel panels. The facade is missing its cornice. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View to SW; 9/25/07; 100\_4275.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907; Assessor's office

\*P7. Owner and Address:

Ondyn Herschelle 2003 Trust  
 40 Roosevelt Circle  
 Palo Alto, CA 94306

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 60 2nd Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 60 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707008

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

60 2nd Street occupies a rectangular 2,645 s.f. lot on the northwest corner of 2nd and Jessie streets. Designed by Sylvain Schnaittacher and built in 1906, the five-story, brick commercial loft building is designed in the American Commercial style with Renaissance Revival details. The facades display a three-part vertical composition, six bays wide on 2nd Street and eight bays wide along Jessie Street. The base contains modern storefronts at street level, with an entrance at the northeast corner accessing the upper stories. An intermediate cornice divides the base and shaft. Above this, the shaft is divided into a grid of window openings containing anodized aluminum windows capped by a cement jack arch lintel. The facades terminate with a projecting sheet metal cornice consisting of dentils, an egg and dart molding, and modillions. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to west; 9/25/07; 100\_4256.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1906; Assessor's office

\*P7. Owner and Address:

Benny & Mo Ling Yee Trust

Po Box 590653

San Francisco, CA 94159

\*P8. Recorded by

Tim Kelley

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 52 2nd Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 52 2ND ST City: San Francisco Zip: 94105

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

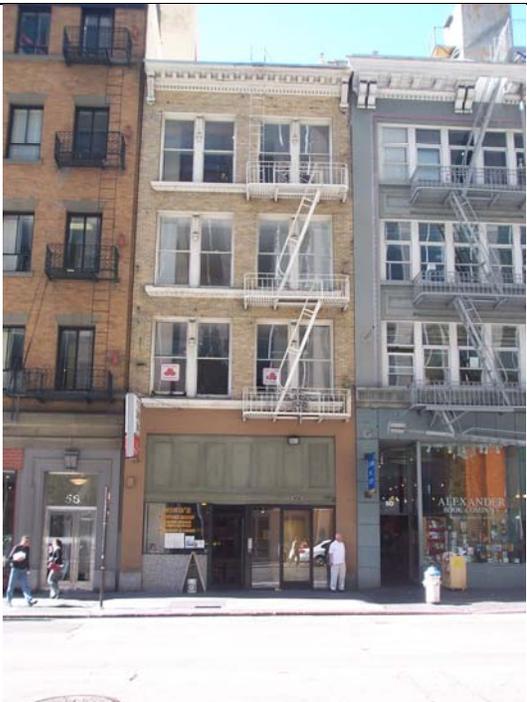
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707007

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

52 2nd Street occupies a rectangular 1,323 s.f. lot on the west side of 2nd Street, between Stevenson and Jessie streets. Designed by E.A. Bozio and built in 1907, the four-story, brick commercial loft building is designed in the American Commercial style with Renaissance Revival detailing. The facade displays a two-part vertical composition. The base contains a central entrance and modern storefronts. The upper floors feature two bays, each containing a pair of wooden double-hung windows divided by a bracketed column. A steel fire escape occupies the right bay. A sheet metal cornice with brackets and dentils terminates the composition, and a projecting belt cornice marks each story, forming a sill for the windows. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to west; 9/25/07; 100\_4252.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1907; Assessor's office

\*P7. Owner and Address:

Yee, John

P O Box 590653

San Francisco, CA 94159

\*P8. Recorded by

Tim Kelley

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 48 2nd Street

P1. Other Identifier: Kentfield & Esser Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 48 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707006

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

48 2nd Street occupies a rectangular 2,375 s.f. lot on the west side of 2nd Street, between Stevenson and Jessie streets. Designed by Cunningham & Politeo and built in 1907, the four-story, brick commercial loft building is designed in the American Commercial style with Renaissance Revival detailing. The facade displays a two part vertical composition with a rusticated base. The base contains modern storefronts and an entrance on the left. On the upper floors, bands of five windows, each containing double-hung metal sash windows with transom lite, are enframed by a floral molding. A steel fire escape occupies the central part of the facade. The facade terminates with a sheet metal cornice with brackets and dentils. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to west; 9/25/07; 100\_4249.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1907; Assessor's office

\*P7. Owner and Address:

Stuppin, John & Jane Trust  
 % John B & Jane K Stuppin  
 2162 Coffee Ln.  
 Sebastopol, CA 95472

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 42 2nd Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 42 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707005

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

42 2nd Street occupies a rectangular 2,850 s.f. lot on the west side of 2nd Street, between Stevenson and Jessie streets. Built in 1907, the remodeled two-story, reinforced-concrete commercial building is designed in the Renaissance Revival style. The facade displays a two-part composition with a non-historic rusticated base and historic rusticated second story. The ground floor features a pair of arched openings containing modern storefronts. The second floor features historic window openings, although the glazing has been removed and the space behind the openings converted to an open-air balcony. The facade terminates with a denticulated cornice. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View to west; 9/25/07; 100\_4245.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1907, Assessor's office

\*P7. Owner and Address:

42-46 Second Street LLC  
 Sweet & Bailer Insurance  
 44 Second St.  
 San Francisco CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 36 2nd Street

P1. Other Identifier: Morgan Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 36 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707004

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

36 2nd Street occupies a rectangular 2,375 s.f. lot on the southwest corner of 2nd and Stevenson streets. Designed by William D. Shea and built in 1907, the six-story, brick loft building is designed in the American Commercial style with Renaissance Revival detailing. The facades are designed as a three-part vertical composition with one bay facing 2nd Street and six bays facing Stevenson Street. The primary facade, which faces 2nd Street, features a modern storefront at the first floor level. An intermediate cornice divides the base from the shaft. The shaft is articulated by a grid of rectangular window openings featuring double-hung wood windows. The Stevenson Street elevation is divided into three sections. The recessed end pavilions are articulated similarly to the primary facade. The center section is extruded from the main part of the facade and contains contains four vertical bands of paired double-hung sash. The facades terminate with a richly articulated frieze and sheet metal cornice. The rectangular-plan building is topped by a flat roof. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to the SW; 9/25/07; 100\_4243.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907; Assessor's office

\*P7. Owner and Address:

Gerald & Gail Eiselman Lvg. Tr.  
 49 Park Way  
 Piedmont, CA 94611

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 609 Market Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 609 MARKET ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707002A

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

609 Market Street occupies a rectangular 2,649 s.f. lot on the south side of Market Street, between 2nd and New Montgomery streets. Designed by Alfred A. Jacobs and built in 1914, the five-story, reinforced-concrete loft building is designed in the American Commercial style. The facade, which is an enframed window wall, displays a two-part vertical composition. At street level, the base contains a modern storefront containing anodized aluminum windows. An intermediate cornice consisting of a swag motif and dentils divides the base from the shaft. The shaft features four bands of wood casement windows with transoms above. The facade terminates with a simple parapet coping; the original cornice was removed before 1978. The rectangular-plan building is topped by a flat roof. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

North elevation; 9/25/07; 100\_4227.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1914; Assessor's office

\*P7. Owner and Address:

607 Market Street LLC  
 % Jon Wittemyer  
 1 Eagle Rock Rd.  
 Mill Valley, CA 94941

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 20 2nd Street

P1. Other Identifier: Schwabacher Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 20 -28 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707002

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

20-28 2nd Street occupies a rectangular 4,132 s.f. lot on the west side of 2nd Street, between Market and Stevenson streets. Built in 1914, the seven-story, reinforced-concrete loft building is designed in the American Commercial style with Renaissance Revival ornament. The facade, which is two bays wide, is a two-part vertical composition. At street level, the facade consists of modern storefronts with a pedestrian entry located in the right bay. The upper six floors are simply ornamented pairs of ribbon windows containing wood sash windows with transoms above. the facade terminates with a denticulated sheet metal cornice. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

East elevation; 9/25/07; 100\_4203.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1914; Assessor's office

\*P7. Owner and Address:

TANG FAT ENTERPRISES Company  
 % PRESIDENT-MICHAEL LUI  
 1338 STOCKTON ST. 2ND FL. #1  
 SAN FRANCISCO, CA 94133

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 601 Market Street

P1. Other Identifier: Santa Fe Building/West Coast Life

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 601 MARKET ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707001

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

601 Market Street occupies a rectangular 3,976 s.f. lot on the southwest corner of 2<sup>nd</sup> and Market streets. Designed by Wood & Simpson and built in 1917, the 14-story, steel-frame brick commercial building is designed in the American Commercial style with Adam/Georgian style detailing. The facades display a three-part vertical composition. The rectangular-plan building, finished in red brick laid in Flemish bond, with white marble at the base, is terminated by a two-story capital, which is itself capped by a two-story later addition. The primary facade, which faces Market Street to the north, is three bays wide. The two-story, marble-clad base features three double-height openings bracketed by marble piers with acanthus leaf capitals. Panels with lamp and swag motifs demarcate the second and third floors. The 2nd Street elevation is six bays wide and detailed the same as Market Street. The third, transitional story, demarcated by stringcourse moldings, divides the base from the shaft. The shaft is composed of a grid of wood casement windows with decorative terra cotta sills and lintels. The eleventh and twelfth floors, originally the top of the building, are treated differently, with two-story pilasters dividing the extra-large window bays. An intermediate cornice, made of terra cotta, divides the original building from the two-story attic addition. Clad in terra cotta, the attic is compatible with the original structure. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

100\_4201.JPG View to NW; 9/25/07;  
 100\_4194.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1917; Assessor's office

\*P7. Owner and Address:

CA SF No. 1 LLP  
 Pacific Bell Wireless  
 4420 Rosewood Dr. Bldg. #2 3<sup>rd</sup> Fl.  
 Pleasanton, CA 94588

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 601 Market Street

\*Recorded by: Tim Kelley

\*Date 11.08.07

Continuation

Update



View of base from 2<sup>nd</sup> Street, 100\_4202, 9.25.07



View of attic story, 100\_4199, 9.25.07

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 86 3rd Street

P1. Other Identifier: Mercantile Building, Aronson Building, 700 Mission Street

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco Date: 1994

\*c. Address: 86 3RD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3706093

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

86 Third Street occupies a rectangular 15,459 s.f. lot on the northwest corner of Mission and 3rd streets. Designed by Hemenway & Miller, and built in 1903, the ten-story, brick commercial building is designed in the American Commercial style with Sullivanesque detailing. The facades: five bays along Mission Street and four along 3rd Street, display a three-part vertical composition. The two-story base features modern storefronts along both elevations, although the original cast iron pilasters remain intact. The second floor retains its original bands of window openings and Ionic Order pilasters although the fenestration has been replaced with non-historic aluminum windows. An intermediate cornice divides the base from the shaft. The shaft is articulated by a grid of paired window openings containing non-historic anodized aluminum windows. Each bay is demarcated by massive piers with Composite capitals. Large Romanesque arched window openings outlined by egg-and-dart moldings occupy the ninth floor. Profuse terra cotta ornamentation embellishes the rest of the ninth floor. An acanthus leaf/fascies molding divides the ninth and tenth floors. The tenth floor, which serves as the capital, features smaller paired openings divided by terra cotta capitals. The facades terminate with an ornate frieze of recessed panels embellished with egg-and-dart moldings and laurel wreaths. Above this is a large modillioned cornice of sheet metal. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to NW; 9/27/07; 100\_4709.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1903, San Francisco Heritage

\*P7. Owner and Address:

706 Mission Street Co. LLC  
 Millennium Partners  
 735 Market St. 3rd Fl.  
 San Francisco, CA 94103

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page  2  of  2

\*Resource Name or # (Assigned by recorder)  85 3rd Street

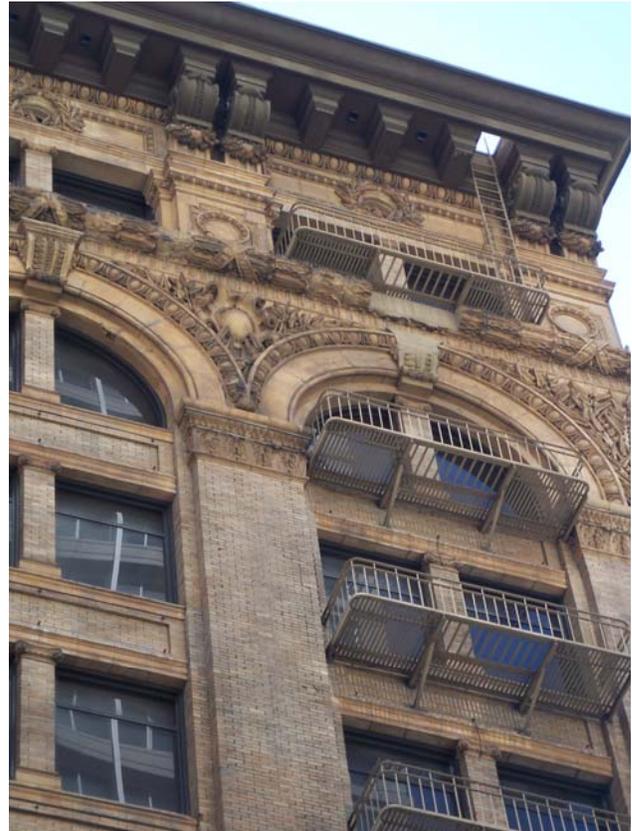
\*Recorded by:  Tim Kelley

\*Date  11.08.07

Continuation  Update



View of 3<sup>rd</sup> Street façade, 100-4714, 9.27.07



Detail of cornice and frieze, 100\_4713, 9.27.07

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 7

\*NRHP Status Code 3S, 3CB

\*Resource Name or # 86 Third Street

- B1. Historic Name: Aronson Building
- B2. Common Name: Mercantile Building
- B3. Original Use: office and retail

B4. Present Use: office and retail

\*B5. **Architectural Style:** American Commercial with Sullivanesque detailing

\*B6. **Construction History:** Built in 1903, the building was badly damaged in the 1906 Earthquake and Fire and was extensively repaired, including the replacement of the sandstone cladding on the first three floors, structural upgrades, replacement of the cornice and a completely new interior. The ground floor was upgraded in late 1930 but the piers and pilasters remained. The ground floor retail space has been upgraded several times in the following decades and structural upgrades to the first five floors were completed in the mid-1960s.

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:**  
none

B9a. Architect: Hemenway & Miller

b. Builder: unknown

\*B10. **Significance: Theme:** urban development and architecture  
**Period of Significance:** 1903-1913 **Property Type:** Building

**Area:** South of Market district, San Francisco, CA  
**Applicable Criteria:** A/1, B/2, C/3

The Aronson Building at 86 Third Street appears to be individually eligible for the NRHP/CRHR under Criteria A/1, B/2, and C/3. The building is also a contributor to the proposed CRHR-eligible New Montgomery, Mission & Second Historic District (see Kelley and VerPlanck 2008). Built in 1903, the building's shell withstood the 1906 earthquake and was quickly renovated. The building helped to define the post-disaster character of Mission Street and the surrounding vicinity of the South of Market neighborhood; it therefore appears to be significant under Criterion A/1. The building was the crowning achievement of Abraham Aronson, an influential San Francisco real estate developer around the turn of the century and a prominent member of the city's Jewish community. Based on this association, the building appears to be significant under Criterion B/2. The building also appears to be significant under Criterion C/3 as a good example of the American Commercial style following the tradition of the Chicago School.

(See Continuation Sheet)

B11. Additional Resource Attributes:

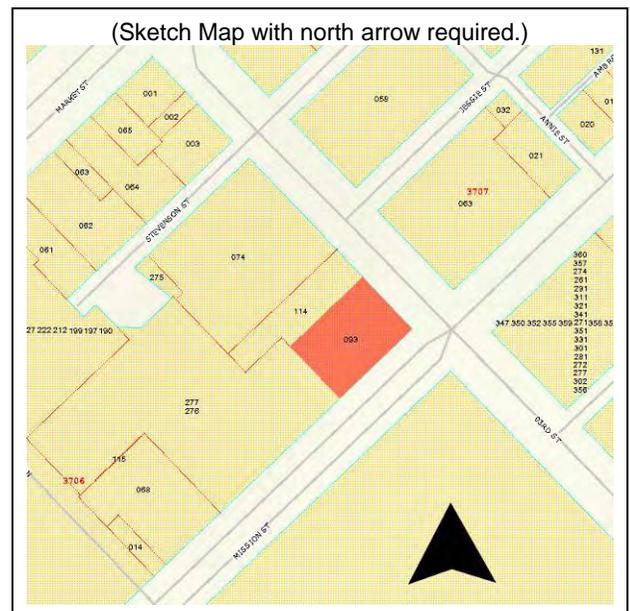
\*B12. **References:**

See Continuation Sheet

B13. **Remarks:** Primary Record form for 86 Third Street completed by Tim Kelley, Kelley & VerPlanck, in 2007. See also Kelley & VerPlanck 2008.

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** March 19, 2010



**Continuation of B10. Significance:**

**Historic Context**

This ten-story office and retail building designed by San Francisco architectural firm Hemenway & Miller was constructed in 1903 in the American Commercial style and was inspired by the designs of Louis Sullivan and other Chicago architects. Influential real estate developer Abraham Aronson commissioned the building and named it after himself. The Aronson Building, when first proposed, was to be the largest and most expensive, privately-funded South of Market building, west of New Montgomery, with a cost of more than \$400,000 (*SF Chronicle* 1902). When completed, the building expanded the southern extension of the downtown business district, building on the vision of businessman Asbury Harpending and banker William Ralston, while also anchoring Third and Mission Streets as the primary intersection (Kelley & VerPlanck 2008:29). When the building opened it was the most elaborate of those in the immediate neighborhood (Corbett 1975). The building's first tenants included the offices of the Wittmar Woolen Company and the California Glove Company, along with storefronts on the ground floor that contained a cigar shop (*SF Call* 1904; Bronson 1986:58).

***Abraham Aronson***

Abraham Aronson was an influential and wealthy real estate businessman at turn of the century and owner of Aronson Realty Company. He was born in 1856 in Russian Poland and arrived in San Francisco in 1870. In 1871 he opened a furniture business in North Beach. A prominent member of San Francisco's Jewish community, Aronson purchased the Stockton Street Synagogue, with plans to erect a new building on the land, and helped the congregation to finance its plans for a new synagogue (Meyer 1916:163). Aronson continued purchasing real estate in the city while also running his successful furniture business until 1893, when he turned exclusively to the real estate business. Aronson tended to hold on to the buildings he built, which included some 20 "large well built buildings" by 1906 (*SF Sunday Call* 1906). Amassing more than \$2 million from his real estate investments, Aronson was one of the most successful and most prolific commercial builders in the city, and his main property interest was the Aronson Building (*SF Sunday Call* 1906). Historian Michael Corbett (1975) writes, "Like Flood and Phelan and other powerful San Franciscans, Aronson gave permanent recognition to his success by building a large office block in his own name. He was the first Jew in the city to build such a structure." Martin Meyer in his biographical sketch of Aronson also argues that the building "stands as a monument to his pluck and energy" (Meyer 1916:163). Beyond his success in real estate, Aronson was also an important member of the Jewish community; he was board president and vice president of several Jewish charities and chairman of several temple building committees (Meyer 1916:164).

***Hemenway and Miller***

San Francisco architects Sylvester W. Hemenway and Washington J. Miller formed the partnership of Hemenway and Miller from about 1900 to 1907. They designed several buildings on Third Street and on Sutter Street, along with several hotels, including the Hotel Regent in 1907. The Aronson Building appears to have been an early and important building for the partners and brought prominence to the firm (Corbett 1978:103,179). The partners also designed the post-earthquake renovation of the French Bank in 1907. Little information was found on Hemenway but Miller went on to design industrial complexes in the East Bay, such as a cannery for Libby, McNeill, & Libby in Oakland, the American Rubber Manufacturing Company factory in Emeryville, a packing and preserving plant, and pottery factory (Architect & Engineer 1919:122).

***Post-1906 Redevelopment***

After the 1906 earthquake and fires, the burnt out shell of the Aronson Building was one of about seven buildings still standing in the vicinity.<sup>1</sup> Repairs were underway by October 1906, and the building reopened in 1907 after approximately \$200,000 in repairs and upgrades, including replacing the spalled and cracked ground floor cladding, completing structural upgrades, and installing a completely new interior (*SF Examiner* 1906). As many of the prominent rebuilt buildings were north of Market Street and the area south of Market took several years to fill in, the Aronson Building was a significant visual landmark after the disaster (Bloomfield 1995/96:384). During the next few years, following the lead of the Aronson Building, the surrounding area transformed into a southern extension of downtown; early skyscrapers were erected

**Continuation of B10. Significance:**

on Market and Mission Streets (Kelley & VerPlanck 2008:35). With the rebuilt Aronson Building as the anchor, other buildings of a similar style and stature were constructed at Third and Mission Streets, and the corner became a primary intersection.

The Aronson Building was also the focus of a 1907 United State Geological Survey (USGS) review of the effects of the earthquake and fire on San Francisco's buildings. The building at 86 Mission Street was identified to be a typical and good example of fire-proofing and building construction practices in San Francisco (USGS 1907:78). The building's use of two methods of fireproofed steel support columns (terra cotta tile and concrete) allowed for comparison of the two methods in response to the disaster. The investigation found that columns fireproofed with concrete held and remained in "first-class shape," while those with terra cotta buckled (USGS 1907:32). This review and other investigations of Class A type buildings that withstood the earthquake and fire were influential in determining post-earthquake fireproofing and construction methods, particularly the rise of concrete and its ability to withstand earthquakes and fires. The finding of an *Architecture & Engineering* study states: "The adaption of a method for future connections in 'Class A' buildings to be built in San Francisco will be greatly influenced, if not wholly controlled, by the conditions found to exist in the present buildings" (Leonard 1906).

By 1907 the building's renovation was complete, possibly as earlier as January of that year, and due to the shortage of office and retail space the leases had already been signed by the fall of 1906 (*SF Call* 1906). The 1908 city directories list the following businesses at the Aronson Building: Copper Hewitt Lamp Co.; Corlett Drayage Co.; Dumbarton Land & Improvement Co.; Leslie Salt Refining Co.; Robinson Bros & Co., mfrs agents, along with the return of California Glove Company. By 1913 the city directories show substantial turn over in the building's tenants. At this time office space was occupied by the following firms: Copper, Coate, and Casey Dry Goods; International Typesetting Machine Co.; American Gas & Electric Fixture Co.; The Dentiscope; and California Curtain Mills. In 1918 Rochester Clothing, which started in San Francisco, moved into the ground floor, where it still remains as Rochester Big & Tall (*SF Progress* 1975).

Aronson continued to own the building until June 1938. After the sale to Northwestern Mutual Life Insurance Company, the name changed to the Mercantile Building. The building changed hands several times in the following decades: Bernard Weinstein purchased the building in 1942, Panama Realty Company in 1944, Hilary and Marion Bevis in 1950, R. C. Pauli and Sons in 1958, Larinda Corporation in 1960, and Eighty Six Third Street Association in 1966 (SF Assessor Office Sales Ledgers). In June 1971, the building was transferred to the City and County of San Francisco Redevelopment Agency (SFRA) and was slated for demolition to make way for a plaza and theater as part of the Yerba Buena Center's central block. Proponents of the building fought SFRA to save the building in 1975 (*SF Chronicle* 1975). In June 1975 the City Landmarks Preservation Advisory Board endorsed a recommendation that the Mercantile Building be placed on the National Register of Historic Places (Borsuk 1975). By 1976, the Mayor's Select Committee was studying the retention of the building and its integration into plans for the Yerba Buena Center (Hayward 1976). Ultimately the plans to build a theater and plaza that required the demolition of the Mercantile Building were shelved.

**Significance**

As stated above, the Aronson Building appears to be NRHP/CRHR eligible under Criteria A/1, B/2, and C/3. The building does not appear to be significant under Criterion D/4. The building's period of significance is from 1903, when the building was constructed, to 1913, marking the conclusion of the first wave of post-Earthquake development in the area. The building has also been identified by Kelly & VerPlanck Consulting as a contributing resource to a proposed CRHR-eligible New Montgomery, Mission & Second Historic District (see Kelley and VerPlanck 2008). Newspaper articles from June 1975 also report that the Landmarks Preservation Advisory Board endorsed a recommendation that the Mercantile Building be placed on the National Register of Historic Places (Borsuk 1975). However, the building was never formally nominated, and a draft nomination was not found in either the San Francisco Planning Department or San Francisco Architectural Heritage files.

**Continuation of B10. Significance:**

Built in 1903, the Aronson Building marked the expansion of the downtown business district to the south of Market Street. The building was one of a handful of buildings that remained standing in the South of Market neighborhood after the 1906 disaster, and it was quickly repaired to meet the urgent demand for office and retail space. Its survival helped to define the post-1906 character of Mission Street and the surrounding neighborhood while also promoting the continued expansion of the downtown business district to the south of Market Street. Therefore, the Aronson Building appears to be significant under Criterion A due to its survival of the 1906 Earthquake and Fire and its role in influencing the development trends that followed, both of which have had a significant effect on San Francisco's character and urban development. Due to ongoing development in the area, the Aronson Building now is the last indicator of the early twentieth-century expansion of the downtown business district to this portion of South of Market.

The building was the crowning achievement of Abraham Aronson, an influential San Francisco real estate developer and prominent member of the city's Jewish community. Aronson was one of the most prolific and successful real estate men of his day, constructing well over 20 commercial buildings. The Aronson Building was noted to be his primary holding and was the building he chose to memorialize himself. Based on this association, the building appears to be significant under Criterion B.

The Aronson Building is also significant under Criterion C/3 as an excellent example of American Commercial architecture in the tradition of the Chicago School. Inspired by the late nineteenth-century designs of Chicago architectural firms, such as Adler & Sullivan, the Aronson Building employs the three-part vertical composition where the form is inspired by the classical column comprised of the base, shaft, and capital. The first three floors of the Aronson building, which contain ground floor retail and mezzanines, are treated as a base, followed by a grid of recessed, paired windows and inset terra cotta spandrel panels that emphasize the pilasters form the shaft. The two-story capital is comprised of Romanesque arched windows and a prominent modillioned sheet metal cornice. The clear articulation of columns in the pilasters defining the bays of the fourth through ninth floors and the ornate two-story capital make the Aronson Building an excellent example of this style. A central tenet of the commercial style seen in the early Chicago skyscrapers was an accentuation of the building's verticality. Sullivan used the multi-story pilasters to accentuate the verticality of the building along with the repetition of identical office floors and the deliberate uniformity of windows (Koeper 1981:257). Both these elements are clearly defined features in Hemenway and Miller's design for the Aronson Building, particularly the uniformity of the paired windows starting on third floor and carried through to the tenth. Furthermore, the Aronson Building is rare example of this caliber of design in the South of Market area and is notable for surviving the 1906 Earthquake and Fire with little modification to its overall design and exterior. Designed by Hemenway & Miller, the building is a notable pre-earthquake example of the early American commercial building in the tradition of the Chicago school.

The Aronson Building appears to retain its historical integrity of location, design, materials, workmanship, and feeling. Ongoing changes in the area, particularly demolition of most of the adjacent turn-of-the-century buildings, has limited the building's integrity of setting and association. The building has undergone little modification since it was rebuilt in 1907. Historical photographs reveal that little modification to the original design of the exterior occurred during the repairs and that much of the terra cotta cladding is original. The retail space on the ground floor and mezzanine were modernized when Aronson sold the building in the late 1930s, but the general style and much of the materials and workmanship remained (Corbett 1975). Since the mid-1970s, the ground floor has seen minor changes but no other modifications are apparent.

**Endnotes**

1. The other buildings were the Atlas Building at 602 Mission, the Monadnock Building at 685 Market Street, the Call-Spreckels Building at 26 3rd Street, the Palace Hotel at 2 New Montgomery Street, the Rialto Building at 100 New Montgomery, and the Wells Fargo Building at 85 2nd Street. The only building to completely withstand the fire was the two-story brick Burdette Building, located on the northwest corner of 2nd and Mission Streets.

**CONTINUATION SHEET**

Primary #

HRI#

Trinomial

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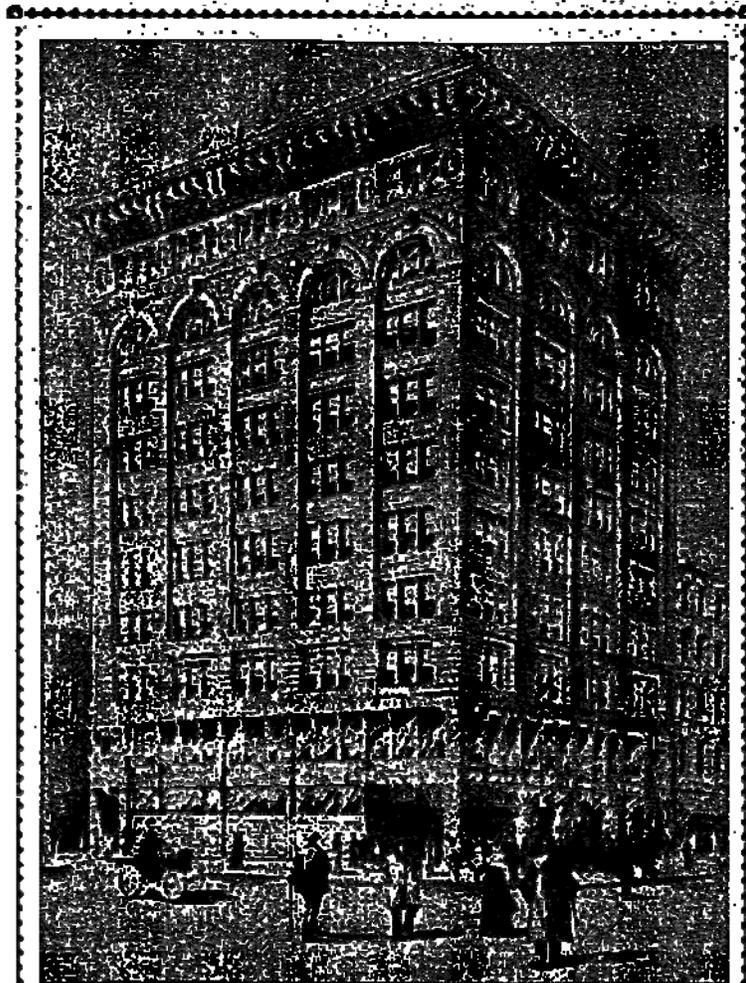
Resource Name or # 86 Third Street

\*Recorded by: Carey & Co., Inc.

\*Date: March 19, 2010

Continuation

Update



The Aronson Building to Be Erected on the Northwest Corner  
of Third and Mission Streets.

1902 Drawing of the Aronson Building (SF Chronicle, 12/28/1902)

**Continuation of B12. References:**

Architect & Engineer. "Work in Architects Office for 1920" *Architect and Engineer* (December 1919).

Bloomfield, Anne B. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Winter 1995/96. p.372-393.

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Leonard, John B. "How Reinforced Concrete Stood Earthquake and Fire" *The Architect and Engineer of California* 5, no. 1 (May 1906).

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Sales Ledgers, 1908-1999. San Francisco Office of the Assessor.

SF Call, "Week in Local Reality Market is Quiet with Strong Prices." *San Francisco Call*. June 19, 1904.

SF Call, "Great Activity is Shown On Third." *San Francisco Call*. September, 27, 1906, p. 15.

SF Chronicle, "Third and Mission Street Structure." *San Francisco Chronicle*. December 28, 1902, p.28.

SF Chronicle, "Fans Can't Save an Old Building." *San Francisco Chronicle*. March 15, 1975.

SF Sunday Call "Some Winners in San Francisco Real Estate." *San Francisco Sunday Call*. April 15, 1906.

SF Progress. "Mercantile building to fall to wreckers." *San Francisco Progress*. March 15, 1975.

**Continuation of B12. References:**

- U. S. Department of the Interior, National Park Service. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. National Register Bulletin 15. Washington, D.C., 1997.
- U.S. Department of the Interior. National Park Service. Office of Historic Preservation. "Second and Howard Streets District." National Register of Historic Places Registration Form 10-900-A. June 30, 1999.
- U. S. Geological Survey (USGS). *The San Francisco Earthquake and Fire of April 18, 1906*. Washington, D. C: Government Printing Office, 1907.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 50 3rd Street

P1. Other Identifier: Hotel Argent (Originally The Meridien)

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 50 3RD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3706074

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

50 3rd Street is a modern steel-framed high rise hotel building, 374 ft. tall with 35 stories. Designed by Arcon Corporation and built in 1983, the hotel occupies a rectangular 39,593 s.f. lot on the southwest corner of Stevenson and 3rd streets. The hexagonal tower, clad in precast concrete panels, sits atop a three story rectangular base clad in polished granite. The recessed main hotel entrance with semicircular vehicular approach is on 3rd Street, as well as the entrance to underground parking. A raised terrace is located at the southwest corner of the building. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP5. Hotel/Motel

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



P5b. Photo: (view and date)

View to SW; 9/27/07; 100\_4718.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1983; Assessor's office

\*P7. Owner and Address:

W2005 Argent Hotel Realty

545 E John Carpenter Freeway

Irving, Tx 75062

\*P8. Recorded by

Tim Kelley

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") Allen Temko, "Environmental Design: The Meridien Landmark," San Francisco Chronicle.

\*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)

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NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 32 3rd Street

P1. Other Identifier: Call Annex

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 32 3RD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3706002 & 3706003

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

26-32 3rd Street occupies a 100' x 100' lot on the west side of 3rd Street at the northwest corner of Stevenson. Built in 1910, the five-story, concrete commercial building is designed in the American Commercial style with 1980s-era Postmodern ornament. The building's facades are organized as a two-part vertical block with five bays facing 3rd Street and also Stevenson Street. The first floor is occupied by non-historic aluminum storefronts and a non-historic entrance with stucco voussoirs and keystone in the second bay in from the north on 3rd Street. The upper floors are divided into a grid of tripartite window openings containing double-hung wood windows. The facades terminate in a non-historic 1980s-era cornice with applied capital-like elements applied to the tops of the piers. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to NW; 9/27/07; 100\_4720.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1910; Assessor's office

\*P7. Owner and Address:

Epp Leo Co.

703 Market St. Ste. 1706

San Francisco, CA 94103

\*P8. Recorded by

Tim Kelley

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 32 3<sup>rd</sup> Street

B1. Historic Name:	Call Annex		
B2. Common Name:	32 3 <sup>rd</sup> Street		
B3. Original Use:	Office Building	B4. Present Use:	Office
*B5. Architectural Style:	Streamline Moderne		

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
The Call Annex was built in 1910 for John Spreckels as an addition to his Call/Spreckels tower at 703 Market Street. The building was remodeled in 1938 by Albert F. Roller. It was modernized in the 1950s and remodeled in the Postmodern style ca. 1989.

\*B7. Moved?  No  Yes  Unknown      Date:      Original Location:

\*B8. Related Features: Call Building at 703 Market Street

B9a. Architect: Ed C. McManus (1910), Albert Roller (1938)      b. Builder:

\*B10. Significance: Theme: Commercial/Industrial Development      Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930      Property Type: Office      Applicable Criteria: N/A

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

The Call Annex was designed by architect Ed C. McManus and constructed in 1910 as an addition to John Spreckels Call/Spreckels Building at 703 Market Street. In 1913, John Spreckels sold the *Call* to rival Michael DeYoung, although he retained ownership of the building. In 1938, the Call Building Annex was remodeled along with the Call Building by Albert F. Roller and engineer H.J. Brunnier. As part of the project, the addition was enlarged and remodeled in a chaste Moderne style. Subsequently remodeled in the 1950s and again in the 1980s, the building bears little resemblance to its original appearance.

The Call Building Annex does not appear eligible for listing in the California Register of Historical Resources under any of the nominating criteria. Built as an addition to the Call Building after the 1906 Earthquake and Fire, the building housed restaurants and offices, much like its neighboring commercial loft structures. Remodeled multiple times, most recently in the late 1980s, the building retains a low level of integrity, retaining only the aspects of location and materials.

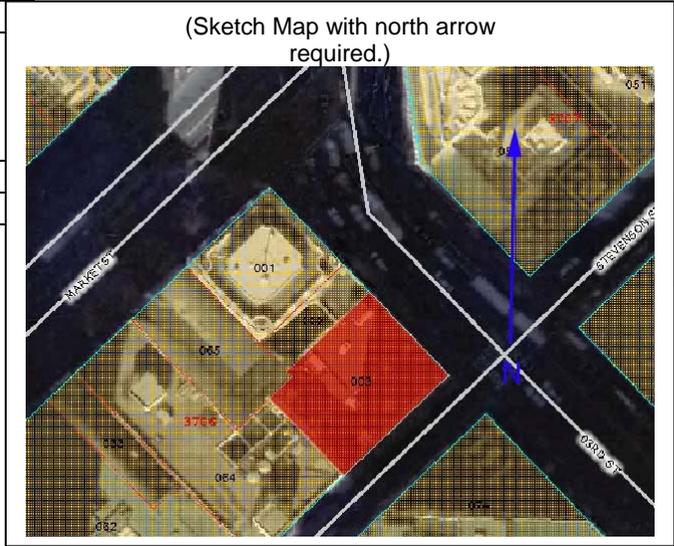
B11. Additional Resource Attributes: (List attributes and codes)      HP7. 3+ story commercial building

\*B12. References: San Francisco Architectural Heritage building files; "Economic Forces Prove Stronger than Earthquakes," *Architectural Record* (December 1940). *San Francisco Bulletin* (July 29, 1906).

B13. Remarks: Transit Center District Plan, Heritage "B"-rated building

\*B14. Evaluator: Christopher VerPlanck  
\*Date of Evaluation: 07.09.08

(This space reserved for official comments.)



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NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 26 3rd Street

P1. Other Identifier: Call/Claus Spreckels Building, 703 Market Street

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 26 3RD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3706001

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

26 3rd Street occupies a 70' x 80' lot on the southwest corner of 3rd and Market streets. Designed by the Reid Brothers and built in 1898, the elaborately ornamented 14-story steel framed structure survived the earthquake and fire of 1906. It was rebuilt in 1908 and stripped and remodeled in a Moderne vocabulary in 1938, with six set-back stories added. Designed as a three-part vertical composition, the square-plan building has five symmetrical bays on each elevation, marked by stucco piers and spandrels. The primary facade faces north to Market Street. At street level, the three-story base, faced in non-historic polished granite, consists of modern storefronts with a large central entrance providing access to the upper floors. A transitional story of square window openings with Moderne ornamentation demarcates the juncture of the base and the shaft. The shaft features narrow vertical window bays separated by wide piers. The capital consists of a six-story 1938 addition with notched corners and pairs of steel casement windows. The facades terminate with a simple frieze with incised ornament. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to south; 9/27/07; 100\_4727.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1898, 1908, Assessor's Records for post-fire restoration

\*P7. Owner and Address:

Epp Leo Co.  
 703 Market St. Ste. 1706  
 San Francisco, CA 94103

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3S

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 703 Market Street

B1. Historic Name:	Call Building, Spreckels Building, Central Tower		
B2. Common Name:	Central Tower		
B3. Original Use:	Office Building	B4. Present Use:	Office
*B5. Architectural Style:	Streamline Moderne		

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
 The Call Building was initially constructed in 1898 for John Spreckels as the headquarters for his newspaper, the *San Francisco Call*. Damaged in the 1906 Earthquake, the building was repaired in 1908. The building was remodeled and enlarged in 1938 by Albert F. Roller and renamed Central Tower.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: Call Annex at 32 3<sup>rd</sup> Street

B9a. Architect: Reid Brothers (1898), Albert Roller (1938) b. Builder: H.J. Brunner, Structural Engineer.

\*B10. Significance: Theme: Commercial/Industrial Development Area South of Market: Transit Center District Plan

Period of Significance: 1906-1930 Property Type: Office Applicable Criteria 1 & 3

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

The Call Building was designed by San Francisco's famed Reid Brothers and constructed in 1898 for John Spreckels, newspaper publisher and son of sugar magnate Claus Spreckels. The San Francisco Call was founded in 1856 as the *Morning Call* and continued under this name until Spreckels bought the newspaper in 1895. In 1896, Spreckels hired the Reid Brothers to design a new headquarters for the newspaper on the southwest corner of 3<sup>rd</sup> and Market streets, opposite the headquarters of his hated rival M.M. DeYoung's Chronicle Building in San Francisco's "Newspaper Angle." When it was completed in 1898, the Spreckels/Call Building was San Francisco's tallest skyscraper and remained so for many years. Although scarcely harmed by the quake, the building was burned during the 1906 Earthquake and Fire. It was subsequently repaired for service in 1908. In 1913, John Spreckels sold the *Call* to rival Michael DeYoung, although he retained ownership of the building. Swiss architect Le Corbusier featured the building as an example of bad American period revival architecture in his 1923 book: *Towards a New Architecture*. In 1938, the owner of the building – concerned about falling terra cotta and out-of-date styling – hired architect Albert F. Roller and engineer H.J. Brunner to replace the ornate rotunda and dome with a new six-story tower, raising the entire building to twenty stories. As part of the project, the entire exterior remodeled in a chaste Moderne style and the building renamed Central Tower.

The Call Building appears individually eligible for listing in the California Register of Historical Resources under Criteria 1 (Events) and 3 (Design/Construction). Under Criterion 1, the Call Building is significant as a very rare survivor of the 1906 Earthquake. It is significant under Criterion 3 as a very early skyscraper built in San Francisco and a good example of the Streamline Moderne style. The building retains a moderate level of integrity from its 1938 remodel, retaining the aspects of location, design, setting, materials, workmanship, feeling, and association.

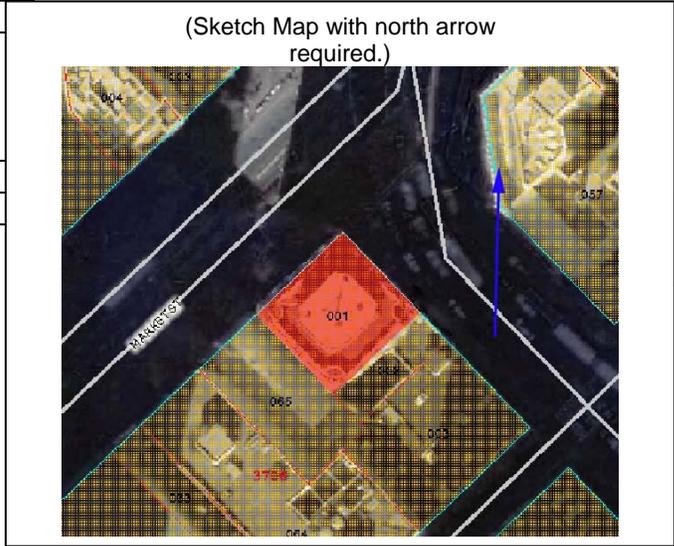
B11. Additional Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

\*B12. References: San Francisco Architectural Heritage building files; "Economic Forces Prove Stronger than Earthquakes," *Architectural Record* (December 1940). *San Francisco Call* (February 19, 1897).

B13. Remarks: Transit Center District Plan, Heritage "B"-rated building

\*B14. Evaluator: Christopher VerPlanck  
 \*Date of Evaluation: 07.09.08

(This space reserved for official comments.)



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Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 83 Stevenson Street

P1. Other Identifier: U.S. Post Office Station K, Cunningham Building, California Farmer

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 83 Stevenson ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: H-3708096

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

83 Stevenson Street is one-story brick former post office building that occupies a 61.5 ft. by 80 ft. rectangular lot on the south side of Stevenson between Ecker and Second streets. The historic lot has now been amalgamated with its neighbor at 55 Second Street. Designed by Willis Polk and built in 1909, the building is designed in the Renaissance Revival style. The facade features a one-part horizontal composition. The primary facade, which faces north, features five arched bays, each with three vertical subdivisions formed by wooden mullions. Windows are double-hung with transom lites. The two end bays contain wood doors with sidelights. The low gabled pediment, separated from the body of the facade by a sheet metal cornice, features an elegant metal eagle at the peak. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP14. Government Building

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



P5b. Photo: (view and date)

View to SE; 9/21/07; 100\_3878.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1909, Heritage survey

\*P7. Owner and Address:

Hines 55 Second Street Lp  
 101 California St. #1000  
 San Francisco, CA 94111

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3CS

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\*Resource Name or # (Assigned by recorder) 83 Stevenson Street

B1. Historic Name:	U.S. Post Office Station K, Cunningham Building		
B2. Common Name:	83 Stevenson Street		
B3. Original Use:	Post Office	B4. Present Use:	Office
*B5. Architectural Style:	Renaissance Revival		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
83 Stevenson Street was built in 1909 as a U.S. Postal Service San Francisco Station K.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None

B9a. Architect: D.H. Burnham & Co. (Willis Polk) b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930 Property Type: Post Office Applicable Criteria: 3

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

83 Stevenson was designed by Willis Polk, of Daniel H. Burnham & Co., for L.M. Hoefler who leased the building to the U.S. Postal Service. Designated "San Francisco Station K," the facility originally served as the nexus of a pneumatic mail delivery system operated by the Postal Service in downtown San Francisco. Mail would be sent via pneumatic tube to the station for instant sorting and delivery to any address within the downtown service area. The basement was designed with a 12 foot ceiling in order to accommodate the pneumatic tubing. 83 Stevenson remained in use as a postal facility until 1917. In the 1930s, a publishing company called Gilmartin Co. occupied the building. In 1940, Rural Press published *California Farmer* in the building. Willis Polk is one of the most influential architects to have worked in San Francisco. Willis Polk moved to San Francisco in 1889 as a young man and formed a partnership with Fritz Maurice Gamble. He soon created a design-build firm with his father and brother called Polk & Polk. Following the closure of this office in 1897, Polk worked for Percy & Hamilton until he moved with his family to Chicago to work for D.H. Burnham & Co. in 1901. He returned to San Francisco in 1903 and opened a San Francisco branch of D.H. Burnham & Co. During this period (1903-1910), Polk designed several notable buildings for Burnham, including the Merchant's Exchange Building (1903), the repair and expansion of the Chronicle Building (1906), the Crocker Bank Building (1908), the Insurance Exchange (1913) and many other important buildings in downtown San Francisco.

83 Stevenson appears eligible for listing in the California Register under Criterion 3 (Design/Construction) as a representative of a unique property type in San Francisco – a pneumatic postal facility – and as the work of a master, Willis Polk. Although a modest project of Polk's the building's design shows the same level of concern with proportions and detailing that characterize his higher-profile work. The building retains a high degree of integrity.

B11. Additional Resource Attributes: (List attributes and codes) HP14. Government building

\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950  
"Ornate Building for Post Office." *San Francisco Chronicle* (January 22, 1909).

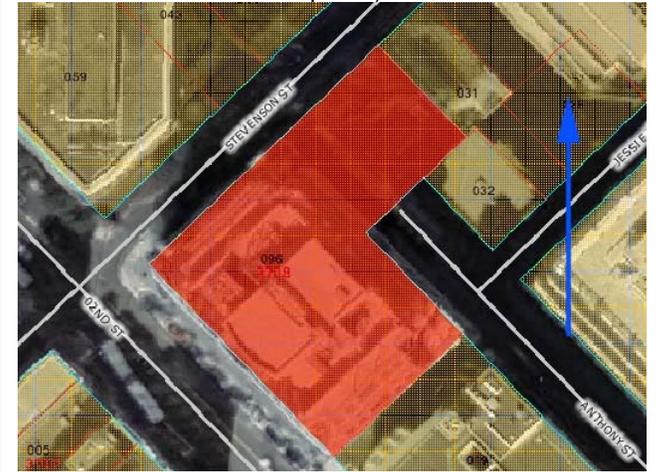
B13. Remarks:  
Transit Center District Plan EIR, Heritage "B"-rated building

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 03.27.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 619 Market

P1. Other Identifier: Hoffman's Grill, Boudin's Bakery

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 619 Market ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: H-3707062

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

619 Market Street is located on the south side of Market Street between 2nd and New Montgomery streets. It is a one-story yellow brick building now completely embedded, with the exception of its facade, within a modern 20-story high rise building. Built as the home of the once-famous Hoffman Grill, the diminutive building was constructed in 1913. The facade is an enframed window wall with a deeply recessed entrance, and a metal and stained glass canopy. The facade terminates with a zig-zag corbelled cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward southeast, 9.26.07, 100\_4423.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1913; Heritage Survey

\*P7. Owner and Address:

Glenborough New Montgomery  
 555 California Street Suite  
 San Francisco, CA 94105

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

Gerald Adams, "High-Rise Ok'd; Saves Landmark But Shadows Park," San Francisco Examiner (July 1, 1993).

\*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)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 17 3rd Street

P1. Other Identifier: Dave's

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 17 -29 Third ST City: San Francisco Zip: 94105

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

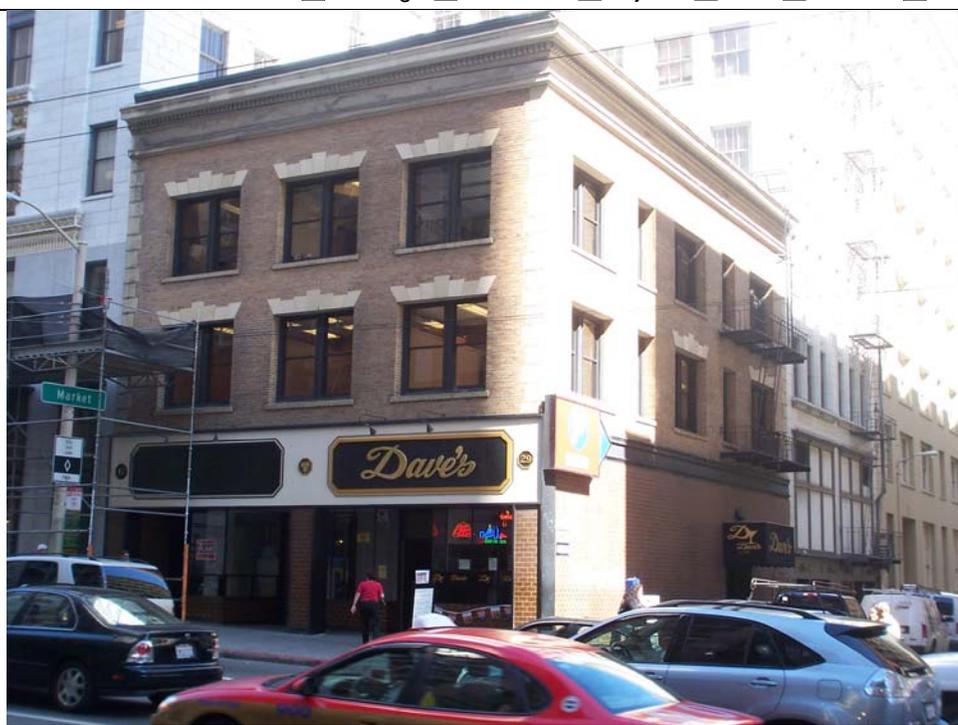
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: H-3707057

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

17-29 3rd Street is located on the northeast corner of Stevenson and 3rd streets. The three-story brick building, though physically still distinct, is now amalgamated with the Hearst Building (recorded separately) as part of parcel 3707057. Built in 1910, the building is designed in the American Commercial style with Renaissance Revival ornamentation. The facades, one three bays wide facing 3rd Street and one five bays wide facing Stevenson Street, display a two-part vertical composition. The primary facade faces 3rd Street to the west. The first floor consists of a pair of modern storefronts capped by signage. The upper upper two floors feature a grid of large window openings that contain pairs of double-hung wood windows with cement stucco jack arched headers. On Stevenson Street, three of the five bays have a similar fenestration pattern; the other two bays feature individual window openings. The facade terminates with a denticulated sheet metal cornice. The building is topped by a flat roof, and appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View to NE; 9/26/07; 100\_4453.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1910; Assessor's office

\*P7. Owner and Address:

The Hearst Corp  
 5 3rd St. Ste. 200  
 San Francisco, CA 94103

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 3S

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 62

P1. Other Identifier: 17-29 Third Street

P2. Location:  Not for Publication  Unrestricted \*a: County San Francisco

and (P2c,P2e, and P2b or P2d. Attach Location Map as necessary.)

\*b. USGS 7.5' Quad San Francisco North Date 1956/PR1973 T 2S; R 5W; 1/4 of 1/4 of Sec ; B.M.

c. Address 17-29 Third Street City San Francisco Zip 94105

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

\*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 3707/57

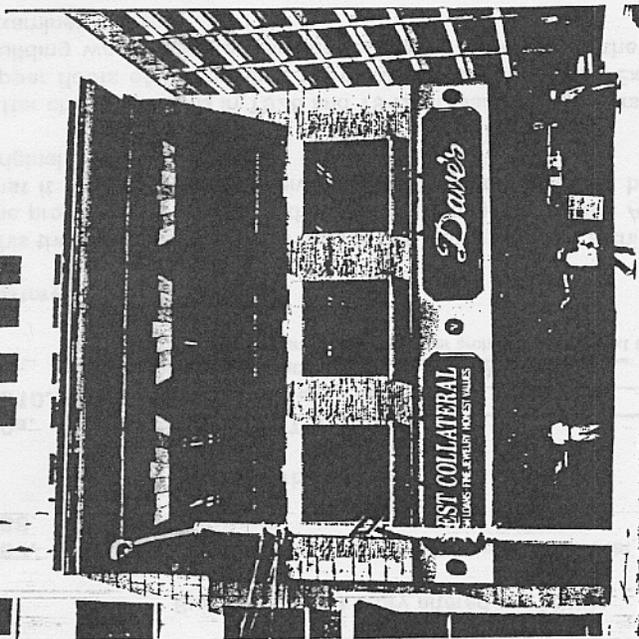
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

17-29 Third Street is a three-story, brick masonry building at the north corner of Third and Stevenson streets. It shares the same parcel with the adjacent twelve-story Examiner Building, which wraps around it on two sides. The ground floor facing Third Street has been altered with aluminum and glass storefronts, glazed brick tiles on the supporting piers, and a stucco mezzanine with recent signage. Above the mezzanine the front wall of the building is tan-colored brick masonry with bricks laid in common bond. There are three, evenly-spaced windows in each of the two upper stories. Each of these six windows consists of paired double-hung wood sashes. Each window opening is spanned by a flat arch of terra cotta voussoirs, and projecting brick sills stretch across the bottom of each window. At the top of the building is a molded sheet-metal cornice with a course of dentils just below it. Brick quoins can be found at the corners on Third and Stevenson streets. On the longer Stevenson Street facade, the treatment of the upper stories is identical, save that narrow double-hung windows without voussoirs alternate with the

see continuation sheet

\*P3b Resource Attributes: (List attributes and codes) HP6

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)



P5b. Description of Photo:  
 (View, date, accession #) 17-29  
Third view west; July 4, 1997; by  
D. Bradley; Roll C-15

\*P6. Date Constructed/Age and Source:  
 Historic  
 Prehistoric  Both  
1907

Edwards Abstracts 10/25/07

\*P7. Owner and Address:

The Hearst Corp.  
17-19 Third St., SF, CA

\*P8. Recorded by: (Name, affiliation, and address)

Michael Corbett, Dames & Moore  
221 Main Street, Suite 600  
San Francisco, CA 94105

\*P9. Date Recorded: July 7, 1997

\*P10. Survey Type: (Describe)  
intensive

P11. Report Citation\*: (Cite survey report and other sources, or enter "none".) HASR, Third Street Light Rail  
Project, San Francisco, CA

\*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 4

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) 17-29 Third Street

- B1. Historic Name: Herman Levy Building
- B2. Common Name: none
- B3. Original Use: restaurant                      B4. Present Use: office and retail
- \*B5. Architectural Style: Renaissance-Baroque
- \*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1907; first story altered ca. 1980s

- \*B7. Moved?  No     Yes     Unknown    Date: \_\_\_\_\_    Original Location: \_\_\_\_\_
- \*B8. Related Features:

granite curbstone

- B9a. Architect: Arthur T. Ehrenfort                      b. Builder: unknown
- \*B10. Significance: Theme newspaper bar                      Area San Francisco
- Period of Significance 1907-1919; 1931-1975    Property Type office and retail    Applicable Criteria C

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

**History**

This three-story building was built in 1907 to designs by architect Arthur T. Ehrenfort for owner Herman Levy, who had owned the property at the time of the 1906 earthquake and fire. A drawing of this building in *Modern San Francisco* (1907) shows that it was originally conceived as five stories, not three, but in its fenestration and ornaments, the execution matched the original design.

After changing hands in 1928 and 1942, it was sold to Hearst Publications, Inc. in 1947. At some time after this transfer, the upper floors of the building were linked internally to the Examiner Building; the original entrance to the upper floors of this building was eliminated, so that access was only from the Examiner Building; and the parcel was merged with that of the Examiner Building.

The first known businesses to occupy the ground floor of this building were a restaurant owned by Rudolph Rummel and Frank Schmitt, at 27 Third Street (here in 1909 and probably earlier); and a saloon called The News Cafe, owned by William de Curtin and Charles F. Dienger, at 29 Third Street (1910). The latter was named for the Examiner, Call and Chronicle newspapers,

see continuation sheet

- B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_
- \*B12. References:

See continuation sheet.

- B13. Remarks:

(Sketch map with north arrow required)

- \*B14. Evaluator: Michael Corbett
- Date of Evaluation: October 31, 1997

(This space reserved for official comments)

**CONTINUATION SHEET**

Page 3 of 4

Resource Identifier: 17-29 Third Street

Recorded by Michael Corbett

\*Date July 7, 1997

Continuation    Update

**Description (continued)**

double-width windows. On both facades the cornice, voussoirs, and the quoins are cream colored to contrast with the tan brick walls. On the Stevenson Street side are a fire escape and an early or original door to the bar inside.

Inside, the upper office floors are linked to the Examiner Building at each floor and can be entered only from the Examiner Building. On the ground floor, the store at 17 Third Street has modern finishes and a suspended, acoustical tile ceiling. The space of the bar at 29 Third Street may be original, with its pitched ceiling, but the finishes appear to be newer, including plaster wall surface, paneled beams, and a long wooden bar and back bar built in the late 1960s. On the rear wall is a small brass plate inscribed: "It was here over martinis the San Francisco Shakespeare Festival was conceived in 1982."

**History (continued)**

located adjacent to or across the street from this building; it persisted until ca. 1917. Prohibition ended the use of this storefront as a bar for a decade. In the mid-1930s William and Jerome Hurley opened a restaurant, Hurley's Editorial Cafe, at 27 Third Street. They moved to the adjacent storefront, 29 Third Street, in the early 1940s. Little is known about the restaurant at this location, but in the 1950s, when it had moved across the street to 38 Third, Hurley's was also a bar and was popular with the newspapermen who worked in the immediate neighborhood. The current tenant (in 1997), Dave Supple, believes that bars under different names have occupied this space continuously since 1946.

After Hurley's moved, the storefront at 27-29 Third was occupied by the Magnet Cocktail Lounge. According to Malcolm Glover, who worked then, and now, as an Examiner reporter, the Magnet was patronized by some of the Examiner pressmen, but most newspaper reporters and other staff preferred to patronize Breen's, Jerry and Johnny's, and Hurley's. All four bars were located on the first block of Third Street, between Market and Mission. The Magnet was succeeded in this location by the Ticker Tape bar between 1975 and 1989. In 1989, the place was bought by Dave Supple and renamed Dave's, which it remains today. According to a plaque at the rear, the idea for the San Francisco Shakespeare Festival was originated here in 1982.

**Evaluation**

This building is located on the same parcel as the Hearst Building, is linked to it internally, and its upper floors are only entered through the Hearst Building. Because the Hearst Building has previously been evaluated as eligible to the NRHP, this building may also be eligible in association with it. However, because this building is smaller in size, different in appearance, and has a separate history until 1927, it is being evaluated separately here to avoid confusion over its status.

This building appears to be eligible for the NRHP under criterion C at the local level of significance for the period 1907 to 1919 and 1931 to 1975. This is the last building known to survive which housed a newspaper bar, a legendary type of establishment in San Francisco. The space in which the News Cafe and its successors operated has been remodeled but remains a bar.

**References**

*Edwards Abstract from Records*. Research by Gary Goss filed in building files at FSF Heritage. October 25, 1907

Glover, Malcolm. Telephone interview by William Kostura. November 4, 1997.

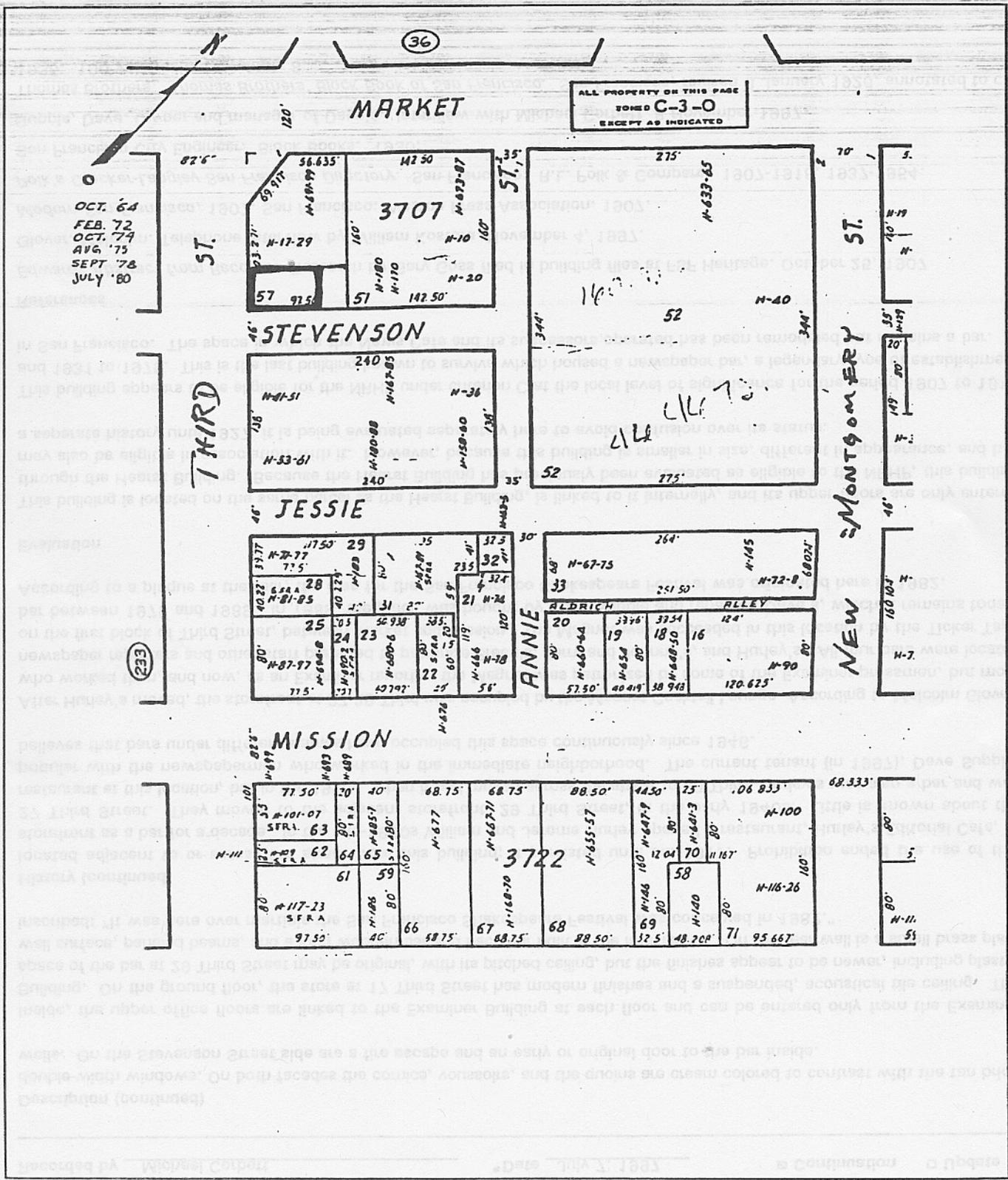
*Modern San Francisco*, 1907. San Francisco: Weston Press Association. 1907.

*Polk's Crocker-Langley San Francisco Directory*. San Francisco: R.L. Polk & Company. 1907-1918, 1937-1954.

San Francisco City Engineer. Block Books. 1930.

Supple, Dave. Owner and manager of Dave's. Interview with Michael Corbett, 8 November 1997.

Thomas Brothers. *Thomas Brothers' Block Book of San Francisco*. San Francisco, revised 9 January 1926, annotated to ca. 1935. 100 vara district: volume 8.

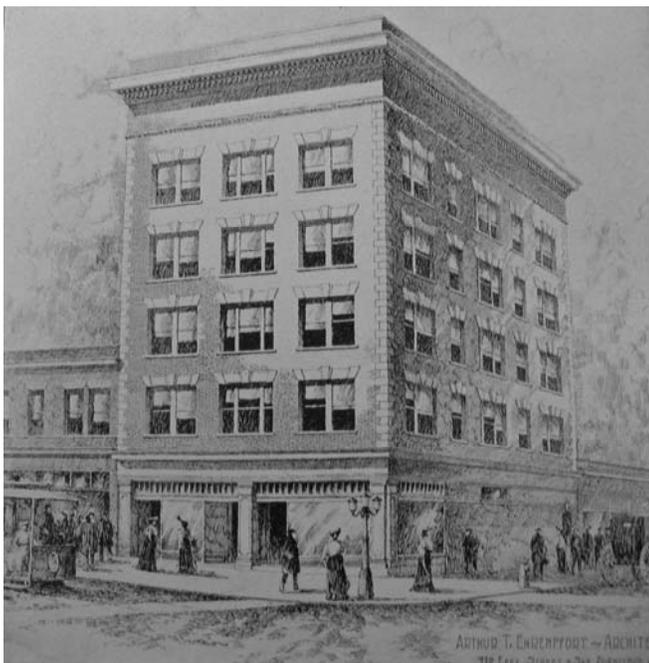


**CONTINUATION SHEET**

\*Recorded by: Carey & Co., Inc.      \*Date: March 18, 2010

Continuation       Update

The following is an update to the DPR 523A (Primary Record) and 523B (Building, Structure, & Object Record) forms prepared for the three-story brick building at 17 3<sup>rd</sup> Street (Block 3707, Lot 057) in 1997 for the "HASR, Third Street Light Rail Project, San Francisco, CA."



Drawing of 17 3<sup>rd</sup> Street, 1908. Courtesy of Western Press Association, *Modern San Francisco, 1907-1908*, n. p.

**Update to B10. Significance**

Carey & Co. does not concur that 17 3<sup>rd</sup> Street appears to be eligible for individual listing in the NRHP/CRHR, as outlined below. However, it does appear to be eligible as contributor to a proposed historic district. Therefore, it has been assigned a California Historical Resources Status Code 3CD.

17 3<sup>rd</sup> Street does not appear to be eligible for individual listing the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) under Criterion A/1 for its 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. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While 17 3<sup>rd</sup> Street was constructed during a period of rapid reconstruction of the area centered around New Montgomery, Second, and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out.

The 1997 DPR forms state that building appears to be eligible for the NRHP under Criterion C for housing a newspaper bar, a "legendary type of establishment in San Francisco" (Corbett 1997). However, the building would qualify under Criterion A/1 if it were significant for this association. Further research would need to be conducted on the history and prevalence of newspaper bars in San Francisco in the early twentieth century to determine the building would be eligible for the NRHP/CRHR for housing a newspaper bar.

\*Recorded by: Carey & Co., Inc.

\*Date: March 18, 2010

Continuation  Update

#### Update to B10. Significance

The building also does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history.

Lastly, the brick commercial building at 17 3<sup>rd</sup> Street does not appear to be eligible for individual listing in the NRHP/CRHR under Criterion C/3 for being a significant example of a type, period, region, or method of construction; for being the work of a master; or for possessing high artistic values. Although the three-story commercial building exhibits common characteristics of commercial loft buildings constructed in the area, including its brick construction and Renaissance Revival detailing, such as the quoins, jack arched headers at the façade's windows, and sheet metal cornice, it does not appear to be a particularly significant example of this style or building typology. While Arthur T. Ehrenpfort is a noted San Francisco-based architect, the building does not appear to be eligible for its association with him.

The building appears to retain a good level of integrity, including its integrity of design, materials, workmanship, location, and feeling. Most significantly, the building was amalgamated with the Hearst Building (691-699 Market Street) to its north, and the original storefront has been completely replaced. The structure's setting and feeling has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north, the aboveground concrete viaduct associated with the terminal building that cuts through the block to its east, and new construction to its west. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it still retains a good level of integrity of setting.

#### Previous Evaluations

According to San Francisco Planning Department records, the building has not been evaluated in previous local surveys. However, the building was found to be eligible for listing in the NRHP under Criterion C in 1997. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating that it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

#### Update to B12. References

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building files, 17 3<sup>rd</sup> Street. San Francisco Planning Department.

Building permit records, 17 3<sup>rd</sup> Street. San Francisco Department of Building Inspection.

Corbett Michael, and Dames & Moore. 17-29 Third Street Department of Parks and Recreation (DPR) Primary Record (523A) and Building, Structure, and Object Record (523B). "HASR, Third Street Light Rail Project, San Francisco, CA." July 7, 1997.

Detwiler, Justice B., ed. *Who's Who in California: a Biographical Directory, 1928-29*. San Francisco: Who's Who Publishing Co., 1929.

Ehrenpfort, Arthur T., vertical file. San Francisco Architectural Heritage.

\*Recorded by: Carey & Co., Inc.

\*Date: March 18, 2010

Continuation     Update

**Update to B12. References**

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Maps, "San Francisco, California," (1913 & 1950), sheet 137.

"Store and Office Building." *Architect & Engineer* 86, no. 2 (August 1926): 118.

Western Press Association. *Modern San Francisco, 1907-1908*. San Francisco: Western Press Association, 1908.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource name(s) or number (assigned by recorder) 215 Market Street

P1. Other Identifier: Matson Bldg & Annex

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 77 BEALE ST (215 Market St.) City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: H-3711019

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

The Matson Building, located at the southwest corner of Market and Main streets, now shares one parcel number and an official address with the historic PG&E Building next door and the two are joined internally. They are recorded separately in this survey. Designed by Bliss & Faville in the Renaissance Revival style and built in 1921, the fifteen-story Matson Building is a steel-framed office building clad in polychrome glazed terra cotta. The primary facade, which is eight bays wide, faces Market Street to the north. The facade displays a three-part vertical composition. The three-story base features a monumental primary entrance enclosed within an arched portal supported by large Ionic Order columns. Flanking the columns are large rusticated piers and the bays to either side feature full-height recessed metal-framed windows demarcated by engaged Ionic columns. A terra cotta entablature embellished with a continuous wave motif separates the first floor and the transitional third floor. An intermediate cornice separates the base and the shaft. The shaft is clad in terra cotta tiles resembling masonry articulated by pairs of double-hung wood windows. At the fifth floor level, there is a plaque with the name of the building: "Matson Building" spelled out and several shields depicting maritime motifs. A polychrome frieze depicting tridents and sea monsters separates the shaft and the capital. The capital features paired arched windows at the 13th floor and an attic story above. The facade terminates with richly ornamental modillioned terra cotta cornice. The building

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View to south; 9/18/07; 100\_3530.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1921; Heritage survey

\*P7. Owner and Address:

Pac Gas & Electric Co.  
 Building & Land Services Dept.  
 P.O. Box 770000 Mail Code N  
 San Francisco, CA 94177

\*P8. Recorded by

Tim Kelley  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") "Matson Building Ready," San Francisco Chronicle (November 3, 1923).

\*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)

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 215 Market Street

\*Recorded by: Tim Kelley

\*Date 11.08.07

Continuation  Update

has a flat roof and appears to be in good condition.



Primary entrance, 100\_3528, 9.18.07



Façade detail, 100\_3529, 9.18.07

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 1S

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 215 Market Street

B1. Historic Name:	Matson Bldg & Annex		
B2. Common Name:	Matson Building		
B3. Original Use:	Office Building	B4. Present Use:	Office
*B5. Architectural Style:	Renaissance Revival		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The Matson Building was constructed in 1921 for the Matson Navigation Company.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None

B9a. Architect: Bliss & Faville b. Builder: Lindgren & Swinerton

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930 Property Type: Office Applicable Criteria: 1 & 3

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

The Matson building was designed by Bliss and Faville and constructed in 1921 for the Matson Navigation Company as its headquarters and as a general-purpose office building housing important San Francisco companies like C & H Sugar, Bethlehem Steel's Shipbuilding Division, McCormick Steamship Co. and others. The Matson Navigation Company began in 1883 as a nautical freight carrier operating between San Francisco and Hawaii. The Matson Company later expanded its operations to include luxury passenger liner service. Capitalizing on the growing tourist trade, Matson built hotels in Hawaii which allowed the company to provide vacation packages. During World War II, the luxury liner's *Monterey* and *Mariposa* were used to evacuate American families from Asia. The Matson Company also contributed heavily during World War II by placing their ships into government service as troop and material carriers. After the war, Matson continued to thrive, constructing a large annex (designed by Leland Rosener) on the rear of the Matson Building in 1947. Growing competition from air transportation and changes in freight shipping during the 1950s forced the Matson Company to reorganize and drop passenger service. By 1970, the company had returned to its roots as a freight shipping company, doing away with passenger service. The Matson Building served as the headquarters and principal booking office for the Matson Company from 1923-1959, when it sold the building. Walter Bliss and William Faville first met at MIT in the late 1890s, and after working for a stint at McKim, Mead, and White, the two men moved to San Francisco and formed a partnership in 1898. A prolific and highly regarded firm, Bliss & Faville designed residences in Pacific Heights, and major monuments such as the St. Francis Hotel (1904, 1907 & 1913), the Bank of California (1908), the Southern Pacific Building (1915), and the California State Building (1926).

The Matson Building is individually listed in the National Register of Historic Places and is therefore also listed in the California Register.

B11. Additional Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

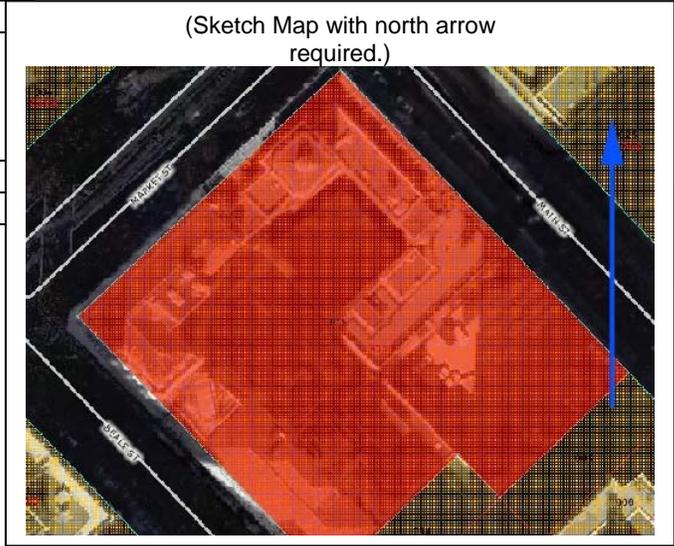
\*B12. References:

Turnbull, J. Gordon. *National Register of Historic Places Registration Form: "Matson Building and Annex."* San Francisco: 1995.

B13. Remarks:  
Transit Center District Plan, Heritage "A"-rated building

\*B14. Evaluator: Christopher VerPlanck  
\*Date of Evaluation: 03.24.08

(This space reserved for official comments.)



State of California — The Resources Agency  
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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 221 Main Street

P1. Other Identifier: Main Street Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 221 MAIN ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3740034

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

221 Main Street occupies an irregularly shaped 14,912 lot on the east side of Main Street between Howard and Folsom streets. Designed by Corwin Booth and built in 1973, the sixteen-story Brutalist style office building is composed of two sections: a three-story pavilion with a roof-top garden facing Main Street and a sixteen-story tower behind. The second story, supported by chamfered concrete piers, projects out over the sidewalk, creating a sheltered arcade-like condition around the primary entrance on Main Street. The building is massed with re-entrant corner wings without visible corner posts allowing abundant natural light deep into the building's large floor plate. The walls are composed of plain finished concrete spandrels and piers alternating with fixed anodized aluminum ribbon windows. Its stepped podium and landscaped plaza respond to the 1971 Urban Design Plan. The roof is flat. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward east, 9.19.07, 100\_3503.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1973, Assessor's Office

\*P7. Owner and Address:

221 Main LLC

221 Main St.

San Francisco, Ca 94105

\*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

October 22, 2007

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 221 Main

B1. Historic Name:	Main Street Tower		
B2. Common Name:	221 Main Street		
B3. Original Use:	Office	B4. Present Use:	Office
*B5. Architectural Style:	Brutalist		

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
221 Main Street was designed and built by Corwin Booth as a speculative office building.

\*B7. **Moved?**  No  Yes  Unknown **Date:** **Original Location:**

\*B8. **Related Features:**

B9a. **Architect:** Corwin L. Booth **b. Builder:** Williams & Burrow

\*B10. **Significance: Theme:** Commercial/Industrial Development **Area:** South of Market: Transit Center District

**Period of Significance:** 1906-1930 **Property Type:** Office Building **Applicable Criteria:** N/A

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

221 Main Street was designed by architect/developer Corwin L. Booth as a speculative high-rise office building in the South of Market. Since it was completed in 1973, the building has housed a variety of office and commercial tenants. Corwin "Cory" Booth was born in Quincy, Illinois. Educated at the University of Urbana-Champaign, Booth went to work for Albert Kahn Associates in Chicago. After working for the Navy during World War II, Booth moved to the Bay Area. Taking a job with Weihe Frick & Kruse, successor firm to Bakewell & Brown, Booth went to Manila, where he worked on the design of Clark Air Force Base. In 1965, he formed the firm of Corwin Booth & Associated Architects, which specialized in public school design. After the Baby Bust of the late 1960s ended school work, Booth began designing and building speculative office buildings. Based in the historic Folger Coffee Building, he began purchasing lots around the building and built several major high-rise buildings, including the Howard & Main Building at 211 Main Street (1973) and the Main Street Tower at 221 Main Street (1973).

221 Main Street does not appear eligible for listing in the California Register. Built after the end of the period of significance, the building is significantly less than fifty years old. With its exposed concrete frame, bulky concrete piers, and wrap-around windows, 221 Main is rather tepid example of a 1970s-era Brutalist-style skyscraper. It, and its neighbor to the north (211 Main), are the earliest high-rise office buildings constructed south of Mission Street, signaling the transition of this part of the South of Market from industry to office use after the adoption of the 1971 Urban Design Plan. 221 Main was not the first modern high-rise built south of Market – that distinction falls to SOM's Bechtel Plaza at 50 Beale Street (1967). With its straightforward arrangement of volumes and its regular fenestration pattern, 211 Main is also not a particularly advanced example of the more sculptural Brutalist style.

B11. **Additional Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

\*B12. **References:**

San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950, 1971, 1974, 1988, 1990  
"Obituary: Corwin L. Booth." *San Francisco Chronicle* (March 14, 2008).

B13. **Remarks:**

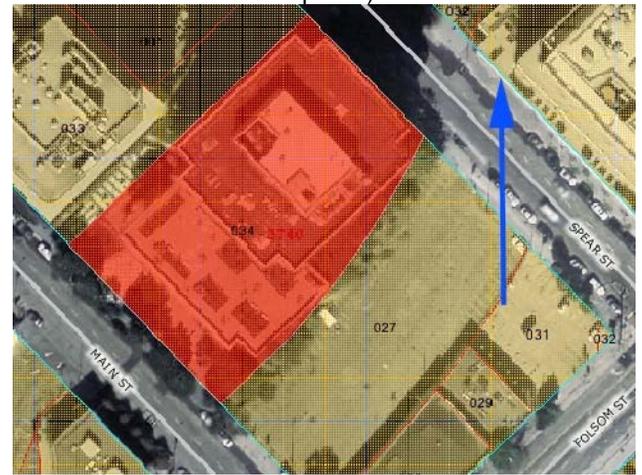
Transit Center District Plan EIR

\*B14. **Evaluator:** Christopher VerPlanck

\*Date of Evaluation: 03.26.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency  
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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 211 Main Street

P1. Other Identifier: Main & Howard Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 211 MAIN ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3740033

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

211 Main Street occupies a 31,258 square foot irregularly shaped lot on the southeast corner of Main and Howard streets. Built in 1973, the seventeen-story Corporate Modernist office tower is clad in smoked glass windows alternating with bronze-colored aluminum spandrel panels. Each window bay is divided from the adjoining bay by thin vertical aluminum mullion. The first floor is clad in pre-cast panels and punctuated by large anodized aluminum storefronts and doors. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.19.07, 100\_3501.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1973, Assessor's Office

\*P7. Owner and Address:

Main Plaza LLC  
 101 Howard St, Suite 404  
 San Francisco, Ca 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.21.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 211 Main

B1. Historic Name:	Main and Howard Building		
B2. Common Name:	211 Main Street		
B3. Original Use:	Office	B4. Present Use:	Office
*B5. Architectural Style:	Corporate Modern		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
211 Main Street was designed by Corwin L. Booth and Richard Heidloff as a speculative venture by Booth.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: 221 Main Street, also designed by Corwin L. Booth

B9a. Architect: Corwin L. Booth (Booth & Assoc.) b. Builder: William Burrows

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District

Period of Significance:	1906-1930	Property Type:	Office Building	Applicable Criteria	N/A
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(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

211 Main Street was designed by architect/developer Corwin L. Booth as a speculative high-rise office building in the South of Market. Since it was completed in 1973, the building has housed a variety of office and commercial tenants. Corwin "Cory" Booth was born in Quincy, Illinois. Educated at the University of Urbana-Champaign, Booth went to work for Albert Kahn Associates in Chicago. After working for the Navy during World War II, Booth moved to the Bay Area. Taking a job with Weihe Frick & Kruse, successor firm to Bakewell & Brown, Booth went to Manila, where he worked on the design of Clark Air Force Base. In 1965, he formed the firm of Corwin Booth & Associated Architects, which specialized in public school design. After the Baby Bust of the late 1960s ended school work, Booth began designing and building speculative office buildings. Based in the historic Folger Coffee Building, he began purchasing lots around the building and built several major high-rise buildings, including the Howard & Main Building at 211 Main Street (1973) and the Main Street Tower at 221 Main Street (1975).

211 Main Street does not appear eligible for listing in the California Register. Built after the end of the period of significance, the building is significantly less than fifty years old. With its boxy profile, concrete street-level arcade, anodized aluminum windows, and smoked glass curtain wall, 211 Main is an example of a 1970s-era Corporate Modernist skyscraper. It, along with its neighbor at 221 Main, appear to be the earliest examples of a modern-high rise constructed south of Mission Street, signaling the transition of this part of the South of Market from industry to office use after the adoption of the 1971 Urban Design Plan. 211 Main was not the first modern high-rise built south of Market – that distinction falls to SOM's Bechtel Plaza at 50 Beale Street (1967). Occupying the entire site with an inelegant "refrigerator box," the design of 211 Main Street is unsophisticated and does not embody any of the finer-grain detailing present in better-quality contemporary designs of the era.

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950, 1971, 1974, 1988, 1990  
"Obituary: Corwin L. Booth." *San Francisco Chronicle* (March 14, 2008).

B13. Remarks:  
Transit Center District Plan EIR

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 03.26.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 215 Fremont Street

P1. Other Identifier: Butler Building; Fremont Center

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 215 FREMONT ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3738012

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

215 Fremont Street occupies roughly three-quarters of a block bounded by Howard, Beale, Clementina, and Fremont Streets. The building is an eight-story steel-frame and reinforced concrete parking structure and office building that appears to incorporate a section of an older 1928 warehouse building. The rest of the building was added in the late 1990s. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward east, 100\_3640.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1928, Assessor's Office

\*P7. Owner and Address:

Resnick San Francisco LLC  
 %Jack Resnick & Sons, Inc.  
 110 East 59th St.  
 New York, NY 10022

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency  
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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 301 Howard Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 301 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3738011

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

211 Main Street occupies a rectangular lot on the southwest corner Howard and Beale streets. Designed by Gensler and built in 1987, the 23-story Postmodern office tower is clad in smoked glass windows and aluminum spandrel panels. The first two floors are clad in polished granite. The building steps back in wedge-shaped segments toward the roof, which is capped by a hemispherical dome. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward southwest, 9.18.07, 100\_3552.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1987, Assessor's Office

\*P7. Owner and Address:

W2007 Hwd. Realty LLC  
 % Archon Group, Attn: Closi  
 600 East Las Colinas Blvd.  
 Irving, TX 75039

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____	
		NRHP Status Code _____	
Other			
Listings _____			
Review Code _____ Reviewer _____ Date _____			
Page 1 of 1	*Resource name(s) or number (assigned by recorder) 231-235 1st Street		
P1. Other Identifier:	Thomson Machine Works		
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted		
*a. County:	San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.)		
*b. USGS 7.5' Quad:	San Francisco North	Date: 1994	
*c. Address:	500 HOWARD ST	City: San Francisco Zip: 94105	
d. UTM: Zone: 10	mE/	mN (G.P.S.)	
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot):	Parcel #: 3737030		
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)			
<p>231-235 1st Street occupies a small portion of a large 275' x 275.5' lot bounded by 1st, Natoma, Fremont, and Howard Streets. Built ca. 1906, the three-story, heavy timber frame, brick commercial building is designed in the American Commercial style. The rectangular-plan building, faced in brick laid in American Bond, is capped by a flat roof. The primary facade, which faces 1st Street to the west, is an enframed window wall. At street level the facade consists of two non-historic steel and glass pedestrian storefronts bracketed by rusticated brick piers. The upper two floors feature a grid of small window openings containing double-hung wood windows. The facade terminates with a simple corbelled frieze. The building is surrounded by the 2003 1st and Howard Street office project, of which it is now a part. The building appears to be in good condition.</p>			
*P3b. Resource Attributes: (list attributes and codes)	HP6. 1-3 Story Commercial Building		
*P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other			
		P5b. Photo: (view and date) View toward east, 9.21.07, 100_3645.JPG	
		*P6. Date Constructed/Age and Sources: <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both ca. 1906 (231 1st); 2003 (500 Howard)	
		*P7. Owner and Address: Foundry Associates Richard A. Wilpon 111 Great Neck Rd. Great Neck, NY 11021	
		*P8. Recorded by Christopher VerPlanck Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
		*P9. Date Recorded: 11.08.07	
		*P10. Survey Type: Intensive: Transit Center District EIR	
		*P11. Report Citation: (Cite survey report and other sources, or enter "none")	None
		*Attachments: <input checked="" type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)	

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Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
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NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 235 2nd St.

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 235 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736123

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

235 Second Street occupies a 40,265 square foot rectangular lot on the southeast corner of 2nd and Clementina streets. Built in 2002, the five-story Corporate Modernist office tower is clad in face brick and smoked glass windows divided by aluminum mullions. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward northeast, 100\_4166, 9.24.07

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 2002, Assessor's Office

\*P7. Owner and Address:

235 Property Co LLC  
 1475 Folsom Street Suite 4  
 San Francisco, CA 94103

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 509-17 Howard St.

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted  
 \*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: \_\_\_\_\_ Date: \_\_\_\_\_

\*c. Address: 509 -517 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736121

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

509-17 Howard Street occupies a 29,697 square foot rectangular lot on the southwest corner of 1st and Howard streets. Built in 2002, the nine-story Corporate Modernist office tower is clad in face brick and smoked glass windows divided by aluminum mullions. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward northeast, 9.19.07, 100\_3726.JPG

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
 Ca. 2000

\*P7. Owner and Address:  
 KSW Properties  
 244 California St.  
 San Francisco, CA 94111

\*P8. Recorded by  
 Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:  
 11.08.07

\*P10. Survey Type:  
 Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency  
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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 525 Howard Street

P1. Other Identifier: Louis Lurie Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 525 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736114

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

525 Howard Street occupies a 50' x 165' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1921, the one-story, concrete industrial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco, sits on a concrete perimeter foundation and is capped by a flat roof with a raised monitor at the center. The primary facade, which is three bays wide, faces north. The facade is dominated by a three-bayed arched arcade in the center bay. Recessed behind the fenced-in arcade is the primary entrance and two other openings all surmounted by large painted transoms. Two vehicular openings, also surmounted by painted transoms, flank the arcade in each of the corner bays. Small foliate brackets occupy the upper corners of these openings. A sheet metal cornice divides the main body of the facade from the stepped parapet. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100\_4107.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1921, Assessor's Office

\*P7. Owner and Address:

Stockbridge 525 Howard, LLC  
 Attn: Kristin Renaudin  
 4 Embarcadero Center Suite  
 San Francisco, CA 94111

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.21.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 525 Howard Street

B1. Historic Name:	Hampton Electric & Manufacturing Co.		
B2. Common Name:	525 Howard Street		
B3. Original Use:	Industrial	B4. Present Use:	Nightclub/restaurant
*B5. Architectural Style:	Renaissance Revival		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
525 Howard was constructed in 1921. After 1982, several windows and the primary entrance were removed when the building was converted into a nightclub.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features:

B9a. Architect: O'Brien Brothers b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930 Property Type: Industrial Applicable Criteria: 1 & 3

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

525 Howard was designed by the O'Brien Bros and constructed in 1921 for property developer Louis R. Lurie. The first known occupant of the building was Hampton Electric & Manufacturing Co. (electrical engineers) from 1922-1939. In 1936, the company shared the space with Henry W. Montague, manufacturer of water wheels. United Sales Wholesale Hardware occupied the building from 1953 to 1966 and from 1968 to 1982 R & H Wholesale Hardware leased it. After 1982, the building was converted into a night club. Presently, Club NV and Goat Hill Pizza occupy the building. The O'Brien Bros., formed in 1906, consisted of three brothers; Arthur L., C.L., and Walter J. The firm specialized in commercial loft buildings and light industrial facilities. One of their more notable designs is the Palace Garage at 111 Stevenson Street. Louis R. Lurie (1888-1972) came to San Francisco in 1914. By 1953, Lurie had constructed 259 buildings in San Francisco. He specialized in real estate development, concentrating on speculative commercial office buildings and light industrial facilities in the South of Market Area. Later, Lurie became well-known as a financier and a philanthropist. 525 Howard Street does not appear to be eligible for individual listing in the California Register. The façade suffers from a partial loss of integrity, in particular the removal of much of the original fenestration to create an outdoor patio area when the building was converted into a night club after 1982.

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

\*B12. References:

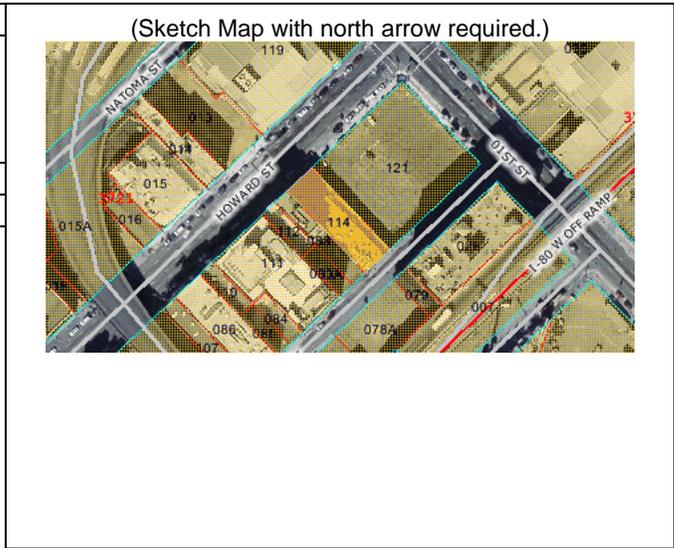
San Francisco Architectural Heritage Building files; *San Francisco Chronicle*, "Louis Lurie, Career Millionaire" (December 1 & 2, 1953).; San Francisco City Directories; Sanborn Maps 1950, 1970, 1990

B13. Remarks:  
Transit Center District Plan EIR

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 02.21.08

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 531 Howard Street

P1. Other Identifier: Mercedes Co. Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 531 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736112

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

531 Howard Street occupies a 25' x 85' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1906, the four-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in face brick, is capped by a flat roof. The primary facade, which is three bays wide, faces north. At street level the facade consists of a pedestrian entry in the left bay and a tripartite wood storefront capped by a transom in the remaining bays. The upper three floors contain a grid of window openings occupied by wood double-hung windows with a sash light pattern of 3/2. A steel fire escape occupies the right bay. The facade terminates with a sheet metal frieze composed of dentils and an egg-and-dart molding. Above this is a sheet metal cornice supported by a pair of foliate brackets and modillions. The building, which is identical to its neighbor to the west, 529 Howard, appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100\_4100.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1906, Assessor's Office

\*P7. Owner and Address:

Sullivan Family Revoc Tr.

236 8th Ave.

San Francisco, CA 94118

\*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

10.21.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 543 Howard Street

P1. Other Identifier: 38 Tehama Street

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 38 TEHAMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736111

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

543 Howard Street occupies a large irregularly shaped lot on the south side of Howard Street, between 1st and 2nd streets. Built ca. 1925, the four-story, concrete commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which is five bays wide, faces north. The building has a secondary facade facing Tehama Street. At street level the Howard Street facade consists of a pedestrian entry in the center bay, with matching modern wood storefronts in the flanking bays. The second floor features a bank of five window openings containing tripartite double-hung wood windows. A sheet metal cornice separates the main body of the building from a ca. 2000 two-story frame penthouse addition. The addition, although large, is compatible with the architectural vocabulary of the original building. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward southeast, 9.24.07, 100.4085

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 ca. 1925

\*P7. Owner and Address:

Eric Robbins  
 580 Howard St.  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.25.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 547 Howard Street

P1. Other Identifier: Greeley Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 547 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736110

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

547 Howard Street occupies a 25' x 85' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1907, the two-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco scored to resemble masonry, is capped by a flat roof. The primary facade, which is an enframed window wall, faces north. At street level the facade consists of a wood storefront capped by a prism lite transom in the center bay with pedestrian entrances, also surmounted by prism lite transoms, in the flanking bays. The upper floor consists of a large rectangular opening containing five wood double-hung windows. A steel fire escape occupies the right bay. The facade terminates with a dentil frieze and a sheet metal cornice supported by modillions. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100\_4081.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907, Assessor's Office

\*P7. Owner and Address:

Gjestland Leif  
 547 Howard St  
 San Francisco CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.21.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)



\*Recorded by: Carey & Co., Inc.  
(revised by Planning)

\*Date: March 18, 2010 (revised March 28, 2012)  Continuation  Update

**Continuation of B10. Significance:**

immediately, while other portions would not be developed for up to a decade. Due to its importance as a southerly extension of the City's downtown north of Market Street, the area centered around New Montgomery, Second, and Mission Streets, which contains the Greeley Building, was largely rebuilt by 1913.

John J. Greeley inherited the parcel from his mother Honora Greeley, a long time resident of San Francisco, upon her death in 1902. She also owned a parcel on Tehama Street. Born in 1877, John J. Greeley was the eldest of her six children with husband John Greeley, an Irish laborer, and was a noted lawyer in San Francisco. He earned his bachelor's degree from St. Mary's College and passed the bar in 1898 after studying in the offices of R. H. Countryman. In 1900, he accepted a position as the assistant bond and warrant clerk in the City's District Attorney's office, and by 1903, he had been promoted as a prosecuting attorney by District Attorney L. F. Byington. He married Ruby J. Greeley around 1905.

Greeley contracted architect Oliver Everett to design this small-scale commercial building. Born in 1860 in Massachusetts, Everett arrived in San Francisco in 1874. In the late nineteenth century he Everett found employment in the offices of Prosper Huerne, who arrived in 1850 from France to become a pioneering architect in San Francisco. In 1893, Everett became the principal of the firm Huerne & Everett.

Since reverse city directories of San Francisco do not begin until the mid-1950s, archival research did not reveal information on the building's early occupants. San Francisco Architectural Heritage files note that the Pacific Rural Press occupied 547 Howard Street in 1923.

**Evaluation**

The Greeley Building at 547-549 Howard Street does not appear to be eligible for the NRHP or the CRHR under Criterion A/1 for its 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. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the Greeley Building was constructed during a period of rapid reconstruction of the area centered around New Montgomery, Second, and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history. Additionally, it does not appear to be eligible under Criterion C/3 for being a significant example of a type, period, region, or method of construction; for being the work of a master; or for possessing high artistic values. Although the two-story commercial building exhibits common characteristics of commercial loft buildings constructed in the area, including its brick construction, stucco cladding, and Renaissance Revival detailing like the sheet metal cornice with box modillions and dentils, it does not appear to be a particularly significant example of this style or building typology. While Oliver Everett is a noted San Francisco-based architect, the building does not appear to be eligible for its association with him.

The Greeley Building at 547-549 Howard Street does not appear to be eligible for the NRHP/CRHR under any criterion as a contributor to the eligible New Montgomery, Mission and Second Historic District. While the construction date for the subject property is consistent with an identified historic context, the property does not appear to have made a significant contribution to the reconstruction of the area and is not significant under Criterion A/1. Additionally, the subject property does not appear to be eligible under Criterion C/3 as it does not bear a strong association with the district, which is almost exclusively made up of medium- to large-scale commercial structures built just after the 1906

\*Recorded by: Carey & Co., Inc. (revised by Planning) \*Date: March 18, 2010 (revised March 28, 2012)  Continuation  Update

**Continuation of B10. Significance:**

earthquake and fire and up until the 1930s, and is not part of a group of buildings that are significant examples of an architectural style or building typology.

The Greeley Building appears to retain a good level of integrity, including its integrity of design, materials, workmanship, location, and association. Its storefront has had minor alterations, such as the replacement of the doors. The prism lite transom spanning above it may be original. It also retains its original fenestration at the second story, and it retains the prominent sheet metal cornice. The structure's setting and feeling has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north and the aboveground concrete viaduct associated with the terminal building that cuts through the block to its west. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it still retains a good level of integrity of setting.

*Previous Evaluations*

According to San Francisco Planning Department records, 531-533 Howard Street has been assigned California Historical Resource Status Code 6, indicating it is not eligible for listing or designation. It received a rating of V in the City's Downtown Master Plan and received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating that it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building files, 547-549 Howard Street. San Francisco Planning Department.

Building permit records, 547-549 Howard Street. San Francisco Department of Building Inspection.

"Byinton Makes Two Promotions." *San Francisco Chronicle*. July 3, 1903, p. 10.

Everett, Oliver, vertical file. San Francisco Architectural Heritage.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

"Mrs. Greeley's Will Filed." *San Francisco Call*. July 13, 1902.

"Oliver Everett." *California Architect and Building News*, vol. 2

Sanborn Fire Insurance Maps, "San Francisco, California," 1913, sheet 131; 1950, sheet 131.

**CONTINUATION SHEET**

\*Recorded by: Carey & Co., Inc.  
(revised by Planning)

\*Date: March 18, 2010 (revised March 28, 2012)  Continuation  Update

**Continuation of B12. References:**

San Francisco City Directories, 1923.

U. S. Federal Census, 1910. <http://www.ancestry.com> (accessed January 14, 2010).

San Francisco Landmarks Preservation Advisory Board. *A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940*. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 557 Howard Street

P1. Other Identifier: Graphic Reproduction Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 557 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736107

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

557 Howard Street occupies a 25' x 165' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1922, the two-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which is two bays wide, faces north. At street level the facade consists of a tripartite wood storefront capped by a transom in the left and bays and a pedestrian entrance in the right bay. The upper floor is articulated by a pair of tripartite windows consisting of three double-hung wood sash windows. The facade terminates with a simple sheet metal cornice and stepped parapet. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 09.24.07, 100\_4072.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1922, Assessor's Office

\*P7. Owner and Address:

Guggenheim, Robert S & Jayn  
 A-1 Property Management  
 P.O. Box 822  
 Pacifica, CA 94044

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.21.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 571 Howard Street

P1. Other Identifier: E.J.Brooks & Co. Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: \_\_\_\_\_ Date: \_\_\_\_\_

\*c. Address: 571 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736102

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

571 Howard Street occupies a 25' x 85' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1924, the two-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof that is two stories high in the front and one story one bay in from the street. The primary facade, which is an enframed window wall, faces north. At street level the facade consists of a heavily altered storefront comprised of an tripartite storefront containing an anodized aluminum entrance flanked by a fixed aluminum window in the left bay and a pedestrian entry in the right bay. The upper floor is articulated by a band of four recessed window openings containing non-historic aluminum sliders. The facade terminates with a simple cement stucco cornice and stepped parapet. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100\_4062.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1924, Assessor's Office

\*P7. Owner and Address:

Harud H. & Kay Y. Kurata, Tr  
 713 Saint Lawrence Ct.  
 Pacifica, CA 94044

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.21.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 571 Howard Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Light industrial building

B4. Present Use: Commercial/office building

\*B5. **Architectural Style:** Renaissance Revival

\*B6. **Construction History:** Constructed in 1924.

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:**

B9a. Architect: F. Farnkoff

b. Builder: George Wagner

\*B10. **Significance: Theme:** Real estate development

**Area:** South of Market district, San Francisco, CA

**Period of Significance:** N/A

**Property Type:** Light industrial building

**Applicable Criteria:** N/A

**Summary of Findings**

The reinforced-concrete commercial building at 571 Howard Street does not eligible for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) either individually or as a contributor to a historic district.

**Historic Context**

According to the 1913 Sanborn Fire Insurance Map, the parcel contained a building housing a sheet metal works that was demolished in order to construct the extant building at 571 Howard Street in the 1924. The former building was erected during the initial phase of reconstruction following the 1906 earthquake and fires, which decimated the South of Market neighborhood. Due to its importance as a southerly extension of the City's downtown north of Market Street, the area centered around New Montgomery, Second, and Mission Streets was largely rebuilt by 1913. (See continuation sheet.)

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc. (revised by Planning)

\***Date of Evaluation:** March 18, 2010 (revised March 28, 2012)



\*Recorded by: Carey & Co., Inc.  
(revised by Planning)

\*Date: March 18, 2010 (revised March 28, 2012)  Continuation  Update

**Continuation of B10. Significance:**

Buildings continued to be erected in the area following World War I, including several major office buildings and hotels, and again during a mid-1920s building boom. The extant building on the parcel was constructed during this later building phase, which completes the build out of the area by 1930 and its transformation from a dense, working-class residential neighborhood to a predominantly light industry and warehouse district.

Walter H. Sullivan erected the building at 571 Howard Street. Born in California in 1884, he married Genevieve J. Sullivan and had two children, Walter and Thomas. Walter Sullivan earned a living through real estate and operated his company W. H. S. Real Estate in the Alexander Building in San Francisco.

He hired retained architect F. Farnkoff to design the building and George Wagner to construct it. The architect may be Frank Farnkoff, who is listed in the 1920 U. S. Federal Census as residing in San Anselmo with his parents Vincent and Rosa Farnkoff. Born in Oregon around 1886, he is listed as an architect. The following year, Farnkoff designed five brick piers, which were installed under the building's west wall. Archival research did not reveal additional information on Farnkoff.

According to San Francisco Architectural Heritage files on 571 Howard Street, the Marion Steam Shovel Company, which made steam shovels, draglines, clamshells, dredges, cranes, and trench shovels, first occupied the building upon its completion. However, the E. J. Brooks & Co., a purveyor of freight cards, cigars, packaging and meter seals according to the 1923 San Francisco city directory, gave the building its namesake.

**Evaluation**

The commercial building at 571 Howard Street does not appear to be eligible for individual listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) under Criterion A/1 for its association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Constructed in 1924, it contributed to a later phase of reconstruction of the neighborhood, which was completely built out by 1930. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. 571Howard Street does not appear to have a particularly specific or significant association with the area's reconstruction. It was one of many small-scale commercial or light industrial buildings constructed on the block by 1930.

571 Howard Street does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history. Additionally, the building does not appear to be eligible under Criterion C/3 for being a significant example of a type, period, region, or method of construction; for being the work of a master; or for possessing high artistic value. Although the two-story commercial building exhibits common characteristics of commercial loft buildings constructed in the area, including its reinforced-concrete construction, simple sheet-metal cornice, and shaped parapet, it does not appear to be a particularly significant example of this style or building typology. Additionally, Frank Farnkoff does not appear to be a master architect.

571 Howard Street does not appear to be eligible for the NRHP or CRHR under any criterion as a contributor to the eligible New Montgomery, Mission and Second Historic District. While the construction date for the subject property is consistent with an identified historic context, the property does not appear to have made a significant contribution to the reconstruction of the area and is not significant under Criterion A/1. Additionally, the subject property does not appear to be eligible under Criterion C/3 as it does not bear a strong association with the district, which is almost exclusively made up of medium- to large-scale commercial structures built just after the 1906 earthquake and fire and up until the 1930s, and is not part of a group of buildings that are significant examples of an architectural style or

\*Recorded by: Carey & Co., Inc.  
(revised by Planning)

\*Date: March 18, 2010 (revised March 28, 2012)  Continuation  Update

**Continuation of B10. Significance:**

building typology.

The building appears to retain a fair level of integrity of design, materials, workmanship, location, and association. It retains its reinforced concrete construction; flat roof with a simple shaped parapet and simple sheet-metal cornice. Most significantly, its second-story windows have been replaced with contemporary metal-sash slider windows surmounted by a transom window. The structure's setting has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north and the aboveground concrete viaduct associated with the terminal building that cuts through the block immediately to its east. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it retains a good level of integrity of setting.

*Previous Evaluations*

According to San Francisco Planning Department records, the building has not been evaluated in previous local surveys. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey

**Continuation of B12. References:**

571 Howard Street, vertical file. San Francisco Architectural Heritage.

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building permit records, 571 Howard Street. Department of Building Inspection.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Maps, "San Francisco, California," 1913, sheet 131; 1950, sheet 131.

U. S. Federal Census, 1920, 1930. <http://www.ancestry.com> (accessed January 18, 2010).

World War I Draft Registration Cards, 1917-1918. <http://www.ancestry.com> (accessed January 18, 2010).

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 575 Howard Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 575 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736101

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

575 Howard Street occupies a 25' x 85' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1906, the one-story, wood-frame commercial building is a heavily altered utilitarian commercial structure. The rectangular-plan building, finished in stucco, is capped by a gable roof concealed behind a false parapet. The primary facade, which is an enframed window wall, faces north. The facade consists of two heavily altered storefronts with a row of wood transoms above. The facade terminates with a simple stepped parapet. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100\_4058.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1906, Assessor's Office

\*P7. Owner and Address:

Donald L Birkenseer Jr  
 1458 Woodberry Ave.  
 San Mateo, CA 94403

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 577 Howard Street

P1. Other Identifier: Taylor Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 577 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736100

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

577 Howard Street occupies a 25' x 85' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1907, the four-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which is three bays wide, faces north. At street level the facade consists of a recessed storefront consisting of a pedestrian entry in the left bay and folding doors in the center and right bays. The upper three floors each feature a recessed window opening containing three non-historic aluminum windows divided by wide mullions. A steel fire escape occupies the right bay. The facade terminates with a simple sheet metal cornice supported by a pair of foliate brackets. The building, which is a contributor to the Second and Howard Street Historic District, appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100\_4053.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907, Assessor's Office

\*P7. Owner and Address:

O'beirne Gerrard & Colette  
 579 Howard St  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.21.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 583 Howard Street

P1. Other Identifier: Crellin Estate Building, Peters Cartridge Co.

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 583 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736099

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

583 Howard Street occupies a 50' x 165' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1912, the three-story, brick commercial building is designed in the Romanesque Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which is three bays wide, faces north. The building has a secondary facade facing Tehama Street. At street level the Howard Street facade consists of a pedestrian entry in the left bay, a storefront in the center bay and a window in the right bay. The upper two floors each feature a grid of window opening containing multi-lite wood casement windows. The outer bays are expressed as corner pavilions defined by projecting brick pilasters. The facade terminates with a corbelled Romanesque Revival-style arcuated cornice. The building, which is a contributor to the Second and Howard Street Historic District, appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100\_4042.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1912, Assessor's Office

\*P7. Owner and Address:

585 Howard Street Partners  
 George E Yamas  
 585 Howard St.  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.21.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 583 Howard Street

\*Recorded by: Christopher

\*Date 10.21.07

Continuation

Update



Tehama Street façade, 100\_4150, 9.24.07

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 589 Howard Street

P1. Other Identifier: Lent Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 589 HOWARD ST City: San Francisco Zip: 94105

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

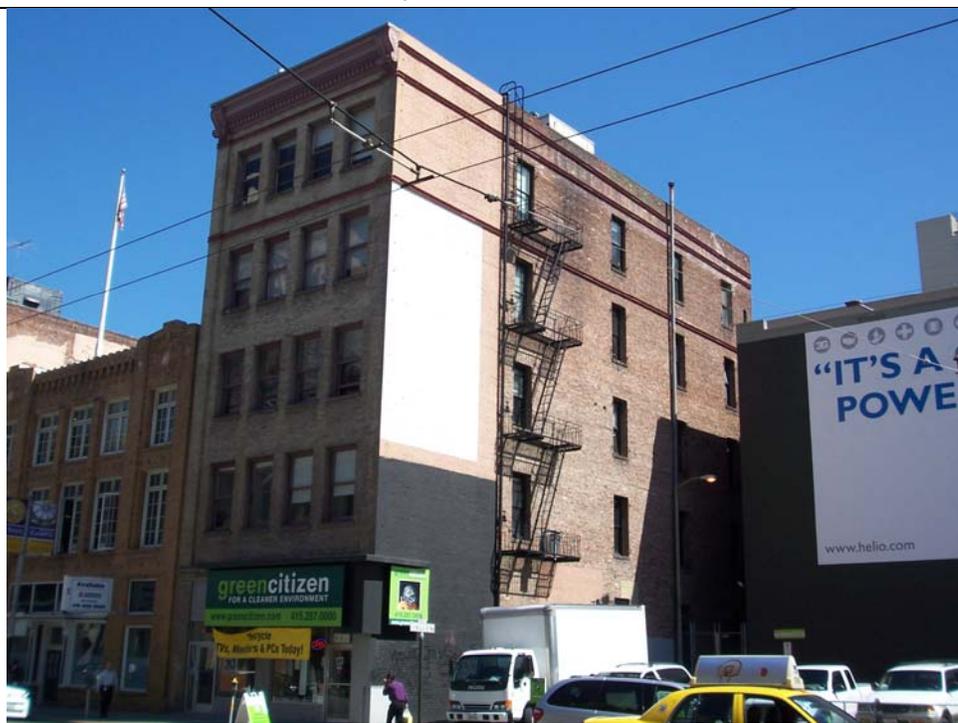
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736098

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

589 Howard Street occupies a 30' x 85' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1907, the five-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in face brick, is capped by a flat roof. The building has a secondary facade facing Malden Alley. The Howard Street facade, which is three bays wide, faces north. At street level the facade consists of two heavily altered aluminum storefronts. The four upper floors contain a grid of recessed window openings occupied by wood double-hung windows with a sash light pattern of 1/1. The facade terminates with a sheet metal frieze composed of dentils and an egg-and-dart molding. Above this is a sheet metal cornice supported by a pair of foliate brackets and modillions. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 09.24.07, 100\_4033.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907, Assessor's Office

\*P7. Owner and Address:

201 Second St LLC  
 C/O Birmingham Development  
 1475 Folsom St#400  
 San Francisco, CA 94103

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.21.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 205 2nd Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 205 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736096

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

205 2nd Street occupies a 50' x 85' lot on the east side of 2nd Street, between Howard and Tehama streets. Built in 1906, the three-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in face brick, is capped by a flat roof. The building has a secondary facade facing Malden Alley. The Howard Street facade, which is three bays wide, faces north. At street level the facade consists of two heavily altered aluminum storefronts. The two upper floors contain a grid of recessed window openings occupied by wood double-hung windows with a sash light pattern of 1/1. The facade terminates with a sheet metal frieze composed of dentils and an egg-and-dart molding. Above this is a sheet metal cornice supported by a pair of foliate brackets and modillions. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward east, 9.24.07, 100\_4765.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1906, Assessor's Office

\*P7. Owner and Address:

576 Sacramento St. LLC  
 1475 Folsom St #400  
 San Franciscoc CA 94103

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.25.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)



\*Recorded by: Carey & Co., Inc.  
(revised by Planning)

\*Date: March 18, 2010 (revised March 28, 2012)

Continuation     Update

**Continuation of B10. Significance:**

(See continuation sheet.)

around New Montgomery, Second, and Mission Streets, were rebuilt immediately, while other portions were not developed for up to a decade. The Bothin Building stands in the former, which was mostly rebuilt by 1913 due to its importance as a southerly extension of the City's downtown north of Market Street.

Born around 1853 in Ohio, Henry Bothin moved in San Francisco in 1875 where he became an extremely wealthy and prominent businessman. His first marriage to Lottie Jennie Bothin ended in divorce in 1908. Shortly thereafter, he married Ellen Bothin. An early business that he ran with his brother Julien C. Bothin in the 1880s to 1890s, the Bothin Manufacturing Company, which manufactured baking powder, coffee, spices, and extracts, dissolved in bankruptcy in 1893, with each brother blaming the other for the financial failure. He went on to run the successful Bothin Realty Company and become the president of the Judson Manufacturing Company.



Caricature of Henry Bothin, 1912.  
*Men Who Made San Francisco*, p. 3.

Henry Bothin was a major landowner in the Bay Area, with many properties in San Francisco, including the South of Market district. According to the 1909 San Francisco Block Book, Bothin owned at least twelve parcels on the blocks bounded by Howard, 1<sup>st</sup>, Folsom, and 2<sup>nd</sup> Streets, including the subject property. The 1906 earthquake and fires greatly impacted his landholdings, as he lost around 79 buildings due to the disaster. By 1912, he had rebuilt at least 42 of

\*Recorded by: Carey & Co., Inc.  
(revised by Planning)

\*Date: March 18, 2010 (revised March 28, 2012)

Continuation  Update

### Continuation of B10. Significance:

those properties, including 205-215 2<sup>nd</sup> Street.

Prominent San Francisco architect Frank S. Van Trees designed 205-215 2<sup>nd</sup> Street, which was completed in 1906. Born in Indiana around 1867, Van Trees worked as chief draftsman for the prolific architect A. Page Brown. In addition to designing buildings in the Pacific Heights neighborhood, Brown most notably designed San Francisco's Ferry Building (opened in 1898) and Trinity Episcopal Church (1892). Following Brown's accidental death in 1896, Van Trees went on to design several homes in Pacific Heights, including a Classical Revival-style house for Baron Edward S. Rothschild at 1901 Jackson Street (1902) and the Koshland Mansion at 3800 Washington Street (1906). He also designed numerous apartment buildings, two- to three-story single-family residences, and commercial buildings throughout San Francisco as well as in San Bruno, Burlingame, San Mateo, and other cities on the peninsula. He and his wife Nell P. Van Trees had at least one daughter Nell D. Van Trees. He died in 1914.

The firm Cullen and Matthies constructed 205-215 2<sup>nd</sup> Street. Since reverse city directories of San Francisco do not begin until the mid-1950s, archival research did not reveal information on the building's early occupants.

### Evaluation

The Bothin Building at 205-215 2<sup>nd</sup> Street does not appear to be eligible either individually or as a district contributor for the NRHP or the CRHR under Criterion A/1 for its 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. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While 205-215 2<sup>nd</sup> Street was constructed during a period of rapid reconstruction of the area centered around New Montgomery, Second, and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible or eligible as a contributor to a historic district. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out.

The building does not appear to be eligible individually or as a district contributor under Criterion B/2 for its association with the lives of persons important to local, California or national history. Although Henry E. Bothin was a prominent businessman and landowner in the Bay Area, the building at 205-215 2<sup>nd</sup> Street was only one of many buildings that he owned and leased. It does not appear to have played a significant role in his real estate career.

Additionally, it does not appear to be eligible individually or as a district contributor under Criterion C/3 for being a significant example of a type, period, region, or method of construction; for being the work of a master; or for possessing high artistic values. Although the three-story commercial building exhibits common characteristics of commercial loft buildings constructed in the area, including its brick construction, stucco cladding and Renaissance Revival detailing like the engaged spiral colonnet mullions at the façade's windows and the sheet metal frieze and cornice, it does not appear to be a particularly significant example of this style or building typology. While Frank S. Van Trees is regarded as a master architect for his prolific career in San Francisco, his design for 205-215 2<sup>nd</sup> Street does not appear to be significant to understanding his oeuvre or career.

The Bothin Building appears to retain a fair level of integrity of design, materials, workmanship, location, and feeling. Alterations to the building have largely occurred at the façade's storefront and at the upper story windows. The structure's setting and feeling has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north, the aboveground concrete viaduct associated with the terminal building that cuts through the block to its east, and new construction to its west. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it still retains a good level of integrity of setting.

### Previous Evaluations

According to San Francisco Planning Department records, 205-215 2<sup>nd</sup> Street received a rating of V in the City's Downtown Master Plan and a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the

\*Recorded by: Carey & Co., Inc.  
(revised by Planning)

\*Date: March 18, 2010 (revised March 28, 2012)

Continuation  Update

**Continuation of B10. Significance:**

San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating that it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

"The Bothin Failure." *San Francisco Chronicle*. December 17, 1893, p. 10.

Building files, 205 2nd Street. San Francisco Planning Department.

Building permit records, 205 2<sup>nd</sup> Street. San Francisco Department of Building Inspection.

Ehatt, Carla. "Interview with Genevieve Bothin de Mimur, Oral History Project of the Marin County Free Library." <http://www.co.marin.ca.us/depts/lb/main/crm/oralhistories/gbdelimurft.html> (accessed January 29, 2010).

"Fremont Street Land is Sold." *San Francisco Chronicle*. May 20, 1910, p. 16.

"The Handsome Residence to be Built for Mrs. Frank J. Carolan at Burlingame." *San Francisco Chronicle*. January 5, 1897, p. 16.

"Henry A. Bothin Plans to Erect Building Downtown Immediately." *San Francisco Call*. July 10, 1906, p. 5.

"An Improvement on Mission Street." *San Francisco Chronicle*. January 11, 1911, p. 7.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

"The Mahony Building (From the Designs of Frank S. Van Trees)." *San Francisco Chronicle*, p. 10.

"Market for City, Country, and Suburban Properties." *San Francisco Chronicle*. September 24, 1904, p.7.

"Market in Good Shape for Autumn Business." *San Francisco Chronicle*. August 20, 1904, p. 10.

*Men who made San Francisco*. San Francisco: Press of Brown & Power Stationery Co., 1912.

\*Recorded by: Carey & Co., Inc.  
(revised by Planning)

\*Date: March 18, 2010 (revised March 28, 2012)

Continuation  Update

**Continuation of B12. References:**

"New Residence on Pacific Avenue." *San Francisco Chronicle*. September 17, 1899, p. 32.

"The New 'Uncle Tom's Cabin' Near San Bruno." *San Francisco Chronicle*. December 9, 1896, p. 10.

"Open Space Preserves." Land Trust for Santa Barbara County. <http://www.sblandtrust.org/openspaces.html> (accessed January 28, 2010).

"Operator Buys Site of Garage." *San Francisco Chronicle*. October 11, 1910, p. 15.

"Polk and Jackson Apartment House." *San Francisco Chronicle*. January 22, 1903, p. 5.

Sanborn Fire Insurance Maps, "San Francisco, California," 1913, sheet 131; 1950, sheet 131.

San Francisco Landmarks Preservation Advisory Board. *A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940*. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

*The San Francisco Original Handy Block Book*. San Francisco: Hicks-Judd Co., 1909.

"Sanatorium will be one of the Best Equipped in the Country." *San Francisco Chronicle*. April 6, 1911, p. 14.

U. S. Federal Census, 1910. <http://www.ancestry.com> (accessed January 28, 2010).

Van Trees, Frank S., vertical file. San Francisco Architectural Heritage.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 217 2nd Street

P1. Other Identifier: The Crane Company Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 217 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736095

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

217 2nd Street occupies a 50.5' x 85' lot on the northeast corner of 2nd and Tehama streets. Built in 1912, the four-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in face brick, is capped by a flat roof. The building has a secondary facade facing south on Tehama Street. The 2nd Street facade, which is four bays wide, faces west. At street level the facade consists of a heavily altered entrance in the left bay and three infilled storefronts. The three upper floors contain a grid of recessed window openings occupied by wood double-hung windows with a sash light pattern of 1/1. The facade terminates with a sheet metal frieze composed of dentils. Above this is a sheet metal cornice supported by modillions. The building is abandoned and appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward east, 9.24.07, 100\_4163.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1912, Assessor's Office

\*P7. Owner and Address:

H & T Associates  
 % Anthony M Hay, Trustee  
 Po Box 330018  
 San Francisco, CA 94133

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 217 2nd Street

B1. Historic Name: McMillan Building

B2. Common Name:

B3. Original Use: Commercial building

B4. Present Use: Commercial building

\*B5. **Architectural Style:** Renaissance Revival

\*B6. **Construction History:** Constructed in 1912.

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:**

B9a. Architect: John Charles Flugger

b. Builder: Unknown

\*B10. **Significance: Theme:** Real estate development

**Area:** South of Market district, San Francisco, CA

**Period of Significance:** 1912

**Property Type:** Commercial

**Applicable Criteria:** C/3

**Summary of Findings**

The brick commercial building at 217 2<sup>nd</sup> Street appears to be eligible for individual listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) under Criterion C/3, as an excellent example of industrial loft architecture and in association with architect John Flugger. Its period of significance dates to 1912, its year of construction.

**Historic Context**

Robert McMillan erected the four-story, brick commercial building at 217 2<sup>nd</sup> Street (Block 3736, Lot 095) in 1912, several years after the fire and earthquake leveled the South of Market neighborhood. Due to eleven fires that started in the area and the neighborhood's high concentration of wood-frame buildings, very few structures survived the disaster. Unlike other areas of the San Francisco that were rebuilt immediately after the disaster, such as North Beach and the financial

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** March 18, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 18, 2010

Continuation     Update

**Continuation of B10. Significance:**

district, South of Market developed unevenly. Some sections, like the area centered around New Montgomery, Second, and Mission Streets, were rebuilt immediately, while other portions were not developed for up to a decade. The McMillan Building stands in the former, which was mostly rebuilt by 1913 due to its importance as a southerly extension of the City's downtown north of Market Street.

Several prominent men named Robert McMillan resided in San Francisco around the time of the building's construction. However, Robert McMillan, who erected 217 2<sup>nd</sup> Street, was likely born around 1861 in California. He resided in San Francisco with his wife Christine F. McMillan and earned a living through real estate. According to newspaper articles, he leased a store at 3<sup>rd</sup> Street in 1911 and a boarding house at the northwest corner of Guerrero Street and Duboce Avenue in 1912, in addition to the subject property.

Robert McMillan contracted architect John Charles Flugger to design both 217 2<sup>nd</sup> Street and a 100-room lodging house for McMillan at Valencia and Market Streets in 1912. Flugger was born around 1870 in California and lived on Point Lobos Avenue (now Geary Boulevard) between Arguello Boulevard and 2<sup>nd</sup> Avenue in the Inner Richmond district. His father operated a dairy at Point Lobos and 10<sup>th</sup> Avenue. He and his wife Marion Flugger resided in San Francisco with their children, Olive, J. Cyril, and Albert. Flugger had a short but notable architectural career in San Francisco, practicing from 1903 until 1919. He designed numerous homes in San Francisco, particularly in the Richmond District, including San Francisco Landmark No. 196 at 126 - 27<sup>th</sup> Avenue. A 1912 *San Francisco Chronicle* article praised Flugger's design for the loft building at 217 2<sup>nd</sup> Street for allowing an abundance of light and ventilation to reach interior rooms and for fitting in with the general character of the commercial and light industrial district that formed in the area after the 1906 earthquake and fires.



Facade of 217 2<sup>nd</sup> Street, 1912. Courtesy of *San Francisco Chronicle*, "Progressive Movement is noted in City Real Estate Business," February 10, 1912, p. 8.

\*Recorded by: Carey & Co., Inc.

\*Date: March 18, 2010

Continuation     Update

**Continuation of B10. Significance:**

In 1950, the building housed a garment factory.

**Evaluation**

The McMillan Building at 217 2<sup>nd</sup> Street does not appear to be eligible for the NRHP or the CRHR under Criterion A/1 for its 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. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the McMillan Building was constructed during a period of rapid reconstruction of the area centered around New Montgomery, Second, and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out. The building also does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history.

However, it does appear to be eligible under Criterion C/3 as a significant example of a type, period, region, or method of construction. This four-story commercial building stands as an excellent example of a commercial loft building constructed in the South of Market district after the 1906 earthquake and fires. Its brick construction and Renaissance Revival detailing like the patterned brick lintels at the façade's windows and the sheet metal frieze and cornice make this a particularly handsome example of this style and building typology. The building may also be eligible under this criterion for its association with architect John Flugger. Archival research revealed this to be the only known example of his commercial work; all other structures attributed to Flugger are residential buildings, mostly concentrated in the Richmond district.

The McMillan Building appears to retain a good level of integrity, including its integrity of design, materials, workmanship, location, and feeling. Alterations to the building have largely occurred at the façade's storefront. The structure's setting and feeling has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north, the aboveground concrete viaduct associated with the terminal building that cuts through the block to its east, and new construction to its west. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it still retains a good level of integrity of setting.

*Previous Evaluations*

According to San Francisco Planning Department records, 217 2<sup>nd</sup> Street received a rating of V in the City's Downtown Master Plan, a rating of 0 in the San Francisco Planning Department's 1976 Citywide Architectural Survey, and a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating that it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

\*Recorded by: Carey & Co., Inc.

\*Date: March 18, 2010

Continuation  Update

**Continuation of B12. References:**

126 - 27<sup>th</sup> Avenue, San Francisco, California, Landmark No. 196, File Case Report. July 19, 1989. San Francisco Planning Department files.

"Active Demand for Attractive Business Sites and Outside Lands." *San Francisco Chronicle*. September 9, 1911, p. 9.

Alexander, James Beach, and James Lee Heig. *San Francisco: Building the Dream City*. San Francisco: Scottwall Associates, 2002. *Architect & Engineer*.

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

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Corbett, Michael R., and Charles Hall Page & Associates. *Splendid Survivors: San Francisco's Downtown Architectural Heritage*. San Francisco: The Foundation for San Francisco's Architectural Heritage, 1979.

Flugger, John, vertical file. San Francisco Architectural Heritage.

Gebhard, David, Eric Sandweiss, and Robert Winter. *Architecture in San Francisco and Northern California*. Layton, Utah: Gibbs M. Smith, 1985.

"Improved Home Sites in Demand." *San Francisco Chronicle*. June 8, 1912, p. 12.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

"Progressive Movement is noted in City Real Estate Business." *San Francisco Chronicle*. February 10, 1912, p. 8.

Sanborn Fire Insurance Maps, "San Francisco, California," (1913 & 1950), sheet 131.

*San Francisco Chronicle* historical newspaper database, 1880-1922. San Francisco Public Library.

San Francisco Landmarks Preservation Advisory Board. *A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940*. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

Schwarzer, Mitchell. *San Francisco: Architecture of the San Francisco Bay Area, A History and Guide*. San Francisco: William Stout Publishers, 2007.

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Woodbridge, Sally, John M. Woodbridge, and Chuck Byrne. *San Francisco Architecture*. Berkeley, Calif.: Ten Speed Press, 2005.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 90 Tehama Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

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

\*c. Address: 90 TEHAMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736094

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

90 Tehama Street occupies a 30' x 80' lot on the north side of Tehama Street, between 1st and 2nd streets. Built in 1928, the two-story, concrete industrial building is designed in a simple utilitarian mode known as the Commercial Style. The rectangular-plan building, finished in stucco, is capped by a flat roof that is two stories high in the front and one story one bay in from the street. The primary facade, which is an enframed window wall, faces south. At street level the facade consists of a vehicular opening with a modern garage door and a large window in the left bay and a matching window and pedestrian entrance in the right bay. The upper floor is dominated by a large ribbon window containing steel industrial sash windows. Similar to the openings on the first floor, the window features simple bezel moldings of cement plaster. The facade terminates with a stepped gable parapet. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward northeast, 9.24.07, 100\_4152.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1928, Assessor's Office

\*P7. Owner and Address:

Sheppard, Christine M.  
 P.O. Box 1007  
 Jamestown, NV 58402

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.25.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 90 Tehama Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Light industrial

B4. Present Use: Commercial/office

\*B5. **Architectural Style:** Commercial style/utilitarian

\*B6. **Construction History:** Constructed in 1928

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance: Theme:** Real estate development

**Area:** South of Market district, San Francisco, CA

**Period of Significance:** 1928

**Property Type:** Commercial

**Applicable Criteria:** C/3

**Summary of Findings**

90 Tehama Street appears to be eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criterion C/3 as a representative example of a light industrial building in the South of Market neighborhood with a high level of integrity. Its period of significance dates to 1928 when it was constructed. It also appears to be eligible as a contributor to a Tehama Street historic district, which contains a distinct collection of small-scale, light industrial buildings with a high level of architectural design and which were erected after the 1906 disaster. (See continuation sheet.)

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** February 2, 2010



\*Recorded by: Carey & Co., Inc. \*Date: February 2, 2010

Continuation  Update

### Continuation of B10. Significance:

#### Historic Context

The reinforced concrete, light industrial building at 90 Tehama Street was constructed in 1928. The San Francisco Department of Building Inspection could not locate the original building permit for this building, so its architect and builder remain unknown. According to the 1913 Sanborn Fire Insurance Map, the parcel was vacant, so the extant building may have been the first building constructed at the site following the 1906 earthquake and fires, which decimated the South of Market neighborhood. Due to its importance as a southerly extension of the City's downtown north of Market Street, the area centered around New Montgomery, Second, and Mission Streets was largely rebuilt by 1913, with successive waves of construction filling out the neighborhood.

Buildings continued to be erected in the area following World War I, including several major office buildings and hotels, and again during a mid-1920s building boom. The current building on the parcel was constructed during this later building phase, which completes the build out of the area by 1930.

Since reverse city directories of San Francisco do not begin until the mid-1950s, archival research did not reveal information on the building's early occupants. The 1950 Sanborn Map indicates the building housed an electric shop.

#### Evaluation

The light industrial building at 90 Tehama Street does not appear to be eligible for individual listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) under Criterion A/1 for its association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Constructed in 1928, the building does not appear to have played a major role in the reconstruction of the neighborhood. It merely followed established trends that saw commercial and light industrial buildings replace pre-1906 densely-packed, wood-frame residences.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history.

The building appears to be eligible under Criterion C/3 as an excellent example of a small-scale, light industrial building in the South of Market neighborhood. Characteristic of this building type, 90 Tehama Street contains a two-story massing facing the street with a one-story extension to the rear. The front portion likely housed an office, while the larger, rear extension functioned as a work space. The façade also contains a large vehicular entrance as well as entrances to the offices. Designed as utilitarian structures, these light industrial buildings featured minimal exterior ornamentation. 90 Tehama Street's detailing is limited to the shaped parapet and the distinctive multi-light, steel-sash windows on the front massing. In comparison, the similar light industrial building at 571 Howard Street, no longer retains its original windows and does not convey the same level of association or significance as 90 Tehama Street.

90 Tehama Street appears to retain a high level of integrity, including its integrity of design, materials, workmanship, location, feeling, and association, with few apparent alterations. The building's setting and association has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north and the aboveground concrete viaduct associated with the terminal building that cuts through the block to its east. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it still retains a good level of integrity of setting.

#### Previous Evaluations

According to San Francisco Planning Department records, 90 Tehama Street has not been previously surveyed. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating that appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**CONTINUATION SHEET**

Page 3 of 3

\*Resource Name or # : 90 Tehama Street

\*Recorded by: Carey & Co., Inc. \*Date: February 2, 2010

Continuation  Update

**Continuation of B12. References:**

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News* 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building files, 90 Tehama Street. San Francisco Planning Department.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Maps, "San Francisco, California," (1913 & 1950), sheet 131.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 78 Tehama Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 78 TEHAMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736093

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

78 Tehama Street occupies a 25' x 80' lot on the north side of Tehama Street, between 1st and 2nd streets. Built in 1908, the two-story, brick industrial building is designed in a simple utilitarian mode known as the Commercial Style. The rectangular-plan building is capped by a flat roof. The primary facade, which is three bays wide, faces south. At street level the facade consists of a central vehicular opening containing two pairs of hinged wood doors flanked by two pedestrian entries containing wood panel doors. All three doors feature elaborate transoms with arched headers. The upper floor features a recessed panel punctuated by three double-hung wood windows with arched headers. The facade terminates with a simple sheet metal cornice and a corbelled brick parapet. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward north, 9.24.07, 100\_4147.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1908, Assessor's Office

\*P7. Owner and Address:

Zak Edward  
 80 Tehama St.  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.25.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 78-80 Tehama Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Light industrial building

B4. Present Use: Commercial building

\*B5. **Architectural Style:** Commercial Style

\*B6. **Construction History:** Constructed in 1908.

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: W. McKenzie

\*B10. **Significance: Theme:** Real estate development

**Area:** South of Market district, San Francisco, CA

**Period of Significance:** 1908

**Property Type:** Commercial

**Applicable Criteria:** C/3

**Summary of Findings**

The brick, light industrial building at 78-80 Tehama Street appears to be eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criterion C/3 as a representative example of a Commercial Style, light industrial building in the South of Market neighborhood with a high level of integrity. Its period of significance dates to 1908 when it was constructed. It also appears to be eligible as a contributor to a Tehama Street historic district, which contains a distinct collection of small-scale, light industrial buildings with a high level of architectural design and which were erected after the 1906 disaster. (See continuation sheet.)

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** January 26, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: January 26, 2010

Continuation     Update

### Continuation of B10. Significance:

#### Historic Context

Joseph K. and Annie M. Firth hired contractor W. McKenzie to construct the brick, light industrial building at 78-80 Tehama Street in 1908, only two years after the earthquake and fires leveled the South of Market neighborhood. It may have replaced a one-story wood-frame building that was constructed on the parcel immediate after the 1906 disaster. Building permits were filed to erect a wood-frame commercial building in October 1906 by A. Downey and in December 1906 by Maria Leffmam.

Due to eleven fires that started in the area and the neighborhood's high concentration of wood-frame buildings, very few structures survived the 1906 earthquake and fires. Unlike other areas of San Francisco that were rebuilt immediately after the disaster, such as North Beach and the financial district, South of Market developed unevenly. Some sections, like the area centered around New Montgomery, Second, and Mission Streets, were rebuilt immediately, while other portions were not developed for up to a decade. 78-80 Tehama Street stands in the former, which was mostly rebuilt by 1913 due to its importance as a southerly extension of the City's downtown north of Market Street.

Born in 1857 in Michigan, Joseph K. Firth worked as an electrical engineer and iron worker in San Francisco, according to Federal Census records. His wife Annie M. Firth was born around 1858 in California, and they had two children, James and Grace. They owned the 78-80 Tehama Street at least until the 1920s.

The building's original architect remains unknown. Since reverse city directories of San Francisco do not begin until the mid-1950s, archival research did not reveal information on the building's early occupants. The original building permit lists the building's use as a blacksmith shop. According to Sanborn Fire Insurance Maps, the building housed an electric machine shop in 1913 and a venetian blind factory in 1950.

#### Evaluation

78-80 Tehama Street does not appear to be eligible for the NRHP or the CRHR under Criterion A/1 for its 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. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the building was constructed during a period of rapid reconstruction of the area centered around New Montgomery, Second, and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history.

The building appears to be eligible under Criterion C/3 as a representative example of a Commercial Style masonry light industrial building in the South of Market neighborhood. Despite its scale as a small, two-story building and its location fronting a narrow street that cuts through the block, the building exhibits a high degree of design. Its façade features a balanced design with a central, wide entrance flanked by identical entrances on either side. Segmental-arched transom windows surmount each door, which are echoed at the second story by three wood-sash, double-hung windows with segmental-arched upper sashes. The use of arched windows is unusual in light-industrial buildings of this scale and location. Despite the fact that the building's architect remains unknown, its distinctive detailing and fenestration indicate that the owner aspired to erect well-designed, masonry building rather than a standard light-industrial structure erected in the area after the 1906 disaster.

\*Recorded by: Carey & Co., Inc.

\*Date: January 26, 2010

Continuation     Update

**Continuation of B12. References:**

78-80 Tehama Street, vertical file. San Francisco Architectural Heritage.

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News* 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building Files, 78-80 Tehama Street. San Francisco Planning Department.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Maps, "San Francisco, California," (1913 & 1950), sheet 131.

San Francisco Landmarks Preservation Advisory Board. *A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940*. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

U. S. Federal Census, 1900, 1910. <http://www.ancestry.com> (accessed January 26, 2010).

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 74 Tehama Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 74 TEHAMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736092

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

74 Tehama Street occupies a 25' x 80' lot on the north side of Tehama Street, between 1st and 2nd streets. Built in 1906, the two-story, wood-frame industrial building is designed in a simple vernacular mode. The rectangular-plan building, finished in flush and rustic redwood siding, is capped by a flat roof. The primary facade, which is three bays wide, faces south. At street level the facade features a modern pedestrian entry in the left bay, a former vehicular opening infilled with an aluminum storefront in the center bay and a blank section of flush board siding in the right bay. The upper floor features three window openings infilled with modern aluminum sliding windows with wood casings. The facade terminates with a simple wood cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward north, 100\_4145, 9.24.07,

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1906, Assessor's Office

\*P7. Owner and Address:

Donald L. Binkenseer Jr.  
 1458 Woodberry Ave  
 An Mateo, CA 94403

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.25.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 74 Tehama Street

B1. Historic Name:

B2. Common Name:

B3. Original Use:

B4. Present Use:

\*B5. **Architectural Style:** False Front

\*B6. **Construction History:** Constructed in 1906.

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:**

B9a. **Architect:** Unknown

b. **Builder:** Unknown

\*B10. **Significance: Theme:** Real estate development

**Area:** South of Market district, San Francisco, CA

**Period of Significance:** N/A

**Property Type:** Commercial

**Applicable Criteria:** N/A

**Summary of Findings**

The wood-frame, light industrial building at 74 Tehama Street does not appear to be eligible for individual listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) due to a lack of integrity. It does, however, appear to be eligible as a contributor to a Tehama Street historic district, which contains a distinct collection of small-scale, light industrial buildings with a high level of architectural design and which were erected after the 1906 disaster. (See continuation sheet.)

B11. **Additional Resource Attributes:**

\*B12. **References:**

See continuation sheet.

B13. **Remarks:**

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** March 18, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 18, 2010

Continuation  Update

**Continuation of B10. Significance:**

**Historic Context**

The wood-frame, light industrial building at 74 Tehama Street was constructed in 1906 immediately after the earthquake and fires leveled the South of Market neighborhood. Due to eleven fires that started in the area and the neighborhood's high concentration of wood-frame buildings, very few structures survived the disaster. Unlike other areas of the San Francisco that were rebuilt immediately after the disaster, such as North Beach and the financial district, South of Market developed unevenly. Some sections, like the area centered around New Montgomery, Second, and Mission Streets, were rebuilt immediately, while other portions were not developed for up to a decade. 74 Tehama Street stands in the former, which was mostly rebuilt by 1913 due to its importance as a southerly extension of the City's downtown north of Market Street.

The San Francisco Department of Building Inspection could not locate the original building permit for this building, so its architect and builder remain unknown. According to Sanborn Fire Insurance Maps, the building housed an electric machine shop in 1913 and a warehouse in 1950. Since reverse city directories of San Francisco do not begin until the mid-1950s, archival research did not reveal information on the building's early occupants.

**Evaluation**

74 Tehama Street does not appear to be eligible for the NRHP or the CRHR under Criterion A/1 for its 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. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the building was constructed during a period of rapid reconstruction of the area centered around New Montgomery, Second, and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history. Additionally, the building does not appear to be eligible under Criterion C/3 for being a significant example of a type, period, region, or method of construction; for being the work of a master; or for possessing high artistic values. The building is a plain, utilitarian structure with no ornamentation or design features. It also not known to be associated with a master architect or builder.

The building appears to retain a poor level of integrity of design, materials, workmanship. Most notably, its windows have been replaced with incompatible metal-sash slider windows, and the façade's first story has been heavily altered due to the replacement of the storefront and wood cladding. It retains its integrity of location, having never been moved. The structure's setting and feeling has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north and the aboveground concrete viaduct associated with the terminal building that cuts through the block to its east. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it still retains a good level of integrity of setting, feeling, and association.

*Previous Evaluations*

According to San Francisco Planning Department records, the building has not been evaluated in previous local surveys. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building the California Historical Resource Status Code 3CD, indicating that it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**CONTINUATION SHEET**

Page 3 of 3

\*Resource Name or # : 74 Tehama Street

\*Recorded by: Carey & Co., Inc.

\*Date: March 18, 2010

Continuation     Update

**Continuation of B12. References:**

74 Tehama Street, vertical file. San Francisco Architectural Heritage.

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News* 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building Files, 74 Tehama Street. San Francisco Planning Department.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Maps, "San Francisco, California," (1913 & 1950), sheet 131.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 72 Tehama Street

P1. Other Identifier: Young Sheet Metal Works

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 72 TEHAMA ST City: San Francisco Zip: 94105

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

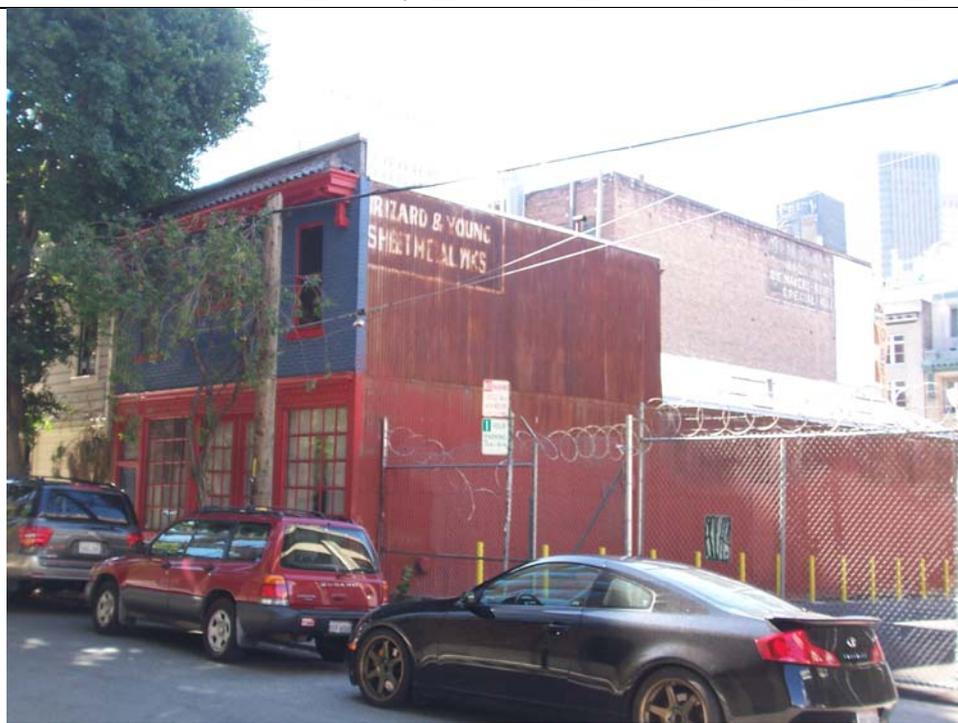
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736091

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

72 Tehama Street occupies a 25' x 80' lot on the north side of Tehama Street, between 1st and 2nd streets. Built in 1906, the two-story, wood-frame industrial building is designed in the Mission Revival style. The rectangular-plan building, clad in fire-resistant pressed metal designed to resemble masonry, is capped by a combination gable and flat roof that is two stories high in the front and one story two bays in from the street. The east facade is clad in corrugated sheet metal. The primary facade, which is three bays wide, faces south. At street level the facade consists of a wood panel pedestrian door and multi-lite industrial window in the left bay, a pair of hinged and glazed wood doors in the center bay, and a multi-lite industrial window in the right bay. The upper floor features a three-lite hopper sash window in the center bay and matching double-hung wood windows in the left and right bays. A sign below the window in the center bay reads: "Brizard & (Y)oung Sheet Metal Works." The facade terminates with a bracketed soffit capped by imitation clay tiles designed to resemble clay tiles. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward northwest, 9.24.07, 100\_4129.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1906, Assessor's Office

\*P7. Owner and Address:

Duval William  
 72 Tehama St  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.25.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page  2  of  2

\*Resource Name or # (Assigned by recorder)  72 Tehama Street

\*Recorded by:  Christopher

\*Date  10.25.07

Continuation  Update



Façade detail, 100\_4134, 9.24.07

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 72 Tehama Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Light industrial

B4. Present Use: Commercial/office

\*B5. **Architectural Style:** Mission Revival

\*B6. **Construction History:** Constructed in 1906.

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance: Theme:** Real estate development

**Area:** South of Market district, San Francisco, CA

**Period of Significance:** 1906

**Property Type:** Commercial

**Applicable Criteria:** C/3

**Summary of Findings**

The wood-frame, light industrial building at 72 Tehama Street has been assigned California Historical Resource Status Code 2S2, indicating it is an individual property that was determined to be eligible for the National Register of Historic Places (NRHP) by a consensus through the Section 106 process and that it is listed in the California Register of Historical Resources (CRHR). Carey & Co. concurs with this designation, since it appears to be a significant example of this building typology in the South of Market neighborhood with a high level of design and integrity. Its period of significance dates to 1906 when it was constructed. It also appears to be eligible as a contributor to a Tehama Street historic district, which contains a distinct collection of small-scale, light industrial buildings with a high level of architectural design and which were erected after the 1906 disaster. (See continuation sheet.)

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** March 18, 2010



\*Recorded by: Carey & Co., Inc. \*Date: March 18, 2010

Continuation

Update

**Continuation of B10. Significance:**

**Historic Context**

The light industrial building at 72 Tehama Street (Block 3736, Lot 091) was constructed in 1906, less than one year after the earthquake and fires leveled the South of Market neighborhood. Due to eleven fires that started in the area and the neighborhood's high concentration of wood-frame buildings, very few structures survived the disaster. Unlike other areas of the San Francisco that were rebuilt immediately after the disaster, such as North Beach and the financial district, South of Market developed unevenly. Some sections, like the area centered around New Montgomery, Second, and Mission Streets, were rebuilt immediately, while other portions were not developed for up to a decade. 72 Tehama Street stands in the former, which was mostly rebuilt by 1913 due to its importance as a southerly extension of the City's downtown north of Market Street. The building also contributed to the transition of the area from a densely-packed, working-class residential neighborhood into a commercial and light-industrial district.

The architect and builder of 72 Tehama Street remain unknown. The building bears the sign "Brizard & Young Sheet Metal Works" on the façade, as well as on a painted sign on the east elevation. The sheet metal works company, which was one of many similar businesses in the area, was owned by Maxime J. Brizard and Bertram N. Young. The company occupied the building at least through 1937.

Born in 1875 in California, Mazime John Brizard was employed as a tinner and resided as a lodger on Taylor Street in 1900. Around 1910, he was residing in Burlingame at 305 Chapin Lane with his wife Fannie Jane Brizard. The couple lived there at least through the late 1950s. He died in 1967.

Born in 1874 in California, Bertram Nelson Young was living in Oakland by 1910 with his wife Mable Young, and their children. By 1930, he it appears he retired from the sheet metal business in order to operate a fruit farm in Redwood, California. He also died in 1967.

The 1950 Sanborn Fire Insurance Map indicates the building continued to house a sheet metal works.

**Evaluation**

The light industrial building at 72 Tehama Street does not appear to be eligible for individual listing in the NRHP or the CRHR under Criterion A/1 for its 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. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While 72 Tehama Street was constructed during a period of rapid reconstruction of the area centered around New Montgomery, Second, and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out.

The building does not appear to be eligible for the NRHP/CRHR under Criterion B/2 for its association with the lives of persons important to local, California or national history.

The building appears to be eligible under for the NRHP/CRHR under Criterion C/3 as a representative example of a small-scale, light industrial building in the South of Market neighborhood. Characteristic of this building type, 90 Tehama Street contains a two-story massing facing the street with a one-story extension to the rear. The front portion likely housed an office, while the larger, rear extension functioned as a work space. More importantly, the building exhibits the distinctive use of pressed metal cladding designed to resemble brick as well a galvanized iron cornice with brackets and imitation clay tile. These features create a unique blend of Spanish Eclectic style detailing with the use of metal cladding that advertised the building's function. The use of pressed metal cladding also served as a different means of fireproofing the structure in response to the wide-scale destruction caused by the 1906 conflagration.

\*Recorded by: Carey & Co., Inc. . \*Date: March 18, 2010

Continuation  Update

**Continuation of B10. Significance:**

A 1985 San Francisco Planning Department staff recommendation further highlights the building's rarity and significance. It states that the "small iron-walled building is a rare survivor of the small-scale light industrial uses which were once widespread in this zone South of Market. Examples of utilitarian sheet metal buildings, with fronts disguised as wooden frame houses, are rare and important examples of an architectural type" (building files).

72 Tehama Street appears to retain a high level of integrity, including its integrity of design, materials, workmanship, location, feeling, and association, with few apparent alterations. The building's setting and association has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north and the aboveground concrete viaduct associated with the terminal building that cuts through the block to its east. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it still retains a good level of integrity of setting.

*Previous Evaluations*

According to San Francisco Planning Department records, 72 Tehama Street has been assigned California Historical Resource Status Code 2S2, indicating it is an individual property that was determined to be eligible for the NRHP by a consensus through the Section 106 process and that it is listed in the CRHR. It received a rating of III in the City's Downtown Master Plan and received a rating of B in the 1977-1978 San Francisco Architectural Heritage Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Codes 2S2 and 3CB, indicating that it appears to be eligible for listing in the CRHR both individually and as a contributor to a CRHR-eligible district through a survey evaluation

**Continuation of B12. References:**

72 Tehama Street, vertical file. San Francisco Architectural Heritage.

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News* 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building files, 72 Tehama Street. San Francisco Planning Department.

California Voter Registrations, 1900-1968. <http://www.ancestry.com> (January 27, 2010).

Kelley & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

Polk's Burlingame (San Mateo County, Calif.) City Directory. <http://www.ancestry.com> (January 27, 2010).

Sanborn Fire Insurance Maps, "San Francisco, California," (1913 & 1950), sheet 131.

Social Security Death Index. <http://www.ancestry.com> (January 27, 2010).

U. S. Federal Census, 1900, 1910, 1930. <http://www.ancestry.com> (January 27, 2010).

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 60 Tehama Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 60 TEHAMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736088

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

60 Tehama Street occupies a 2,000 square foot rectangular lot on the north side of Tehama Street between 1<sup>st</sup> and 2nd streets. Built in 1984, the two-story concrete block industrial building is designed in a utilitarian mode. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward north, 9.24.07, 100\_4127.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1984, Assessor's Office

\*P7. Owner and Address:

Thomas P. Byrne

255 W. Napa St #L

Sonoma, CA 95476

\*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Artifact Record  Photograph Record  Other (list)

<b>State of California — The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____	
		NRHP Status Code _____	
<b>Other</b>			
Listings _____			
		Review Code _____ Reviewer _____ Date _____	
Page 1 of 1		*Resource name(s) or number (assigned by recorder) 555 Howard Street	
<b>P1. Other Identifier:</b>		Aaron Kahn Building, 38 Tehama Street	
<b>*P2. Location:</b> <input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted			
*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.			
*b. USGS 7.5' Quad:		San Francisco North	
		Date: 1994	
*c. Address:		555 HOWARD ST	
		City: San Francisco	
		Zip: 94105	
d. UTM: Zone: 10		mE/	
		mN (G.P.S.)	
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot):		Parcel #: 3736086	
<b>*P3a. Description:</b> (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)			
<p>555 Howard Street occupies a 50' x 165' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1911, the three-story, concrete commercial building is designed in the Mission Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which is an enframed window wall, faces north. The building has a utilitarian secondary facade facing Tehama Street. At street level the Howard Street facade consists of an unusual raised daylight basement. The outer bays are expressed as corner pavilions by projecting brick pilasters and protruding parapet detailing. Pedestrian entries in the corner bays access the interior. The first and second floors consist of bands of five multi-lite steel windows flanked by individual windows in the corner bays. The facade terminates with a vaguely Mission Revival-style stepped parapet with decorative crests in the outer bays. The building appears to be in good condition.</p>			
<b>*P3b. Resource Attributes:</b> (list attributes and codes)		HP6. 1-3 Story Commercial Building	
<b>P4. Resources Present:</b> <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input checked="" type="checkbox"/> Element of District <input type="checkbox"/> Other			
		P5b. Photo: (view and date)	
		View toward south, 9.24.07, 100.4074	
		<b>*P6. Date Constructed/Age and Sources:</b>	
		<input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
		1911, Assessor's Office	
		<b>*P7. Owner and Address:</b>	
		Descalso-Howard Street Fmly 2145 East Francisco Blvd. San Rafael, CA 94901	
		<b>*P8. Recorded by</b>	
		Christopher VerPlanck Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
		<b>*P9. Date Recorded:</b>	
10.25.07			
<b>*P10. Survey Type:</b>			
Intensive: Transit Center District EIR			
<b>*P11. Report Citation:</b> (Cite survey report and other sources, or enter "none")		None	
<b>*Attachments:</b> <input type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input checked="" type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input checked="" type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)			

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 555 Howard Street

\*Recorded by: Christopher

\*Date 10.25.07

Continuation

Update



Tehama Street elevation, 100\_4125, 9.24.07

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 555 Howard Street

B1. Historic Name: Kahn Building

B2. Common Name:

B3. Original Use: Warehouse

B4. Present Use: Commercial/office building

\*B5. **Architectural Style:** Mission Revival

\*B6. **Construction History:** Constructed in 1911.

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:**

B9a. Architect: Edward G. Bolles and Albert Schroepfer

b. Builder: Unknown

\*B10. **Significance: Theme:** Real estate development

**Area:** South of Market district, San Francisco, CA

**Period of Significance:** N/A

**Property Type:** Warehouse

**Applicable Criteria:** N/A

**Summary of Findings**

The Kahn Building at 555 Howard Street does not appear to be eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) individually due to its lack of integrity. The Kahn Building also does not appear eligible for listing in the NRHP or CRHR as a contributor to a historic district.

**Historic Context**

Aaron and Phina Kahn erected the three-story, reinforced concrete warehouse at 555 Howard Street (Block 3736, Lot 086) in 1911, several years after the fires and earthquake leveled the South of Market neighborhood. Due to eleven fires that started in the area and the neighborhood's high concentration of wood-frame buildings, very few structures survived the disaster. Unlike other areas of the San Francisco that were rebuilt immediately after the disaster, such as North Beach and the financial district, South of Market developed unevenly. Some sections, like the area centered around New

B11. Additional Resource Attributes:

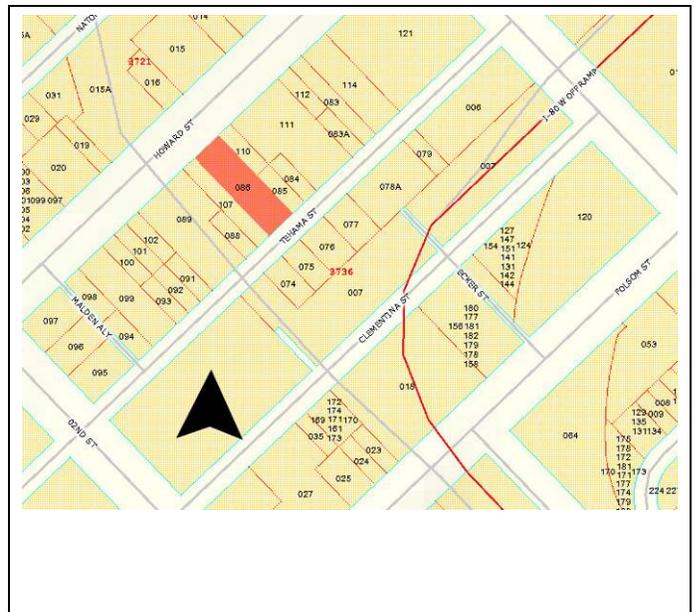
\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc. (revised by Planning)

\***Date of Evaluation:** March 18, 2010 (revised March 28, 2012)



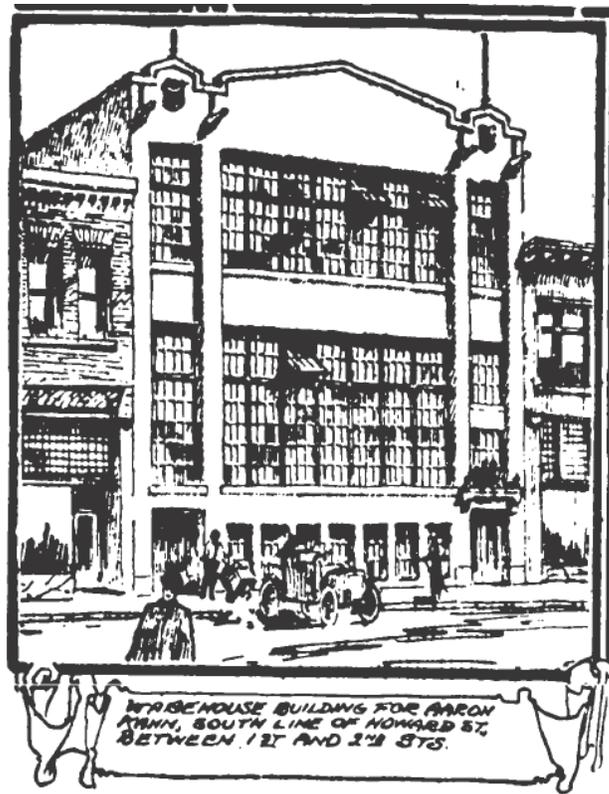
\*Recorded by: Carey & Co., Inc.  
(revised by Planning)

\*Date: March 18, 2010 (revised March 28, 2012)  Continuation  Update

**Continuation of B10. Significance:**

Montgomery, Second, and Mission Streets, were rebuilt immediately, while other portions were not developed for up to a decade. The Kahn Building stands in the former, which was mostly rebuilt by 1913 due to its importance as a southerly extension of the City's downtown north of Market Street.

The Kahns, who owned the Kahn Real Estate Company, contracted noted Bay Area architects Edward G. Bolles and Albert Schroepfer to design this building. A *San Francisco Chronicle* article boasts that Bolles and Schroepfer's design allowed a maximum amount of light and ventilation at each story due to the large expanses of windows, and that the building was completely fireproof and equipped with modern firefighting equipment.



Façade of 555 Howard Street, 1911. Courtesy of *San Francisco Chronicle*,  
"Realty Market Dull in Vacation Season," July 8, 1911, p. 10.

Architect Edward G. Bolles was born around 1872 in Illinois. He was married to Ida S. Bolles, and they had four children, Grosvenor, Carol, Jack, and Elizabeth Bolles. Around 1910 he was living in Berkeley with his family, but he had remarried by 1920 to Suzanne Bolles; the couple resided in San Francisco. They had two sons, Lyman G. and John Savage Bolles, and one daughter, Mrs. Harry Richardson. Bolles died in 1939.

\*Recorded by: Carey & Co., Inc.  
(revised by Planning staff)

\*Date: March 18, 2010 (revised March 28, 2012)  Continuation  Update

### Continuation of B10. Significance:

In addition to various residences, hotels, and apartment buildings in San Francisco, Bolles designed at least one other warehouse buildings in the South of Market neighborhood on the east side of 2<sup>nd</sup> Street just south of Harrison Street, which was noted in *Architect & Engineer*. Constructed in 1918, the three-story brick structure was known as the Adams Building.

Albert Schroeffer was born around 1874 in New York City to Albert and Minna Schroeffer. Albert's father was also an architect. By 1910 he had married Florence Schroeffer. He designed numerous apartment buildings and hotels in San Francisco, especially on Bush, Sutter, Post, and Leavenworth Streets, a handful of which were noted in *Architect & Engineer*.

The Kahn Building first housed the warehouse and offices of the United Cigar Company, which occupied the building until the mid-1920s. The United Cigar Company, a New York-based business, was viewed as a powerful competitor in San Francisco's cigar wholesale market around the turn of the century. The Cigar and Tobacco Merchant's Association, a local trade group, fought the company's expansion plan in 1905 and even prevented the company from securing several leases in the City. Undaunted by these efforts to thwart its dominance in the cigar market and by the wide-scale destruction of San Francisco during the 1906 earthquake and fires, the United Cigar Company again made plans to open twenty new stores in the City, building on the twelve stores they operated before the disaster. Boasting of his company's success, President George J. Whalen stated in 1909, "I believe in San Francisco and her future. This is a remarkable city, and the spirit which has been shown here since the big fire has convinced me that money can be invested here safely" (*San Francisco Chronicle* 1909:12).

Reverse city directories in San Francisco do not begin until the mid-1950s, so archival research did not reveal the building's early tenants following the United Cigar Company's tenure. In 1932, Phina Kahn filed for a building permit to conduct interior renovations. From around the 1940s to the 1950s, the building housed a "paper converting works."

### Evaluation

The Kahn Building at 555 Howard Street does not appear to be eligible for the NRHP or the CRHR under Criterion A/1 for its 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. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the Kahn Building was constructed during a period of rapid reconstruction of the area centered around New Montgomery, Second, and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history. Although a major corporation that became a major player in San Francisco's wholesale cigar market, the building did not house their first warehouse for their initial expansion from New York City to the West Coast, nor did it play a singular role in their expansion plans following the 1906 earthquake and fires. It was one of over twenty buildings the cigar company occupied following the disaster. Additional research would need to be conducted to determine the extent of Aaron and Phina Kahn's real estate holdings. Although Aaron Kahn also erected the Planter's Hotel at 606 Folsom Street, around two blocks south of the subject property, it does not appear that the Kahns played a significant role in the reconstruction of the South of Market district.

The building appears to be eligible under Criterion C/3 as a representative example of a reinforced concrete warehouse constructed in the South of Market neighborhood following the 1906 earthquake and fires. The Kahn Building's prominent bands of multi-lite, industrial-sash windows; shaped parapet with decorative shields at the corners; and distinct daylight basement make this an excellent example of a small-scale warehouse building in the neighborhood. While Edward G. Bolles and Albert Schroeffer are noted San Francisco-based architects, the building does not appear to be eligible for its association with them.

**CONTINUATION SHEET**

\*Recorded by: Carey & Co., Inc.  
(revised by Planning)

\*Date: March 18, 2010 (revised March 28, 2012)  Continuation  Update

**Continuation of B10. Significance:**

However, the Kahn Building does not appear to retain a sufficient level of integrity for listing in the NRHP/CRHR. Although it retains its reinforced concrete construction, stucco cladding, shaped parapet with decorative crests in the outer bays, and original window and door openings, the original multi-lite, steel-sash windows, a key character-defining feature, have been replaced with metal-sash fixed windows with a band of operable windows and either a band of operable windows above or below them. This alteration greatly alters the façade's design and character of the building such that it does not retain a high level of integrity of design, materials, and workmanship. The Kahn Building retains its location, having never been moved, and its integrity of feeling as an early-twentieth-century commercial loft building in San Francisco's South of Market neighborhood. The structure's setting has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north and the aboveground concrete viaduct associated with the terminal building that cuts through the block to its west. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it still retains its integrity of setting.

Therefore, the Kahn Building at 555 Folsom Street does not retain sufficient integrity for individual listing in the NRHP or the CRHR.

The Kahn Building at 555 Folsom Street does not appear to be eligible for the NRHP or CRHR under any criterion as a contributor to the eligible New Montgomery, Mission and Second Historic District. While the construction date for the subject property is consistent with an identified historic context, the property does not appear to have made a significant contribution to the reconstruction of the area and is not significant under Criterion A/1. Additionally, the subject property does not appear to be eligible under Criterion C/3 as it does not bear a strong association with the district, which is almost exclusively made up of medium- to large-scale commercial structures built just after the 1906 earthquake and fire and up until the 1930s, and is not part of a group of buildings that are significant examples of an architectural style or building typology.

*Previous Evaluations*

According to data provided by the San Francisco Planning Department, the building has two California Historical Resource Status Codes: 6, indicating it is not eligible for listing or designation, and 4S2, which is no longer used in the California Historical Resources Information System. It also received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. Kellev & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to

**Continuation of B12. References:**

555 Howard Street, vertical file. San Francisco Architectural Heritage.

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Bolles, Edward, vertical file. San Francisco Architectural Heritage.

Building files, 555 Howard Street. San Francisco Planning Department.

Building permit records, 555 Howard Street. San Francisco Department of Building Inspection.

California Voter Registrations, 1900-1968. <http://www.ancestry.com> (accessed January 5, 2010).

\*Recorded by: Carey & Co., Inc.  
(revised by Planning)

\*Date: March 18, 2010 (revised March 28, 2012)  Continuation  Update

**Continuation of B12. References:**

"Cigar Dealers Combat Trust." *San Francisco Chronicle*. February 3, 1905, p. 9.

"Class C Warehouse." *Architect & Engineer* 53, no. 2 (May 1918): 109.

"Costly Residence for the Heights." *San Francisco Chronicle*. May 23, 1914, p. 8.

"Costly Structures Soon to be Erected." *San Francisco Chronicle*. February 4, 1911, p. 10.

"Fifty Millions for Construction Work in San Francisco This Year." *Architect & Engineer* 31, no. 3 (January 1913): 61-65.

"Heavy Cut in Prices of Cigars." *San Francisco Chronicle*. February 27, 1903, p. 2.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

Mitchell, W. Garden. "The 1915 San Francisco Architectural Club Exhibit." *Architect & Engineer* 41, no. 3 (June 1915): 51-67.

Obituary for Edward Bolles. *San Francisco Chronicle*, August 9, 1939.

"Realty Market Dull in Vacation Season." *San Francisco Chronicle*. July 8, 1911, p. 10.

Sanborn Fire Insurance Maps, "San Francisco, California," 1913, sheet 131; 1950, sheet 131.

*San Francisco Chronicle*. March 25, 1911, p. 11.

*San Francisco Chronicle*. November 25, 1911, p. 8.

Schroepfer, Albert, vertical file. San Francisco Architectural Heritage.

"Tobacco Trust Reaching out for Drug Store Trade." *San Francisco Chronicle*. February 23, 1906, p. 16.

U. S. Federal Census, 1880, 1910, 1920. <http://www.ancestry.com> (accessed January 14, 2010).

"Will Open Many Stores in City." *San Francisco Chronicle*. March 14, 1909, p. 32.

World War I Draft Registration Cards, 1917-1918. <http://www.ancestry.com> (accessed January 5, 2010).

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 527 Howard Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 527 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736083

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

527 Howard Street occupies a 25' x 165' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1906, the four-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in face brick, is capped by a flat roof. The primary facade, which is three bays wide, faces north. At street level the facade consists of a pedestrian entry in the left bay and a tripartite wood storefront in the remaining bays. The upper three floors contain a grid of window openings occupied by wood double-hung windows with a sash light pattern of 3/2. A steel fire escape occupies the right bay. The facade terminates with a sheet metal frieze composed of dentils and an egg-and-dart molding. Above this is a sheet metal cornice supported by a pair of foliate brackets and modillions. The building, which is identical to its neighbor to the east, 531 Howard, appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100\_4101.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1906, Assessor's Office

\*P7. Owner and Address:

Rudolph, Steven S. & Karleen

527 Howard St

San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

10.25.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 19 Tehama Street

P1. Other Identifier: Acme Machine Works

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 19 TEHAMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736079

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

19 Tehama Street occupies a 25' x 75' lot on the south side of Tehama Street, between 1st and 2nd streets. Built in 1906, the two-story, wood-frame industrial building is designed in a utilitarian mode. The rectangular-plan building, finished in rustic redwood siding, is capped by a gable roof. The primary facade, which is three bays wide, faces north. At street level the facade features a vehicular opening infilled with modern overhead garage door in the left bay, a double-hung wood window in the center bay, and a modern pedestrian door in the right bay. The upper floor features a double-hung wood window in the left bay, a pair of glazed wood panel doors in the center bay, and a double-hung wood window in the right bay. The west elevation is covered in sheet metal. The facade terminates with a simple wood raking cornice. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100\_4112.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1906, Assessor's Office

\*P7. Owner and Address:

Duffy, Edward & Margaret M.  
 414 Pinehill Road  
 Hillsborough, CA 94010

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.25.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 19 Tehama Street

B1. Historic Name:	Acme Machine Works		
B2. Common Name:	19 Tehama Street		
B3. Original Use:	Machine Shop	B4. Present Use:	Unknown
*B5. Architectural Style:	Utilitarian		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
19 Tehama Street was built in 1906 as a machine shop.

\*B7. Moved?  No  Yes  Unknown      Date:      Original Location:

\*B8. Related Features: None

B9a. Architect: Unknown      b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development      Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930      Property Type: Industrial      Applicable Criteria:

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

19 Tehama Street was built immediately after the 1906 Earthquake and Fire as a machine shop for Acme Machine Works. Tehama Street, between 1<sup>st</sup> and 2<sup>nd</sup> streets became a center of small metal fabrication and machine shops after the earthquake. Acme Machine Works remained in the building until the mid-1960s. During the late 1960s, General Engineering & Machine Works occupied the building until 1968, after which point 19 Tehama seems to have ceased operating as an industrial facility for some time. Very little is known about the companies that occupied the building and nothing about its builder. Acme was owned and operated by two brothers, Frank and Roy Pfister, while the property itself was owned by a Kate Linne.

19 Tehama Street does not appear eligible for listing in the California Register. The building is not associated with any significant events or persons. Although a rare survivor of an increasingly scarce building type, 19 Tehama is not a distinctive enough example of a wood-frame machine shop constructed during the immediate post-quake era. Furthermore, the façade has undergone several alterations, in particular the vehicular entrance on the ground floor.

B11. Additional Resource Attributes: (List attributes and codes)      HP8. Industrial Building

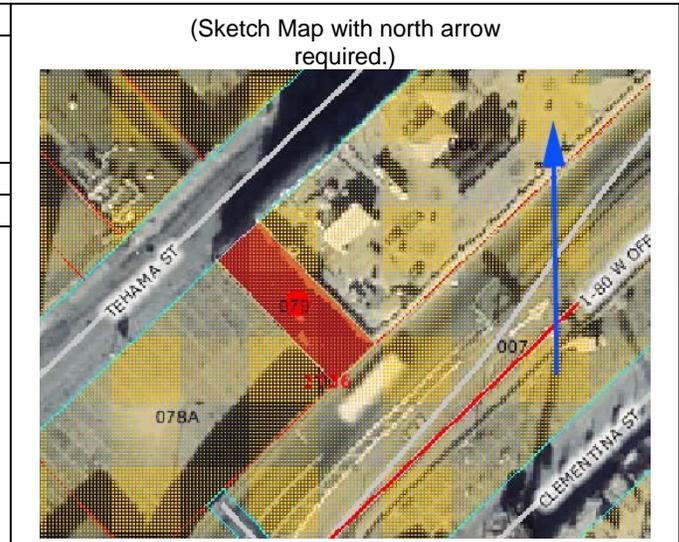
\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950

B13. Remarks:  
Transit Center District Plan EIR

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 03.27.08

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 596 Folsom Street

P1. Other Identifier: Courtyard by Marriott

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 596 FOLSOM ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736027 & 3736029

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

596 Folsom Street occupies a pair of lots totalling 29,158 square feet on the northeast corner of 2<sup>nd</sup> and Folsom streets. Built in 2001, the 17-story Postmodern style hotel is finished in sprayed-on stucco and GFRC. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP5. Hotel/Motel

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



P5b. Photo: (view and date)

View toward southeast, 9.24.07, 100\_4167.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1900; 2001

\*P7. Owner and Address:

Ashford San Francisco LLP  
 14185 Dallas Parkway #1100  
 Dallas, TX 95254

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 572 Folsom Street

P1. Other Identifier: J.E. Bier Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 572 FOLSOM ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736025

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

572 Folsom Street occupies a 50' x 80' lot on the north side of Folsom Street between 1st and 2nd streets. Built in 1912, the three-story, brick industrial building is designed in the Georgian Revival style. The rectangular-plan building, finished in face brick laid in American Bond, is capped by a flat roof. The facade, which is three bays wide, faces south. At street level the facade consists of three intact wood storefronts consisting of wood paneled plinths, multi-lite windows and transoms. The corner bays feature recessed pedestrian entries housing pairs of glazed wood doors with transoms above. The upper two floors contain a grid of recessed window openings occupied by tripartite arrangements of wood double-hung windows with a sash light pattern of 9/1 and 12/1. Recessed spandrel panels demarcate the second and third floors and the third floor windows have decorative rusticated jack arches. The facade terminates with a sheet metal frieze composed of dentils. Above this is a sheet metal cornice supported by modillions. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward north, 9.24.07, 100\_4173

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1912, Assessor's Office

\*P7. Owner and Address:

J. A. M Properties LLC  
 John A Bier  
 291 28th Ave.  
 San Francisco, CA 94121

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.25.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3CS

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 572 Folsom Street

B1. Historic Name:	J. E. Bier Building		
B2. Common Name:	572 Folsom		
B3. Original Use:	Commercial	B4. Present Use:	Commercial
*B5. Architectural Style:	Georgian Revival		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
572 Folsom was constructed in 1912 by Joseph E. Bier.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None

B9a. Architect: Salfield & Kohlberg b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930 Property Type: Commercial Loft Applicable Criteria: 3

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

572 Folsom Street was designed by Salfield & Kohlberg and constructed in 1912 for Joseph E. Bier as a commercial investment property. Joseph Bier, a retired jeweler, was born in Louisiana and married to Annie Bier. His son Allan Bier was noted concert pianist. The Bier family continues to own 572 Folsom. The Bier family built the commercial loft building on speculation and leased it to various tenants. The first known occupant of was Henry Camp & Co., wholesale liquors (1914-1917). Paramount Food Co. moved into the building in 1933 and remained there for many years. In 1962, Peerless Electrical Company leased the building. The occupants represent a cross section of post-1906 industries in the South of Market and attest to the adaptability of the building. Salfield (David) and Kohlberg (Herman) began their partnership in the 1880s and designed several hundred residential and commercial buildings throughout San Francisco. David Salfield, a native born American, received his architectural education in Germany. Salfield & Kohlberg's most notable commissions, most of which perished during the 1906 Earthquake, include the Columbus Tower at 916 Columbus Avenue (1905) and the Fugazi Bank Building at 4 Columbus Avenue (1909). They also designed the nearby Planters Hotel at 606 Folsom. The partnership dissolved in 1915 when David Salfield moved to Stockton.

572 Folsom appears eligible for listing in the California Register under Criterion 3 as an excellent and well-preserved example of a post-quake brick commercial loft building. It is also an unusual example of a commercial building designed in the Georgian Revival style. The building is also significant as the work of a master, the firm of Salfield & Kohlberg, prominent architects in pre-quake San Francisco. Only a few buildings designed by the firm survive. The building is virtually unaltered on the exterior, retaining all aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

\*B12. References:

San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950

B13. Remarks: Transit Center District Plan EIR, Heritage Rating of "B"

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 03.21.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 568 Folsom Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 568 FOLSOM ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736024

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

568 Folsom Street occupies a 25' x 80' lot on the north side of Folsom between 1st and 2nd streets. Built in 1913, the three-story-over-basement, wood-frame residential "Romeo flat" is designed in the Mission Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The facade, which is three bays wide, faces south. At street level the facade consists of a modern wood door flanked by sidelights in the center bay and pairs of double-hung aluminum windows in the outer bays. The upper two floors have individual double-hung windows in the center bay flanked by chamfered bay windows in the outer bays. The windows in the center bay are staggered because they align with the stair landings and not the flats. The bay windows are capped by what appears to be imitation clay tile made of sheet metal. The facade terminates with a lobed "Mission" parapet perforated by a quatrefoil opening. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple Family Property

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



P5b. Photo: (view and date)

View toward north, 9.24.07, 100\_4181.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1913, Assessor's Office

\*P7. Owner and Address:

Burns, John Damian

P.O. Box 14757

San Francisco, CA 94114

\*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

10.25.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6L

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 568 Folsom Street

B1. Historic Name:	Unknown		
B2. Common Name:	568 Folsom Street		
B3. Original Use:	Flats	B4. Present Use:	Same
*B5. Architectural Style:	Mission Revival		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
568 Folsom was constructed in 1911 by Agnes Burnes as a rental property.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930 Property Type: Residential Applicable Criteria: N/A

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

568 Folsom Street was constructed in 1911 by Thomas and Agnes Burnes as an investment property. Thomas Burnes was employed as a notary. The Burnes family never resided at this property, renting the six flats out to various workers in local industries. According to the 1920 Census, 568 Folsom was home to Sadie Williams, a factory worker; Jack Higgins, a boiler maker; John Clemons, a laborer, and Nellie Myers, a factory worker. As a residential building, 568 Folsom was an anomaly in the mostly industrial South of Market. According to the 1913 Sanborn Map, there were only three residential structures on the 500 block of Folsom Street. Today, 568 Folsom remains the only wood-frame residential structure within the entire Transit Center District survey area.

568 Folsom does not appear eligible for listing in the California Register. It is not associated with any significant events or persons and, although a rare example of a residential property in the survey area, it is a typical example of a Romeo Flat common in the Mission District and the western part of the South of Market Area. However, as the last example of its type, it may warrant special consideration in the planning process.

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property

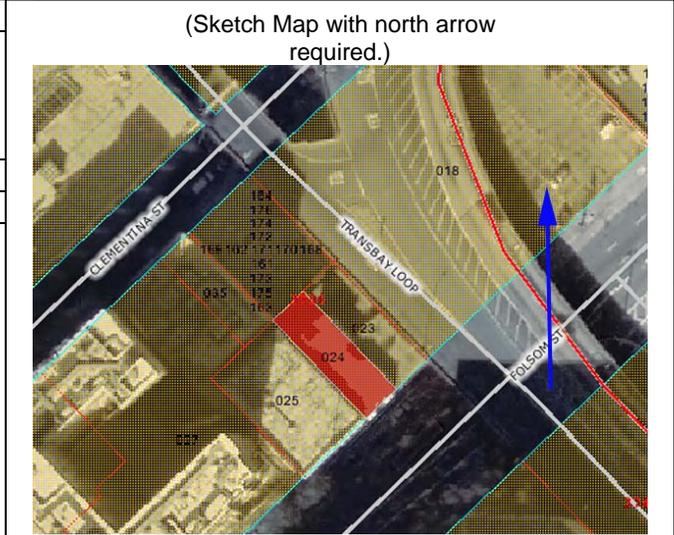
\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950  
U.S. Census: 1910, 1920, 1930

B13. Remarks:  
Transit Center District Plan EIR, Heritage rating of "C"

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 03.21.08

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 566 Folsom Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 566 FOLSOM ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736023

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

566 Folsom Street occupies a 25' x 80' lot on the north side of Folsom Street, between 1st and 2nd streets. Built in 1906, the two-story, wood-frame industrial building is designed in a simple vernacular mode, albeit heavily remodeled. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which is two bays wide, faces south. At street level the facade features a modern pedestrian door in the left bay and a vehicular opening infilled with modern aluminum storefront and a fixed window in the left bay. The upper floor features a pair of aluminum sliding windows. The facade has undergone extensive alterations to the extent that none of the original materials survive. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward north, 9.24.07, 100.4184

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1906, Assessor's Office

\*P7. Owner and Address:

Virginia O. Grillo Lvg Trust  
 Lloyd Cronna Trustee  
 524 San Anselmo Ave.  
 San Anselmo, CA 94960

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 566 Folsom Street

B1. Historic Name:	Hall's Machine Shop		
B2. Common Name:	566 Folsom Street		
B3. Original Use:	Machine Shop	B4. Present Use:	Commercial
*B5. Architectural Style:	Utilitarian		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
566 Folsom Street was constructed ca. 1906 by Robert Hall for use as a machine shop. The building replaced a single-family residence that formerly stood on the site before the earthquake.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930 Property Type: Industrial Applicable Criteria: N/A

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

566 Folsom Street was built ca. 1906 after the earthquake by Robert Hall for use as a two-story wood-frame machine shop. According to the 1899 Sanborn map, this property had been a single-family property prior to the earthquake. According to San Francisco directories, Hall's Machine Shop remained in business at this location until 1916. In 1923, it was occupied by Conner & Hunt Machine Shop. By 1953, it was occupied by Doyle Sheet Metal Fabricators. In the 1960s, 566 Folsom was remodeled into a general purpose wholesale/retail store and has since housed several electrical lighting businesses, such as Guaranteed Lamp and Lighting Products Co. and Macy Lighting Consultants. By the 1980s, the building housed a commercial painting business called A & W. Painting. The building is currently in use as an art and sculpture gallery.

566 Folsom does not appear eligible for listing in the California Register either individually or as a contributor to a potential historic district. Although an unusual example of a wood-frame light industrial building constructed immediately after the quake, it was extensively remodeled in the 1960s when it was converted from an industrial to a general purpose commercial building and no longer retains integrity.

B11. Additional Resource Attributes: (List attributes and codes) HP8. Industrial building

\*B12. References:

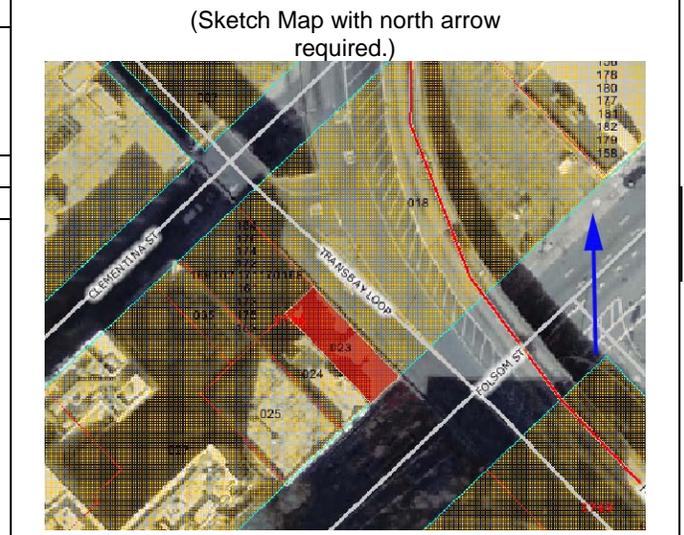
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950  
U.S. Census: 1910

B13. Remarks:  
Transit Center District Plan EIR

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 03.21.08

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 234 1st Street

P1. Other Identifier: Phillips & Van Orden Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 234 1ST ST City: San Francisco Zip: 94105

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

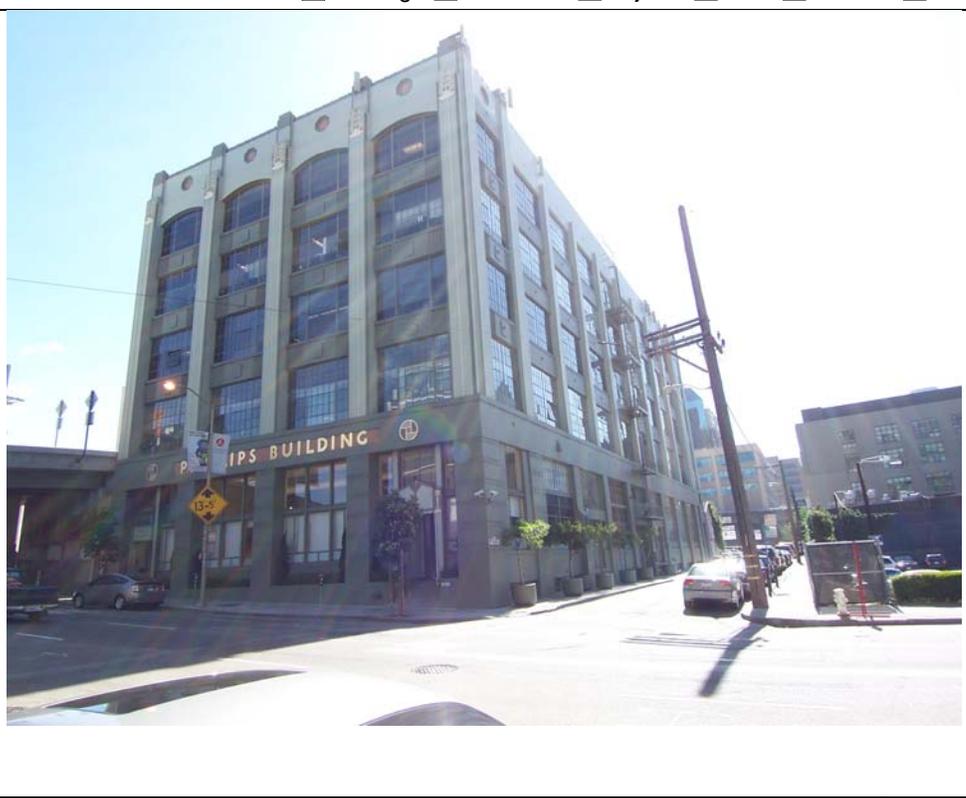
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736006

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

234 1st Street occupies a 75' x 182' lot on the southwest corner of 1st and Tehama streets. Built in 1929, the five-story, reinforced-concrete industrial building is designed in the Art Deco style. The rectangular-plan building, finished in stucco and cast concrete, is capped by a flat roof. The primary facade, which faces 1st Street to the east, is four bays wide. A secondary elevation, nine bays wide, faces Tehama Street to the north. At street level the primary facade consists of four intact storefronts, separated by rusticated piers, consisting of multi-lite windows with transoms above. The corner bays feature recessed pedestrian entries. The north entrance is bracketed by cast concrete pylons. The upper four floors feature a grid of large window openings occupied by multi-lite steel industrial windows. Recessed spandrel panels feature decorative fluting and narrow pilasters terminate in classic abstract "Mayan Deco" motifs. The facade terminates with a simple frieze embellished with recessed octagonal motifs. The Tehama Street elevation is similarly detailed. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward west, 9.18.07, 100\_3718

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1929, Assessor's Office

\*P7. Owner and Address:

Vdr Investments Limited  
 % John Ritchie  
 351 California St #150  
 San Francisco, CA 94104

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.25.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary# \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 234 1st Street

\*Recorded by: Christopher

\*Date 10.25.07

Continuation  Update



2<sup>nd</sup> Street façade, 100\_3718, 9.19.07

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3CS

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 234 1st Street

B1. Historic Name:	Philips & Van Orden Building		
B2. Common Name:	234 1 <sup>st</sup> Street		
B3. Original Use:	Printing Plant	B4. Present Use:	Office
*B5. Architectural Style:	Art Deco		

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
234 1<sup>st</sup> Street was constructed in 1930 by Margaret A. Phillips, president of Philips & Van Orden Co., publishers, lithographers, and bookbinders.

\*B7. **Moved?**  No  Yes  Unknown **Date:** **Original Location:**

\*B8. **Related Features:** None

B9a. **Architect:** Henry H. Meyers and George R. Klinkhardt **b. Builder:** Cahill Brothers

\*B10. **Significance: Theme:** Commercial/Industrial Development **Area:** South of Market: Transit Center District Plan

**Period of Significance:** 1906-1930 **Property Type:** Industrial **Applicable Criteria:** 1 & 3

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

234 1<sup>st</sup> Street was designed as a collaborative effort of architects Henry H. Meyers and George R. Klinkhardt and built for Margaret A. Phillips, widow of Grattan Phillips, president of Phillips & Van Orden, publishers, printers, and bookbinders. The building was designed with the offices, printing presses, biding machines and trimmers on the first floor. The second and third floors housed the linotype machines, composing rooms, and five large presses. The fourth and fifth floors were leased to allied businesses. Grattan D. Phillips founded Phillips & Van Orden Co. in 1899. Phillips & Van Orden Co. was an important publisher and printer in San Francisco, itself the most important publishing center of the West. Phillips & Orden occupied the building through the 1940s, before moving to a larger building. Henry Meyers began his architectural career in 1890 as an apprentice with Percy & Hamilton. Meyers later partnered with Clarence Ward from 1902-1909, designing several downtown buildings after the 1906 Earthquake, including the repair of the Kohl Building (1907). Meyers participated in the planning of the Panama Pacific International Exposition and designed several buildings for the fair. Meyers also served as Alameda County's Architect from 1912-1935 and designed several notable East Bay structures such as Highlands Hospital, the superstructure for the Posey Tube in Alameda, and the Caldecott Tunnel portals. He retired in 1935.

234 1<sup>st</sup> Street appears eligible for listing in the California Register under Criterion 1 (Events) for its association with the important publishing house of Phillips & Van Orden, a centerpiece of San Francisco's historically important publishing industry, itself centered on the survey area. The building also appears eligible under Criterion 3 (Design/Construction) as a building that displays "high artistic values" and as an exceptional example of a purpose-built concrete industrial loft building. The building has undergone virtually no exterior alterations, retaining the following aspects of integrity: location, design, materials, workmanship, feeling, and association.

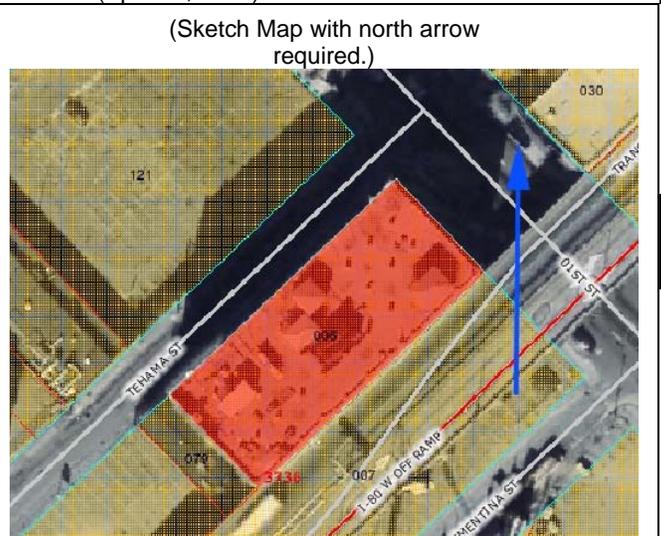
B11. **Additional Resource Attributes:** (List attributes and codes) HP8. Industrial building

\*B12. **References:**  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950  
*Architect & Engineer* (September 1929).  
"Phillips & Van Orden Occupy Imposing New Monument." *San Francisco Chronicle* (April 26, 1930).

B13. **Remarks:**  
Transit Center District Plan EIR, Heritage "A"-rated building

\*B14. **Evaluator:** Christopher VerPlanck  
\***Date of Evaluation:** 03.27.08

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 246 2<sup>nd</sup> Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 246 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735065

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

246 Second Street occupies a rectangular lot on the east side of 2<sup>nd</sup> Street, between Folsom and Howard streets. Built in 2001, the 14-story Postmodern style condominium tower is clad in sprayed-on stucco and GFRC. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple Family Property

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



P5b. Photo: (view and date)

View toward west, 9.25.07, 100\_4382.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 2001

\*P7. Owner and Address:

246 Second Street Owners Assoc.  
 246 2nd Street  
 San Francisco CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 75 Hawthorne Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 75 HAWTHORNE ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735062

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

75 Second Street occupies a 34,957 square-foot rectangular lot on the east side of Hawthorne Street, between Folsom and Howard streets. Built in 1987, the 20-story Postmodern style condominium tower is clad in pre-cast concrete panels and mirrored glass. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward east, 9.24.07, 100\_4401.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1987, Assessor's Office

\*P7. Owner and Address:

75 Hawthorne Assocs. LLC  
 100 Bush St 26th Flr. %Tmg P  
 San Francisco, CA 94104

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) \_\_\_\_\_

P1. Other Identifier: Moscone Center Parking Garage

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: \_\_\_\_\_ Date: \_\_\_\_\_

\*c. Address: \_\_\_\_\_ City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): \_\_\_\_\_ Parcel #: 3735060

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

The Moscone Center Parking Garage occupies a 40,655 square-foot rectangular lot on the east side of 3rd Street, between Folsom and Howard streets. Built ca. 1983, the concrete-frame five-story parking structure is designed in a utilitarian mode. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP39. Parking Garage

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



P5b. Photo: (view and date)

View toward northeast, 9.27.07, 100\_4687.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 Ca. 1983

\*P7. Owner and Address:

City & County Of S F Lessor

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 687 Howard Street

P1. Other Identifier: Moscone Convention Plaza

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: \_\_\_\_\_ Date: \_\_\_\_\_

\*c. Address: 687 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735059

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

The Moscone Convention Center Plaza occupies a 32,800 square-foot rectangular lot on the southeast corner of 3<sup>rd</sup> and Howard streets. Built in 1983, the concrete-frame 12-story parking structure is designed in the Brutalist style. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward southeast, 9.27.07, 100\_4638.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1983

\*P7. Owner and Address:

G & G Martco  
 % Mack Cali Realty  
 201 Third St. Ste 101  
 San Francisco, CA 94103

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.07.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource name(s) or number (assigned by recorder) 240 2nd St.

P1. Other Identifier: Marine Firemen And Oilers And Watertenders Union Hall

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 240 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735055

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

240 1st Street occupies a 21,396 s.f. lot on the southwest corner of 2nd and Tehama streets. Built in 1957, the two-story, reinforced-concrete office and assembly building is designed in the Late Moderne style. The rectangular-plan building, finished in marble and red granite, is capped by a flat roof. The primary facade, which faces 2nd Street to the east, is eight bays wide. A secondary elevation, five bays wide, faces Tehama Street to the north. At street level the primary facade is dominated by the full-height entry vestibule located off-center four bays in from the north. The entry is indicated by massive marble piers on either side and an elaborate polychromatic mural over the aluminum doors depicting the work of the union members. Signage and a ship's screw above the mural further identify the owner and use of the building. The remaining seven bays are largely identical, consisting of window bays demarcated by marble pilasters and infilled with original aluminum windows and red granite spandrels. The southernmost bays decrease in height due to the slope of Rincon Hill. The facade terminates with a simple frieze comprised of recessed panels. The Tehama Street elevation is similarly detailed. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP13. Community Center/Social Hall; HP39. Union Hall

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



P5b. Photo: (view and date)

View toward west, 9.25.07, 100\_4376.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1957, Assessor's Office

\*P7. Owner and Address:

Marine Firemens Union  
 240 2nd St  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 240 2nd St.

\*Recorded by: Christopher

\*Date \_\_\_\_\_

Continuation

Update



**Mural above main entrance, 100\_4379, 9.25.07**

Once the center of maritime industries, union halls, and sailors' hotels, very little of this era remains now in Rincon Hill aside from the SUP Hall and the MFOW Hall. Under Criterion 3, 240 2<sup>nd</sup> Street appears eligible as the last remaining purpose-built union hall within the survey area and only one of two union halls left in Rincon Hill area, once the center of San Francisco's maritime unions. The building is largely unchanged, retaining features of this distinctive building type, including a hiring hall, offices, and an extensive art program including a mural dedicated to the history of the MFOW union. 240 2<sup>nd</sup> Street is also significant as a good example of the Late Moderne style, characterized by the building's simple angular lines, vertical bands of fenestration, and simple but elegant use of industrial materials. The building retains a high degree of integrity, retaining the aspects of location, design, setting, materials, workmanship, feeling, and association.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3CS

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 240 2nd St.

B1. Historic Name:	Marine Firemen's Union		
B2. Common Name:	Marine Firemen's Union		
B3. Original Use:	Union Hall	B4. Present Use:	Union Hall
*B5. Architectural Style:	Late Moderne		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The Marine Firemen's Union was constructed in 1957 as a new headquarters and union hall for the Marine Firemen's Union.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Industrial/Commercial Development Area South of Market: Transit Center District

Period of Significance: 1957 Property Type: Union Hall Applicable Criteria 1 & 3

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

The Marine Firemen's Union built the union hall at 240 2<sup>nd</sup> Street in 1957 to replace their 1949 hall demolished to make way for the Embarcadero Freeway. The two-story, reinforced-concrete building cost \$800,000 to build and included a hiring hall, restaurant, two floors of offices, and a parking garage. The building was used to dispatch oilers, boilermen, and other marine engineers to ships operating out of San Francisco. Founded in 1883 and reorganized in 1907, the Marine Firemen's Union is one of the oldest and most important maritime unions based in San Francisco, itself the most important center of unionized maritime workers in the United States. Marine Firemen participated in various waterfront strikes in San Francisco, including 1886, 1901, 1906, 1921 and the famous 1934 Waterfront Strike. Important victories regulating hiring practices, pay, and working hours were won in 1934, 1936, and 1948. In 1949, the Marine Firemen's Union built a new union hall at 150 Broadway. The hall was condemned in 1956 to make way for the Embarcadero Freeway. In 1956, the union bought the existing parcel and hired an unknown architect to build a new union hall. The exterior was "finished in four kinds of marble" and the interior in "five different kinds of wood veneers.....in the executive offices." The façade features a mural executed by Lucienne Bloch.

240 2<sup>nd</sup> Street appears eligible for listing in the California Register under Criterion 1 (Events) and under Criterion 3 (Design/Construction). The building appears eligible under Criterion 1 for its associations with the Marine Firemen, Oilers, and Watertenders (MFOW) union, one of the maritime unions once active in the Rincon Hill area, which also included the Sailors' Union of the Pacific (SUP) at 450 Harrison Street, the former Marine Engineers' Beneficial Association (MEBA) at 340 Fremont Street and the at Marine Cooks and Stewards Union (MCS-AFL) at 350 Fremont. (Con'td)

B11. Additional Resource Attributes: (List attributes and codes) HP13. Community center/social hall; HP39. Union Hall

\*B12. References:

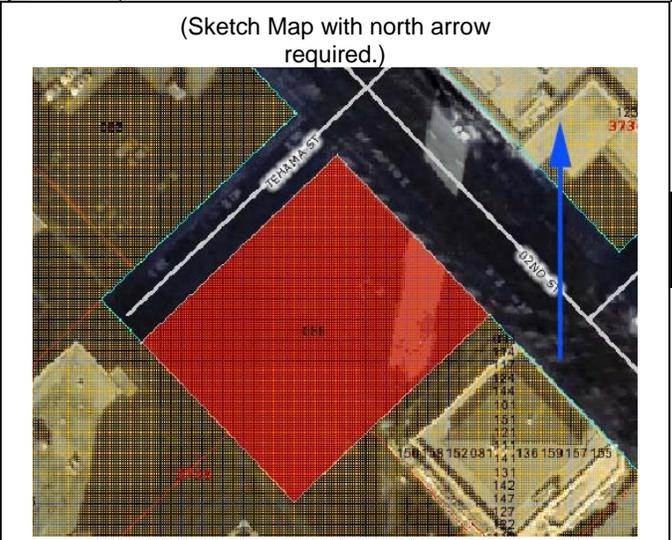
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950  
"Marine Firemen on the Move again Today." *San Francisco Chronicle* (May 21, 1957).

B13. Remarks:  
Transit Center District Plan EIR

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 04.03.08

(This space reserved for official comments.)



\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation  Update

### Summary Findings

240 2<sup>nd</sup> Street, commonly known as the Marine Firemen's Union, appears to be individually eligible for the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under Criterion A/1, for its association with the San Francisco labor movement; Criterion B/2, for its association with artist Lucienne Bloch; and C/3, as an good example of mid-century, late moderne architecture with excellent integrity. Its period of significance dates to 1957, its year of construction.

### Update of B10: Significance

Like most American cities, San Francisco engaged in major redevelopment or renewal programs during the post-World War II period. Often aimed to address urban blight and decay, redevelopment programs included the razing and redevelopment of neighborhoods, public housing programs, school and library building initiatives, and transportation programs, among other things. San Francisco targeted many areas, including the Western Addition, the Produce Market near the Embarcadero, the Mission District, and SOMA; branch libraries and schools; and the construction of the Central Freeway and the Embarcadero Freeway. This last project led to the demolition of the union building on Commercial Street for the Marine Firemen Oilers Watertenders & Wipers Association of the Pacific Coast - or the Marine Firemen's Union.

In 1956 the Marine Firemen's Union commissioned architect John Gloe to design a new headquarters building. It was located on 2<sup>nd</sup> Street, on the former site of the Walkup Drayage and Warehouse Company, and in the center of San Francisco's commercial warehouse and light industrial economy. This neighborhood had long been home to many unions. Little is known about Gloe, except that he was born in Nebraska in 1911 and was practicing architecture in San Francisco by 1948. He died in 1985. For the Marine Firemen's Union, Gloe designed a completely modern, two-story reinforced concrete building with marble cladding and steel-sash windows. Above the entrance hangs a mural depicting marines at work in the hull of a ship.

Lucienne Bloch and her husband Stephen Poe Dimitroff created the murals at the Marine Firemen's Union Building, with Bloch serving as principal artist. Bloch was born in Geneva, Switzerland, in 1909 to musicians Ernest Bloch and Margarethe Schneider. The family moved to the United States in 1917 and settled in Ohio, where Lucienne won a scholarship to study at the Cleveland School of Art. In 1925 she sailed to Paris, where she studied sculpture with Antoine Bourdelle and painting with André Lhote before entering the Ecole des Beaux-Arts. Dimitroff was a Bulgarian immigrant who worked at an automobile factory in Flint, Michigan, upon arriving in the United States in 1920. He joined the AFL-CIO and engaged in union activism.

Upon returning to the United States in 1931, Bloch met Mexican artists and political radicals, Diego Rivera and Frieda Kahlo. She developed a particularly close relationship with Kahlo and worked with Rivera on multiple frescoes, including *Man at the Crossroads*, his infamous mural at Rockefeller Center that included a portrait of Soviet leader Vladimir Lenin. Nelson A. Rockefeller had the mural draped and destroyed immediately upon completion; while Rivera replicated the mural in Mexico, only the photographs taken by Lucienne Bloch provide visual documentation of the original. Bloch also met Dimitroff through Rivera, and the two married.

After working for the Works Project Administration painting murals at various location in New York, Bloch and Dimitroff, relocated to Michigan. They taught at the Flint Institute of Art and Dimitroff returned to union organizing. In 1948 they moved again, this time to California. They settled in Mill Valley, where Dimitroff opened a frame shop. Bloch remained an active artist; one of her more notable commissions is the Byzantine-style mosaic on the walls of the narthe, nave, and sanctuary of the Greek Orthodox Church of the Ascension in Oakland, California. Dimitroff and Bloch retired to Gualala, California, in 1965, where Bloch died in 1999.

The murals at the Marine Firemen's Union building at 240 2<sup>nd</sup> Street reveal the varied influences of Bloch and Dimitroff's careers. Bloch designed the interior mural in a contemporary abstract style, while the influence Diego Rivera and leftist politics is clear in the mural the graces the entrance to the building. Trained in sculpture and painting, the three-dimensional exterior mural appears to be the only mural of Bloch's that combines these two crafts.

\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation  Update

#### Update of B10: Significance



Interior mural at the Marin Firemen's Union Hall.

#### Evaluation

As noted previously, the Marine Firemen's Union Building appears to be eligible for the NRHP/CRHR under Criterion A/1 for its association with the San Francisco labor movement. The SOMA neighborhood was once a bastion of union activism with several union halls. The Marine Firemen's Union Building is one of the last vestiges of this significant past.

The Marine Firemen's Union Building also appears to be eligible under Criterion B/2, for its association with Lucienne Bloch. A noted muralist and artists in her own right, one of Bloch's greatest claims to fame is as the stealthy photographer of Diego Rivera's fated mural at Rockefeller Center, *Man at the Crossroads*. Nelson A. Bloch was trained as a painter and sculptor in the United States and Europe. Notably, she combined these two crafts in the three-dimensional mural that hangs above the entrance to the Marine Firemen's Union.

The building appears to be eligible for the NRHP/CRHR under Criterion C/3. While not enough is known about John Gloe to render the building as significant in relationship to him, the building stands as an excellent example of mid-century modern architecture in the SOMA neighborhood. A box with steel-sash windows and eight bays, the building achieves artistic merit through details like the marble cladding and murals.

240 Second Street retains excellent integrity. It has not been moved or altered, so it retains integrity of location, design, materials, workmanship, and association. While several tall buildings have been constructed nearby, the building's immediate neighbors are the one-to-four-story hotel and warehouses that stood nearby when it was first constructed; thus it retains its integrity of setting and feeling.

#### Previous Surveys

Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CS, indicating it appears to be eligible for individual listing in the CRHR through a survey evaluation. Otherwise, the building has not been surveyed previously.

#### Update of B12. References:

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation  Update

**Update of B12. References:**

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 240 2<sup>nd</sup> Street. City and County of San Francisco Department of Building and Inspection.

Caistor, Nick. "Obituary: Lucienne Bloch." *The Independent*. April 3, 1999. <http://www.independent.co.uk/arts-entertainment/obituary-lucienne-bloch-1084770.html> (accessed January 27, 2010).

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

"Lucienne Bloch, Muralist, Is Dead at 90." *New York Times*. March 28, 1999, p. 51.

"Marine Firemen Memorial Bldg." *Architect & Engineer* (March 1956): 46.

Sanborn Fire Insurance Co. "San Francisco" (1913 & 1950), sheet 139.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

"Stephen Dimitroff, Muralist, Framed." *San Francisco Chronicle*. September 9, 1996, p. A26.

United States Federal Census, 1860-1930, [www.ancestry.com](http://www.ancestry.com), accessed January 14, 2010.

Vishny, Michele. "Lucienne Bloch: The New York City Murals." *Woman's Art Journal* 13, no. 1 (Spring-Summer 1992): 23-28.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 633 Howard Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 633 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735050

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

633 Howard Street occupies a 5,637 s.f. lot on the south side of Howard Street, between 1st and Hawthorne streets. Built in 1910, the two-story, possibly brick, heavily remodeled industrial building is designed in the Late Moderne style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces Howard Street to the north, is four bays wide. At street level the primary facade consists of four 1950s-era aluminum storefronts (three of which have paired glazed doors) with transoms above. The second floor features a band of ribbon windows consisting of four multi-lite aluminum windows with aluminum bezel moldings. The facade terminates with a simple frieze embellished with fleur de lys and a simple stucco cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward south, 9.25.07, 100\_4415.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1910, Assessor's Office

\*P7. Owner and Address:

633 Howard St LLC  
 Ross Basrow  
 639 Howard St  
 San Francisco CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.26.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 633 Howard Street

B1. Historic Name: Naber, Alfs, & Brune

B2. Common Name:

B3. Original Use: commercial warehouse and retail

B4. Present Use: commercial

\*B5. Architectural Style: Commercial

\*B6. Construction History: Constructed in 1911. Storefront doors replaced, 2000. Second-story windows replace, 2001.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features: None

B9a. Architect: Edmund/Edward Kollofrath

b. Builder: unknown

\*B10. Significance: Theme: real estate development

Area: South of Market district, San Francisco, CA

Period of Significance: N/A

Property Type: commercial

Applicable Criteria: N/A

633 Howard Street does not appear to be eligible for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR).

See Continuation Sheet.

B11. Additional Resource Attributes:

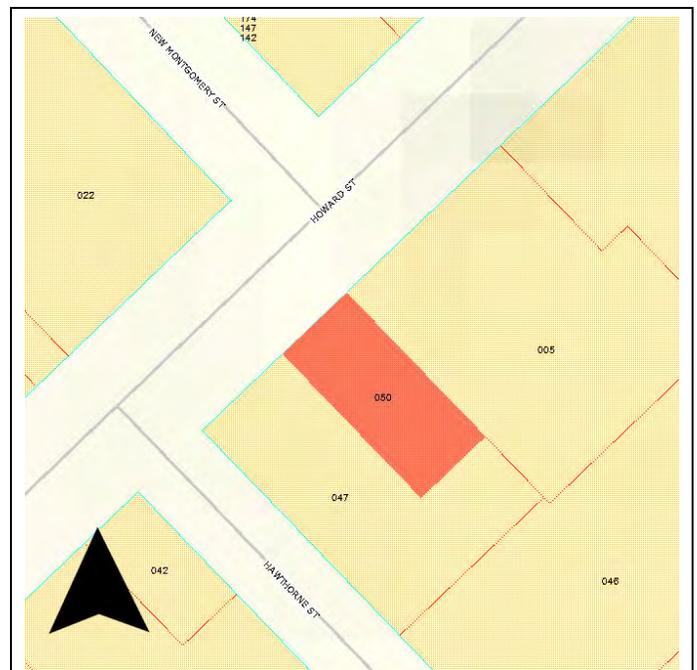
\*B12. References:

See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: March 16, 2010.



\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation     Update

### Continuation of B10. Significance:

#### Historic Context

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. The building at 638 Howard Street dates to this initial period of rebuilding. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907).

In 1911 William and Carl Alfs commission Edmund or Edward Kollofrath (he was listed in various publications under either name) to design a two-story warehouse on at 633 Howard Street, from which the brothers ran their wholesale liquor business. Naber Alfs & Brune, as the business was called, began as Ehlers & Brand in 1871. After a series of partnership changes, the company finally organized as Naber, Alfs, & Brune in 1880 and became one of the major alcohol retailers in the West. Among the company's most popular brands were Phoenix Bourbon and Damiana Bitters.

The earthquake and fires destroyed Naber Alfs & Brune's commercial space on Market Street, but it soon reopened on Front Street, "thus setting an example and demonstrating their confidence in the downtown district" (*Call*, July 29, 1906). William and Carl Alfs later submitted a building permit for a new space on Howard Street on June 29, 1911. Just five days later, on July 4, 1911, a would-be burglar dynamited Naber Alfs & Brune's store on Front Street and caused significant damage. Naber Alfs & Brune occupied the new space on Howard Street until 1919, when passage of the National Prohibition Act, or 18<sup>th</sup> amendment, drove this liquor distribution company out of business.

Edmund or Edward Kollofrath was the architect for 633 Howard Street. Born in 1853 in Germany, he immigrated to the United States in 1881 and became a naturalized citizen. He first appears in San Francisco directories in 1885, employed as a draughtsman in the architectural firm of Wright and Sanders. By 1889 he formed a partnership with Charles Kenitzer. Two years later he appears to have been practicing architecture alone. Kollofrath's big break came in 1893 when he won the competition to design the Administration Building for the Midwinter Fair held in Golden Gate Park in 1894. Otherwise, he appears to have designed several apartment buildings and flats; his design in 1897 for the Pabst Café at Powell and Ellis Streets was called "an artistic achievement" (*Chronicle*, March 3, 1897). He appears to have been a noteworthy architect, often engaging in high-profile events with the region's other elite architects.

#### Evaluation

633 Howard Street does not appear to be eligible for the NRHP/CRHR under Criterion A/1, for its association to events or broad patterns in local, state, or national history. While it was built during the initial period of rebuilding of the South of Market district that followed the earthquake and fires of 1906, it does not have a specific association with that event. It followed an established pattern by 1911 that resulted in the transformation of the area from a dense, working-class residential neighborhood to a light industrial and warehouse district.

No persons of significance are known to be associated with 633 Howard Street. While its original owner and occupant, Naber Alfs & Brune, was a long-established and leading liquor distributor in the city, the company is not known to have otherwise contributed to the development of San Francisco. Thus, the building does not appear to be eligible for the NRHP/CRHR under Criterion B/2.

\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation     Update

**Continuation of B10. Significance:**

An ordinary concrete box with stucco cladding, the building is not representative of a particular type or period of architecture and does not have high artistic value. While its architect, Edmund or Edward Kollofrath was a well known and respected architect, this building does not appear to be a significant or representative part of his oeuvre. 633 Howard Street does not eligible under Criterion C/3.

633 Howard Street does not appear to retain a high level of integrity. It has not been moved and is largely surrounded by small-scale warehouses and industrial lofts, so it retains its integrity of location and setting. The building underwent a major alteration in 2001; namely, all of the second-story windows were replaced. This alteration transformed the previously ordinary warehouse in to a Late Moderne style building that bears no resemblance to its 1911 origins. They adversely compromise the building's integrity of design, materials, workmanship, feeling, and association.

*Previous Surveys*

According to San Francisco Planning Department records, 633 Howard Street has not been assigned California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan and received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 6Z, indicating it appears to be ineligible for listing on the NRHP, CRHR, or as a local landmark through a survey evaluation.

**Continuation of B12. References:**

"An Artistic Achievement." *San Francisco Chronicle*. March 3, 1897, p. 8.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

"Blow Open a Big Safe and Wreck a Store." *San Francisco Chronicle*. July 5, 1911, p. 1.

Building Permits for 657 Howard Street. City and County of San Francisco Department of Building and Inspection.

"City Real Estate & Buildings." *San Francisco Chronicle*. July 31, 1896, p. 11.

"Confidence Shown in Future." *San Francisco Call*. July 29, 1906.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

"Moving Rapidly." *San Francisco Chronicle*. August 31, 1893, p. 10.

"Real Estate Market & Building Notes." *San Francisco Chronicle*. May 7, 1897, p. 11.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation     Update

**Continuation of B12. References:**

United States Federal Census, 1860-1930, [www.ancestry.com](http://www.ancestry.com), accessed January 14, 2010.

"Verein Entracht." *San Francisco Chronicle*. May 16, 1893, p. 8.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 645 Howard Street

P1. Other Identifier: R. W. Kinney Building, One Hawthorne

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 645 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735047

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

645 Howard Street occupies an irregularly shaped 12,405 s.f. lot on the southeast corner of Howard and Hawthorne streets. Built in 1922, the heavily remodeled four-story, reinforced-concrete industrial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco and cast concrete, is capped by a flat roof. The primary facade, which faces Howard Street to the north, is three bays wide. A secondary elevation, six bays wide, faces Hawthorne Street to the west. At street level the primary facade consists of a recessed entry vestibule in the center bay with contemporary aluminum storefronts occupying the corner bays. The second and third floors feature a grid of large window openings occupied by contemporary anodized aluminum windows. Recessed spandrel panels featuring ornamental diaper patterns demarcate the floor levels and the window bays are separated by simple pilasters with foliate capitals. The original facade terminates with a simple terra cotta cornice. Above the cornice is a frame penthouse addition constructed in 1983. The Tehama Street elevation is similarly detailed. There is a one-story concrete garage at the rear of the parcel.

This building has recently been demolished.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward southwest, 9.25.07, 100\_4411.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1922, Assessor's Office

\*P7. Owner and Address:

J & J Howard Properties LLC  
 Ezra Mersey  
 2443 Fillmore St #373  
 San Francisco, CA 94115

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.26.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 55 Hawthorne

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 55 HAWTHORNE ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735046

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

55 Hawthorne Street occupies a 25,447 s.f. lot on the east side of Hawthorne Street between Howard and Folsom streets. Built in 1970, the eleven-story, reinforced-concrete-frame office building is designed in the Corporate Modern style. The rectangular-plan building, finished in smooth concrete, is capped by a flat roof. The primary facade, which faces Hawthorne Street to the west, is three bays wide. At street level the primary facade consists of a recessed aluminum pedestrian entry in the left bay, a roll-up steel door in the center bay, and a vehicular garage entry in the right bay. The upper ten floors consist simply of grid of large ribbon window openings occupied by multi-lite aluminum sash windows. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward east, 9.25.07, 100\_4404.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1970, Assessor's Office

\*P7. Owner and Address:

Rreef America Reit Corp  
 875 N Michigan Ave 41st Fl  
 Chicago, Il 60611

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.26.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

<b>State of California — The Resources Agency</b>		Primary # _____	
DEPARTMENT OF PARKS AND RECREATION		HRI # _____	
<b>PRIMARY RECORD</b>		Trinomial _____	
		NRHP Status Code _____	
<b>Other</b>			
Listings _____			
Review Code _____		Reviewer _____	
		Date _____	
Page 1 of 1	*Resource name(s) or number (assigned by recorder)		651 Howard Street
P1. Other Identifier:	None		
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted		
*a. County:	San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.)		
*b. USGS 7.5' Quad:	San Francisco North	Date:	1994
*c. Address:	651 HOWARD ST	City:	San Francisco
		Zip:	94105
d. UTM: Zone:	10	mE/	mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot):	Parcel #: 3735042		
<b>*P3a. Description:</b> (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)			
<p>651 Howard Street occupies a 3,360 s.f. lot on the southwest corner of Hawthorne and Howard streets. Built in 1908, the two-story, brick commercial building is designed in the Commercial style. The rectangular-plan building, finished in face brick laid in American Bond, is capped by a flat roof. The primary facade, which faces Howard Street to the north, is three bays wide. A secondary elevation, seven bays wide, faces Hawthorne Street to the east. At street level the primary facade consists of two non-historic but compatible aluminum storefronts in the left and center bays and a recessed entry in the right bay. The storefronts have granite bulkheads and the entry features granite steps and aluminum doors. The second floor features three large window openings separated by brick pilasters, each containing pairs of double-hung wood windows. A modest brick stringcourse divides the floors. The facade terminates with a simple frieze and a corbelled brick cornice. The Hawthorne Street elevation is similarly detailed, albeit with less ornamental detail. The building appears to be in good condition.</p>			
<b>*P3b. Resource Attributes:</b> (list attributes and codes)		HP6. 1-3 Story Commercial Building	
<b>P4. Resources Present:</b> <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input checked="" type="checkbox"/> Element of District <input type="checkbox"/> Other			
		P5b. Photo: (view and date)	
		View toward south, 9.29.07, 100_4756.JPG	
		<b>*P6. Date Constructed/Age and Sources:</b>	
		<input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
		1908, Assessor's Office	
		<b>*P7. Owner and Address:</b>	
		Richard R. & Maur B Tavernetti 2855 Pacific Ave San Francisco, CA 94115	
		<b>*P8. Recorded by</b>	
		Christopher VerPlanck Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
		<b>*P9. Date Recorded:</b>	
10.26.07			
<b>*P10. Survey Type:</b>			
Intensive: Transit Center District EIR			
<b>*P11. Report Citation:</b> (Cite survey report and other sources, or enter "none")		None	
<b>*Attachments:</b> <input type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input checked="" type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)			

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 651 Howard

- B1. Historic Name: Smith-Emery Co. Building
- B2. Common Name:
- B3. Original Use: Commercial
- B4. Present Use: Commercial
- \*B5. **Architectural Style:** Renaissance Revival
- \*B6. **Construction History:** Constructed in 1907.

- \*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**
- \*B8. **Related Features:** None

- B9a. Architect: unknown
- b. Builder: Unknown
- \*B10. **Significance Theme:** Post earthquake reconstruction **Area:** South of Market district, San Francisco, CA
- Period of Significance:** 1906-1948 **Property Type:** Commercial **Applicable Criteria:** A, C

**Summary of Findings**

651 Howard Street, also known as the Smith Emery Building, appears to be individually eligible for the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under Criterion A/1, for its association to the reconstruction of the South of Market district following the earthquake and fires of 1906, as well as under Criterion C/3, as an excellent example of post-earthquake brick commercial architecture in this district. The period of significance dates from 1906 to 1948, when Smith-Emery vacated the building. The building also appears to be eligible as a contributor to a historic district.

See Continuation Sheet

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** March 16, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation  Update

**Continuation of B10. Significance:**

**Historic Context**

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district with its densely packed inventory of wood-frame buildings, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [*sic*] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [*sic*] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [*sic*] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [*sic*] (*Chronicle*, June 26, 1907).

The original building permit is not available, thus the architect remains unknown. However, *Edward's Daily Abstracts* listed Shea & Shea as the architects for a two-story brick building at the southwest corner of Hawthorne and Howard in 1901. It is possible that this prominent architectural firm, best known for such buildings as the San Francisco City Hall building that was destroyed in 1906, St. Brigid's Church, and the post-earthquake Bank of Italy (future Bank of America) Building also designed the new building in 1907. Some details of the simple Italianate building do suggest the hand of a master architect, particularly the detailing in the corbelled cornice.

Smith Emery Company was the first tenant. Established by Emery E. Smith and Arthur L. Emery in 1904 as an agricultural and chemical engineering experts, the company shifted its focus to inspection testing and chemical engineers following the natural disaster of 1906. To this day, Smith-Emery Company "conducts visual and nondestructive examination of concrete, masonry, soil, structural steel, welding, fireproofing," and more at construction sites. Significantly for a company that specialized in structural inspections, Smith-Emery Company occupied a brick building - or fire proof building - after the earthquake and fires. Indeed, the Smith Emery Building was one of the first of several brick buildings constructed along this block of Howard Street - between Second and Third Streets - by 1909. This concentration of brick buildings marked a notable departure from the scores of temporary wooden buildings that were constructed quickly in the South of Market area after the earthquake and fires, then later torn down by mandate and replaced with brick or concrete buildings.

**Evaluation**

651 Howard Street appears to be eligible for the NRHP/CRHR under Criterion A/1, for its association with the reconstruction of the South of Market district following the earthquake and fires of 1906. A small commercial building, it represents the shift from a densely-packed working-class residential neighborhood to a district of commercial warehouses and light industry. More importantly, its first occupant, Smith Emery Company, specialized in building inspection expertise and technologies that gained vital significance in the aftermath of the natural disaster. This expertise directly influenced the reconstruction of San Francisco as whole, but especially the downtown financial, retail, and industrial centers.

The building does not appear to be eligible for the NRHP or CRHR under Criterion B/2. While Smith Emery Company has been operating in San Francisco for well over one hundred years, and while the company occupied 651 Howard Street at an important moment in its history - when it shifted to building inspections and related technologies - the current historical record does not reveal enough information to support an argument for the company's significance to the city, region, state, or nation. Further research might result in a different conclusion.

\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation     Update

**Continuation of B10. Significance:**

651 Howard Street appears to be eligible for the NRHP/CRHR under Criterion C/3. A small-scale commercial brick building with excellent integrity and built within a year of the earthquake and fires of 1906, it helped shape the post-earthquake landscape of the South of Market district. Two- to five-story masonry or concrete commercial warehouses and light industrial buildings characterized the area by 1913, when the first period of reconstruction ended. Not enough evidence exists to associate the building with a master architect, but features like the corbelled cornice suggest such a master may have been involved in the design of the building and lend it artistic significance.

651 Howard Street appears to retain a high level of integrity. It has not been moved and is surrounded by one-to-two-story commercial warehouse buildings; thus it retains its integrity of location, setting, and association. Alterations appear to be limited to storefront windows, leaving the building with excellent integrity of design, workmanship, materials, and feeling.

*Previous Surveys*

According to San Francisco Planning Department records, 651 Howard Street has not been assigned a California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan and a rating of B in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

Advertisement. *San Francisco Call*. July 14, 1907, p. 43.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 651 Howard Street. City and County of San Francisco Department of Building and Inspection.

File for 651 Howard Street. San Francisco Planning Department.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

"Many Buildings Being Finished." *San Francisco Call*. October 10, 1908, p. 13.

Page & Turnbull. "Market and Octavia Area Plan Historic Resources Survey." Prepared for the San Francisco Planning Department, December 20, 2007.

Sanborn Fire Insurance Co. "San Francisco." (1915 and 1950), sheet 139.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. *A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940*. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

**CONTINUATION SHEET**

\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation     Update

**Continuation of B12. References:**

Smith-Emery Company, <http://www.smithemery.com/timeline.htm>, accessed November 23, 2009.

“Three Great Business Streets Hold Bulk of the Trade.” *San Francisco Call*. November 6, 1909, p. 17.

“What the Bank of Italy Did for San Francisco in a Time of Need.” *San Francisco Call*. July 12, 1908, p. 6.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 657 Howard Street

P1. Other Identifier: San Francisco News Co.

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 657 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735041

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

657 Howard Street occupies an irregularly shaped 18,577 s.f. lot on the south side of Howard Street between Hawthorne and 2nd streets. Built in 1922, the two-story, brick commercial building is designed in the Commercial style. The L-plan building, finished in brick laid in American Bond, is capped by a flat roof. The primary facade, which faces Howard Street to the north, is three bays wide. At street level the primary facade consists of an arched entry in the center bay containing historic glazed wood doors with historic stamped sheet metal ornamental surrounds. The corner bays each feature a narrow arched window and a larger arched storefront with non-historic aluminum window sash and black marble bulkheads. A modest brick stringcourse divides the first and second floors. The second floor features three large window openings containing pairs of double-hung steel industrial windows separated by terra cotta columns with Byzantine capitals. Smaller arched windows occupy the outer portion of the corner bays. The facade terminates with a simple frieze and a corbelled brick cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.27.07, 100\_4656.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1922, Assessor's Office

\*P7. Owner and Address:

Brown, Kathan  
 657 Howard St  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.26.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 657 Howard Street

B1. Historic Name: San Francisco News Company

B2. Common Name:

B3. Original Use: warehouse

B4. Present Use: commercial

\*B5. Architectural Style: Renaissance Revival

\*B6. Construction History: Constructed in 1922. Ground floor windows replaced or installed in previously open spaces.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features: None.

B9a. Architect: Norman Sexton

b. Builder: unknown

\*B10. Significance: Theme: real estate development

Area: South of Market district, San Francisco, CA

Period of Significance: 1922

Property Type: commercial

Applicable Criteria: C

The San Francisco News Company Building at 657 Howard Street appears to be individually eligible for the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under Criterion C/3, as an excellent example of commercial architecture in the SOMA district. Constructed in 1922, it is also a late masonry warehouse. Its period of Significance is 1922, the date of its construction. The building also appears eligible as a contributor to the proposed New Montgomery, 2<sup>nd</sup> Street, and Mission Street Conservation District for its architecture.

See continuation sheet.

B11. Additional Resource Attributes:

\*B12. References:

See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: March 11, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010

Continuation     Update

**Continuation of B10. Significance:**

**Historic Context**

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907).

According to Kelley & VerPlanck's 2008 context statement for the Transbay Survey area, redevelopment of SOMA was uneven. The initial flurry of construction slowed down in 1913, then picked up again around the First World War. Following the recession of 1919, construction picked up again and remained generally steady throughout the 1920s. The Great Depression of the 1930s, followed by World War II virtually stopped construction in SOMA. These later periods of construction were marked by larger, more architecturally significant buildings. Concrete construction for warehouses gained favor over brick because of concrete's durability, its ability to withstand earthquakes and fires, and its ability to provide for large open spaces. Constructed in 1922, the concrete building at 57 Howard Street fit this pattern of later building types.

The lots where 657 Howard Street stands appear to have remained undeveloped until 1921. That year, the San Francisco News Company hired architect Norman W. Sexton to design a two-story and basement mill construction warehouse. Robert White, a Scotsman who arrived in San Francisco during the Gold Rush, and Emil Bauer, a Frenchman who arrived in San Francisco in 1850, founded White & Bauer in 1865. The new company specialized in the distribution of magazines, newspapers, cheap publications, and stationery; it appears to have established itself as the local industry leader within its first decade of existence. In 1875 the American News Company of New York, which engaged in the same business, bought White & Bauer and incorporated it as the San Francisco News Company. In addition to distributing popular illustrated and literary magazines and newspapers, the San Francisco News Company published books and pamphlets of largely local interest. The San Francisco New Company folded sometime between 1949 and 1970.

As noted, Norman Wilfred Sexton was the architect for the San Francisco New Company building. Born in Waterloo, England, in 1878, Sexton emigrated to the United States in 1888. By 1900 he was employed as a draughtsman in San Francisco, and by 1909 he was working independently as an architect. He worked as a ship draughtsman during World War I, but returned to private practice afterwards. His appears to have specialized in residential hotels and apartment buildings designed in a variety of historic revival styles. For the San Francisco New Company, Sexton designed a Romanesque building with brick marble, bronze, and cast stone details. It is notable for its L-shaped plan, combination of rounded and segmental arches, a corbelled cornice, second-story cast stone pilasters with decorative detailing, and the bronze detailing of the main entrance.

\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010

Continuation     Update

Continuation of B10. Significance



657 Howard Street in 1926. Courtesy of the History Center, San Francisco Public Library.



657 Howard Street in 1926. Courtesy of the History Center, San Francisco Public Library.

\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010

Continuation  Update

### Continuation of B10. Significance:

#### Evaluation

The San Francisco News Co. Building at 657 Howard Street does not appear to be eligible for the NRHP/CRHR under Criterion A/1, for association with events or broad patterns in local, state, or national history. By the time the San Francisco News Company commissions its building on Howard Street in 1922, SOMA had long been transformed from its nineteenth-century working-class residential neighborhood into a commercial warehouse and light industrial district. The 1920s marked the final phase of SOMA's build-out following the earthquake and fires of 1906, and although the San Francisco News Company building was constructed during this phase of development, it does not intrinsically embody that process and does not appear to have received any attention at the time for spearheading that process.

No persons of significance can be associated with this building; therefore, it does not appear to be eligible for the NRHP/CRHR under Criterion B/2. The San Francisco News Company was an important newspaper, periodical, and cheap book distributor, but this building is not associated with a particularly significant period in the company's history. This building is unlikely to yield information that is significant to prehistory or history. Therefore, it does not appear eligible for the NRHP/CRHR under criterion 4.

More research would have to be completed to determine how important an architect Norman W. Sexton was to San Francisco and beyond as well as how this building fits into his oeuvre, but the building may be eligible for the NRHP/CRHR for its association with a master architect. Regardless, it appears to be individually eligible for the NRHP/CRHR as a particularly good example of a light industrial warehouse architecture that dominated the SOMA district following the earthquake and fires of 1906 and continuing through much of the twentieth century. Architectural details like the segmental and rounded arches on the primary and secondary facades, the corbelled cornice, the cast stone pilasters on the primary façade, and the bronze elements of the entrance make this building stand out as unique and of high artistic value for a light industrial building. The San Francisco News Building is also a late example of unreinforced brick masonry construction for industrial buildings. Although such construction dominated industrial design throughout the nineteenth century until about World War I, reinforced concrete began to displace it in the twentieth century, particularly after World War I. For these reasons, the San Francisco Newspaper Company building appears to be eligible for the NRHP/CRHR under Criterion C/3. The building also appears eligible under this Criterion as a contributor to the proposed New Montgomery, 2<sup>nd</sup> Street, and Mission Street Conservation District.

The San Francisco News Company Building appears to retain good to excellent integrity. The building underwent seismic retrofitting in 1990, including the installation of steel brace frames and parapet reinforcement. The most notable alterations, however, occur at the ground floor windows. Historic photographs are somewhat difficult to discern, but the three segmental arch bays appear to have had no windows – perhaps roll-up doors for loading and unloading purposes instead – or the windows were set back. The marble base and copper entrance, however, are conceivably original. In addition, some relatively recent brick work has been completed at the base of the façade, but it is in keeping with the historic character of the building. These alterations are minor and do not detract from the building's overall integrity of design, workmanship, or materials. The building has not been moved and it stands surrounded by similarly scaled warehouses and light industrial buildings. Thus, the building retains its integrity of location, setting, feeling, and association.

#### Previous Surveys

According to San Francisco Planning Department records, 657 Howard Street has not been assigned California Historical Resource Status Code. It received a rating of III in the City's Downtown Master Plan, received a 3 in the 1976 citywide survey, and received a rating of B in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CB, indicating it appears to be eligible for listing in the CRHR both individually and as a contributor to a CRHR-eligible district through a survey evaluation.

\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010

Continuation     Update

**Continuation of B12. References:**

**Bibliography**

"Architects in New Offices." *Architect & Engineer*, vol. LXIV (January 1921): 115.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

"Building New School Houses." *San Francisco Chronicle*. October 7, 1917, p. N5.

Building Permits for 657 Howard Street. City and County of San Francisco Department of Building and Inspection.

"Contracts Let on 4 Big Structures." *San Francisco Call*. April 9, 1910, p. 15.

"Death Claims a Well-Known Pioneer." *San Francisco Chronicle*. July 16, 1904, p. 4.

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"A Good Demand Exists for Attractive City Realty Offerings." *San Francisco Chronicle*. March 9, 1912.

"Hotel to be Built for Luxury Lovers." *San Francisco Chronicle*. June 12, 1910, p. 74.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

"New Hotel District Finest in West." *San Francisco Call*. November 19, 1910, p. 9.

"Regents to Building a \$395,000 Hotel." *San Francisco Call*. March 26, 1910, p. 15.

Sanborn Fire Insurance Co. "San Francisco." (1915 and 1950), sheet 139.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. *A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940*. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

United States Federal Census, 1860-1900, [www.ancestry.com](http://www.ancestry.com), accessed January 14, 2010.

World War I Draft Registration Card, [www.ancestry.com](http://www.ancestry.com), accessed January 14, 2010.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 663 Howard Street

P1. Other Identifier: Thirsty Bear

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 663 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735040

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

663 Howard Street occupies an irregularly shaped 7,200 s.f. lot on the south side of Howard Street between Hawthorne and 2nd streets. Built in 1972, the two-story, concrete commercial building is designed in a utilitarian mode. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces Howard Street to the north, is three bays wide. At street level the primary facade consists of a recessed entry vestibule in the center bay containing a pair of aluminum doors, which is flanked by aluminum storefronts in the flanking bays. The second floor features three large window openings containing tripartite aluminum window systems. Much of the facade has been concealed behind signage put up in the late 1990s in the then-popular "dotcom" aesthetic. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.27.07, 100\_4653.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1972, Assessor's Office

\*P7. Owner and Address:

KSW Properties  
 244 California St  
 San Francisco, CA 94111

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.26.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 663 Howard Street

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Commercial
- B4. Present Use: Commercial
- \*B5. **Architectural Style:** Commercial
- \*B6. **Construction History:** Constructed in 1907. New cladding 2007.

- \*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**
- \*B8. **Related Features:** None

- B9a. Architect: Unknown
- b. Builder: Unknown
- \*B10. **Significance: Theme:** Reconstruction **Area:** South of Market district, San Francisco, CA
- Period of Significance:** n/a **Property Type:** commercial **Applicable Criteria:** n/a

**Summary Findings**

663 Howard Street does not appear to be individually eligible for the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR).

See Continuation Sheet

B11. Additional Resource Attributes:

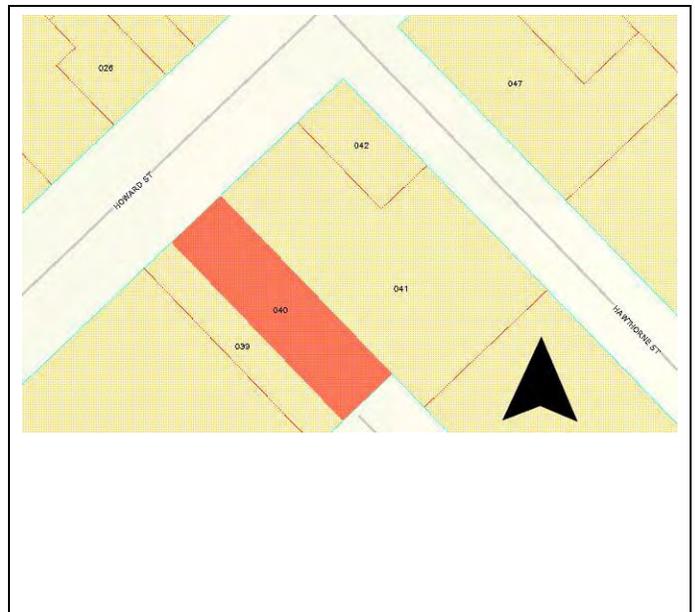
**\*B12. References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** March 12, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 12, 2010  Continuation

Update

**Continuation of B10. Significance:**

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907).



663 Howard Street in 1966. Courtesy of the History Center, San Francisco Public Library.

In 1907 prominent businessman H. E. Bothin commissioned architect John A. Ettler to design a two-story brick warehouse for the site at 663 Howard Street. While remnants of the rear of this building remain, little else does. In 1972, a nondescript, two-story reinforced concrete building with three bays and tripartite steel sash windows was constructed on the property. This façade underwent dramatic alterations during the 1990s. Large signage panels cover two of the three second-story window bays. One bay of the ground story has been covered as well. These 1990s alterations appear to be reversible.

**Evaluation**

The building at 663 Howard Street does not appear to be eligible for the NRHP or CRHR. Constructed in 1972, it has not yet reached fifty years of age, the age at which a building becomes for the NRHP/CRHR, and is not exceptional in any way to be considered eligible under Criterion G.

\*Recorded by: Carey & Co., Inc.

\*Date: March 12, 2010  Continuation

Update

**Continuation of B10. Significance:**

Insufficient time has passed to objectively evaluate whether or not the building can be associated with any significant events or trends in local, state, or national history; if it can be associated with persons of significance; or if it conveys significant architectural merit. At this date, however, it does not appear to be eligible for the NRHP/CRHR under Criteria A/1, B/2, or C/3.

The building appears to retain a poor level of integrity. It has not been moved so it appears to retain its integrity of location and setting, but major alterations to the façade, particularly the large panels that obscure the windows, adversely impact the building's integrity of design, materials, workmanship, feeling, and association.

*Previous Surveys*

According to San Francisco Planning Department records, 663 Howard Street has not been assigned a California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan and was surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 6Z, indicating it appears to be ineligible for listing in the NRHP and CRHR through a survey evaluation.

**Continuation of B12. References:**

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building File for 663 Howard Street. City and County of San Francisco Planning Department.

Building Permits for 663 Howard Street. City and County of San Francisco Department of Building and Inspection.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 667 Howard Street

P1. Other Identifier: Sharon Estate Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 667 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735039

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

667 Howard Street occupies an irregularly shaped 3,998 s.f. lot on the south side of Howard Street between Hawthorne and 2nd streets. Built in 1907, the two-story, brick commercial building is designed in the Commercial style. The L-plan building, finished in brick laid in American Bond, is capped by a flat roof. The primary facade, which faces Howard Street to the north, is an enframed window wall. At street level the primary facade consists of a pair of glazed wood doors surmounted by transoms and a wide storefront composed of wood mullions and sheet glass surmounted by wood transoms. A wood spandrel panel divides the first and second floors. The second floor features void filled with five double-hung wood sash windows. The facade terminates with a simple corbelled brick frieze and cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.27.07, 100\_4646.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1907, Assessor's Office

\*P7. Owner and Address:

Victor I. Gilbert Trust  
 667 Howard St.  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.26.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 667 Howard Street

- B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Commercial  
B4. Present Use: Commercial  
\*B5. Architectural Style: Commercial  
\*B6. Construction History: Constructed in 1907. Storefront windows alters (n.d.)

- \*B7. Moved? No Yes Unknown Date: Original Location:  
\*B8. Related Features: None

- B9a. Architect: Unknown b. Builder: Unknown  
\*B10. Significance: Theme: Post-earthquake reconstruction Area: South of Market district, San Francisco, CA  
Period of Significance: 1907 Property Type: commercial Applicable Criteria: C

**Summary Findings**

667 Howard Street appears to be individually eligible for the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) under Criterion C/3, for its association with the New York-based architectural firm of Trowbridge & Livingston. Its period of significance dates to 1907.

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. (See Continuation Sheet)

B11. Additional Resource Attributes:

**\*B12. References:**

See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: February 2, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010  Continuation

Update

**Continuation of B10. Significance:**

As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907). 667 Mission Street was constructed during this initial period of reconstruction, in 1907.



667 Howard Street in 1966. Courtesy of the History Center, San Francisco Public Library.

The Sharon Estate Company owned the property and commissioned the construction of this \$14,500 building. It hired the New York-based architectural firm of Trowbridge & Livingston to execute the project. Trowbridge & Livingston, founded by Samuel Beck Parkman Trowbridge and Goodhue Livingston in 1894, was responsible for many prominent buildings in New York. They include the St. Regis Hotel (1904), the Bankers Trust Company Building (1912), and the J. P. Morgan Building (1913). Trowbridge arrived in San Francisco by the fall of 1906 to commence plans for the new Palace Hotel and related buildings, including a temporary hostelry. He appears to have secured the commission for the building at 667 Howard Street during this initial visit to San Francisco, which may be the first Trowbridge & Livingston building constructed in San Francisco. Trowbridge & Livingston established an office in the Crocker Building in San Francisco in 1907, then vacated the city in 1910 or 1911 – after the completion of the Palace Hotel in 1909.

Dewey Publishing Company first occupied the building. The most significant publication to emerge from this company was *Journeys of Observation* (1907), about mining in Mexico, by Thomas A. Rickart, a prolific author of mining-related topics. Dewey relocated by 1911, and subsequent occupants remain unknown.

**Evaluation**

667 Howard Street does not appear to be individually eligible for the NRHP/CRHR under Criterion A/1. Although it was constructed during the first phase of post-earthquake and fires reconstruction of SOMA, and although it represents the transformation of this area from a working-class residential neighborhood to a commercial, warehouse, and light industrial

\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010  Continuation  Update

#### Continuation of B10. Significance

landscape, the building did not play a specific role in this development trend. It is one of many examples of two-story brick commercial buildings that were constructed in the area. The building does not appear to be eligible under Criterion B/2 either, as no persons significant to our past are known to be associated with the building.

667 Howard Street may be eligible for the NRHP/CRHR under Criterion C/3 as the work of master architects Trowbridge & Livingston. While the building is not representative of the large-scale, high-profile projects like the Palace Hotel in San Francisco or the Bankers Trust Building in New York City, it is a rare example of the firm's work in San Francisco, provides an excellent contrast in scale and building type to the firm's most prominent work in San Francisco – the Palace Hotel, located just two blocks away – and may be the first building that the firm designed and constructed in San Francisco during its five-year tenure in the city.

667 Howard Street retains good to excellent integrity. It has not been moved and still stands predominantly amidst two-to-five-story brick warehouse buildings. Thus, it retains its integrity of location, setting, and association. The building has undergone few alterations; it retains its enframed window wall, including second-story windows and ground floor transom, as well as its embellished cornice and parapet. The store-front windows have changed in the past forty-five years, but the entrance has not, suggesting that it, too, is original. With these character-defining features intact, the building retains its integrity of design, materials, workmanship, and feeling.

#### Previous Surveys

According to San Francisco Planning Department records, 667 Howard Street has not been assigned a California Historical Resource Status Code. It received a rating of III in the City's Downtown Master Plan, a rating of 3 in the 1976 Citywide survey, and a rating of B in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation

#### Continuation of B12. References

"Big Building for Market Street." *San Francisco Call*. December 8, 1906.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 667 Howard Street. City and County of San Francisco Department of Building and Inspection.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

"New Palace Hotel." *Architect & Engineer* 7 (December 1906).

"Owners of Palace Hotel Will Erect Temporary Hostelry." *San Francisco Call*. June 7, 1906.

"Portola Festival Realty Stimulus." *San Francisco Call*. October 23, 1909, p. 19.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

"Sharon Estate to Erect Many New Buildings." *San Francisco Call*. October 18, 1909.

United States Federal Census, 1860-1930, [www.ancestry.com](http://www.ancestry.com), accessed January 14, 2010.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 40 Hawthorne Street

P1. Other Identifier: A T & T Annex

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 40 HAWTHORNE ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735017

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

40 Hawthorne Street occupies a rectangular 21,936 s.f. lot bounded on the east by Hawthorne Street and Kaplan Lane to the west, between Howard and Folsom streets. Built 1962-64, the three-story, reinforced-concrete frame commercial building is designed in the Brutalist style. The rectangular-plan building, finished in pre-cast concrete panels, is capped by a flat roof. The primary facade, which faces Hawthorne Street to the east, is divided into seven bays by square concrete piers at the first floor level. The facade facing Kaplan Lane is nearly identical in appearance to the Hawthorne Street facade. Both facades have open arcades strongly fortified behind later steel fencing and concertina wire. The upper two floors consist of a grid of window openings containing fixed single-pane windows. Each window is surrounded by a cast concrete bezel molding and surmounted by a recessed spandrel panel. The facade terminates with a simple concrete soffit molding. The building was constructed at the same time as its neighbor to the south at 666 Folsom Street. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward southeast, 9.25.07, 100\_4672.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1962-64: San Francisco Chronicle (09.13.1962)

\*P7. Owner and Address:

Hawthorne Folsom Place LLC  
 Property Tax -Dept 207  
 P O Box 4900  
 Scottsdale, AZ 85261

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.26.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3CS

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 40 Hawthorne Street

B1. Historic Name:	Pacific Telephone & Telegraph Co. Headquarters Annex		
B2. Common Name:	40 Hawthorne Street		
B3. Original Use:	Office, Mechanical	B4. Present Use:	Office, Data Collecting
*B5. Architectural Style:	Brutalist		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
40 Hawthorne Street was built in 1962-64 by the Pacific Telephone & Telegraph Co. according to the designs of John Carl Warnecke.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: 666 Folsom

B9a. Architect: John Carl Warnecke b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District

Period of Significance: 1962-64 Property Type: Office Applicable Criteria: 1 & 3

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

40 Hawthorne, and its neighbor at 666 Folsom Street, were constructed in 1962-64 as the new headquarters of Pacific Telephone & Telegraph Co. Since the 1920s, PT & T had been headquartered in the Art Deco skyscraper at 140 New Montgomery Street (also within the survey area). The new \$15 million headquarters, designed by well-known California modernist architect John Carl Warnecke, was built to consolidate the company's operations-then spread out among thirteen different facilities, in one central location. The building was constructed as a data processing center and annex for the new P T & T headquarters at 666 Folsom, the first major redevelopment project in the South of Market since the Depression. John Carl Warnecke was born in 1919 in Oakland, California. He received his BA degree from Stanford University, and entered Harvard University's architectural school in 1941, receiving his Bachelor of Architecture in 1942. Warnecke worked as a draftsman for his father's architecture firm until 1947, when he opened his own office in San Francisco, becoming one of the most successful contemporary architects, and gaining national and international acclaim for his designs of numerous prestigious structures, such as the pedestrian mall in front of the White House. A close friend and confidante of Jacqueline Kennedy, Warnecke was chosen to design the grave site memorial of John F. Kennedy at Arlington in 1963. Among Warnecke's other architectural accomplishments include the Hawaiian State Capitol building in Honolulu, the American embassy in Thailand, and libraries for the U.S. Naval Academy, Stanford University, and the University of California at Berkeley and Santa Cruz. Warnecke is still active today.

40 Hawthorne appears eligible for listing in the California Register under Criterion 1 (Events) for its prominent and precedent-setting role in the post-war-era redevelopment of the South of Market and for its association with the locally significant Pacific Telephone & Telegraph Co. It also appears eligible under Criterion 3 (Design/Construction) as the work of a master and as an excellent and early example of the Brutalist style in San Francisco.

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

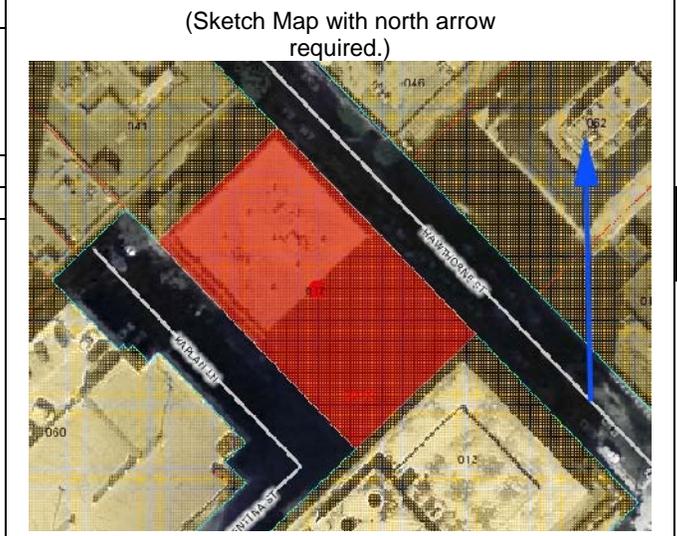
\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950  
"12-Story HQ for Bay Area." *San Francisco Chronicle* (December 20, 1961).  
"Phone Launches a Building." *San Francisco Chronicle* (September 13, 1962).

B13. Remarks:  
Transit Center District EIR

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 04.03.08

(This space reserved for official comments.)



\*Recorded by: Carey & Co., Inc.

\*Date: March 12, 2010

Continuation  Update

### Summary of Findings

The Pacific Telephone & Telegraph (PT&T) Building located at 666 Folsom Street, along with the PT&T Annex at 40 Hawthorne Street, appears to be eligible for the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under Criterion A/1, for its association with historical trends in local history, and under Criterion C/3, as the work of a master architect. Specifically, when John Carl Warnecke & Associates designed the PT&T Building in 1962, it was touted as the first building associated with redevelopment projects in the South of Market District. The two buildings were constructed as one complex and are connected by a multi-level bridge with open walls along Hawthorne Street. The period of significance is 1962, the year of its construction.

### Update of B10. Significance:

#### Historic Context

Postwar San Francisco, like so many other American cities, undertook many so-called urban renewal projects. They usually involved razing all or significant portions of perceived blighted neighborhoods, thereby displacing its residents, and constructing new housing – often including dense public housing projects – or, sometimes, establishing entirely new uses. One of the “largest, and probably the most controversial and litigation-plagued redevelopment schemes in the country” occurred in the South of Market District and culminated in the Yerba Buena Center (YBC) (Hartman, 30).

In 1954 real estate mogul, influential Democratic party member and philanthropist Benjamin Swig commissioned the architectural firm John Carl Warnecke & Associates to prepare the “San Francisco Prosperity Plan.” According to Chester Hartman, “Swig’s plan... covered six blocks in the city’s South of Market area and called construction of a convention center, baseball/football stadium, highrise office buildings, a transportation terminal, a luxury hotel, an auditorium/theater, moving sidewalks, a shipping center complete with a network of malls and fountains a la Rockefeller Center, and parking for 16,000 cars” (Hartman 30). Swig’s plan was slow to take off. He faced a mayor who was reluctant to engage in urban renewal programs, and his proposed redevelopment area did not meet the definition of blight that would secure federal underwriting. With the election of George Christopher to the Office of Mayor in 1956, followed by the arrival of Justin Herman to the Redevelopment Agency, and backed by corporate giants like Standard Oil, Transamerica, PG&E, Bechtel, and Pacific Telephone & Telegraph (PT&T), urban renewal plans for SOMA took off in 1959.

Executing the YBC plan, which passed in 1966, was a long and arduous process. The most contentious issue in the YBC plan involved the removal of 700 commercial establishments and 4,000 residents from the residential hotels that dominated the project site. Mostly older, white, low-income men affiliated with labor unions and veterans of historic labor battles opposed the redevelopment plans and sued the City. While litigation matters were being worked out, scores of buildings were demolished and streets disappeared. Building, however, could not move forward, so YBC consisted of little more than a large pit. Eventually, a compromise was worked out and slowly, but surely, the YBC plan was executed. By the time of this writing (January 2010), much of Swig’s plans to extend the business and financial center of San Francisco to the SOMA district with high rises, a ball park, shopping, a theater, luxury hotels, parking garages, a convention center, and more have come to fruition.

As noted, PT&T, then the biggest employer on the Pacific Coast and undertaking a major expansion program totaling nearly \$300 million in construction costs alone, strongly supported the urban renewal program for SOMA. Appropriately, in 1961 PT&T commissioned “the first major structure in the South of Market redevelopment program:” a \$14-15 million, twelve-story headquarters building designed by John Carl Warnecke and Associates (*Chronicle*, December 20, 1961). It was to be located at the northwest corner of Folsom and Hawthorn Street, where a parking lot and two hotels then stood. Excavation of the site began in September 1962, and the building was ready for occupancy in 1964.

It should be noted that this building was a product of the Cold War or the Nuclear Age as well. Bay Area vice president and general manager of PT&T, George M. Dean, commented, “As far as I know... this will be the first office building in San Francisco with built-in radiological fallout protection safety devices” (*Chronicle*, September 13, 1962). With tensions between the United States and the Soviet Union rising, the threat of nuclear war and a Communist invasion still loomed over the American psyche. Indeed, the groundbreaking for the PT&T building nearly coincided with the Cuban Missile Crisis, which found the United States itself on the brink of nuclear war with the Soviet Union. In the case of nuclear war, the PT&T building promised its occupants protection.

John Carl Warnecke & Associates designed the PT&T Building and Annex. John Carl Warnecke was born in Oakland, California, in 1919 to Margaret K. and Carl I. Warnecke, an architect. His father, along with Chester H. Miller, opened an architectural firm in Oakland in 1911 and a second office in San Francisco in 1924. Little is known about their work, but the partnership lasted for forty years and produced residential structures and at least two women’s club buildings in Oakland. Growing up in Oakland, John Carl

\*Recorded by: Carey & Co., Inc.

\*Date: March 12, 2010

Continuation  Update

**Update of B10. Significance:**

Warnecke would have been surrounded by an eclectic mix of architecture, including Mediterranean-inspired villas, Storybook houses, Beaux-Arts style public buildings, and Art Deco movie palaces. The architecture of the neighborhood where John Carl Warnecke grew up and the few articles about his father's work that have been tracked down suggests that the elder Warnecke was schooled in the Beaux-Arts tradition and preferred the Mediterranean style. The Bay Area Tradition, however, dominated the landscape at this time. Importantly, William Wurster was adapting aspects of the emerging International Style to the Bay Area Tradition during John Carl Warnecke's childhood and adolescence.

John Carl Warnecke's architectural career began as World War II approached. He apprenticed in the office of San Francisco City Hall architect Arthur Brown, Jr., during the summer of 1939. After graduating from Stanford University in 1941, Warnecke studied under Modernist master Walter Gropius at Harvard's Graduate School of Design. He returned to California in 1942 and was first employed as assistant technical director of the housing authority in Richmond where, notably, huge tracts of public housing designed by William Wurster for the thousands of shipyard workers who poured into the area were being constructed. The elder Warnecke, meanwhile, was serving as Chairman of the Board of Architects of the Oakland Housing Authority, which oversaw the construction of three large public housing projects in Oakland during World War II.

After World War II, John Carl Warnecke opened his own small office, which he relocated to San Francisco in 1950. Schools dominated the work that this office received during the late 1940s and early 1950s and resulted in some of the firm's earliest awards. By 1954, Warnecke employed twenty-five people. That number grew to sixty over the next six years, as Warnecke's reputation gained international acclaim and his commissions grew to monumental proportions. Among the most notable masterpieces he completed during this period were the Mark Thomas Inn and Del Monte shopping center in Monterey; the American Embassy in Bangkok, Thailand; three, nine-story dormitory complexes at the University of California, Berkeley; the capitol building for the new state of Hawaii; and Oakland International Airport. In 1962 President John F. Kennedy commissioned Warnecke's office to renovate several buildings at Lafayette Square in Washington, D.C., and to design new government offices. That commission led to the design of private homes for Senators Edward and Robert Kennedy, as well as to John F. Kennedy's gravesite at Arlington National Cemetery. With the list of clients, commissions, and awards steadily growing, so did Warnecke's national and international reputation. His firm ultimately accrued more than one hundred national and regional awards for excellence. By 1970 John Warnecke and Associates counted 125 employees in four offices: two large ones in San Francisco and New York City, and two small ones in Washington, D.C., and Honolulu, Hawaii. It was one of the first mega-firms of the twentieth century, and Warnecke had established himself as one of the master architects of the postwar era.

Warnecke characterized his approach to architecture as "contextual." For his buildings from the late 1940s and 1950s, which were mostly modest in scale and located in the region where he grew up, this meant fusing modernism and the international style with the Bay Area Tradition. With the introduction of projects in Thailand and Hawaii, Asian influences strongly entered his vocabulary. The dorms at Berkeley marked a transitional period. He juxtaposed the jarringly tall, international style modern structures in this neighborhood of mostly Bay Area Tradition and Craftsman homes with domestic scale dining halls that bore strong Asian influences. Industrial landscapes like Oakland International Airport released Warnecke from the natural materials of the Bay Tradition and allowed him to experiment with high modernism. Unadorned concrete, steel, and glass came to dominate Warnecke's signature style from the early-1960s onward.

The PT&T building was the first of three major telephone company buildings that John Carl Warnecke & Associates designed. The San Francisco building, with its repetitive design of precast concrete panels with exposed concrete and no other decorative ornamentation, was a completely modern building. The *San Francisco Chronicle* noted that the new PT&T building stood less than half the height of the company's old headquarters on New Montgomery Street, but contained one third more space. This building also strongly influenced the PT&T Equipment Building that Warnecke designed for Oakland in 1969 (demolished or heavily modified). Where the San Francisco building has windows, however, the Oakland building had more concrete. The *Architectural Record* described the Oakland building as "designed with imagination and skill," with "simple mass, [and] elegant expression" (*Architectural Record*, 123-124). Also in 1969, Warnecke & Associates designed the 450-foot tall New York Telephone building, a "windowless... twentieth-century fortress" in lower Manhattan. (*Architectural Record*, 126). Although the New York building is a skyscraper, it shares with the California buildings the use of precast concrete panels over a steel frame.

\*Recorded by: Carey & Co., Inc.

\*Date: March 12, 2010

Continuation  Update

**Update of B10. Significance:**

**Evaluation**

666 Folsom Street and 40 Hawthorne Street appear to be eligible for the NRHP and the CRHR under Criterion A/1 for its association with postwar redevelopment plans for the SOMA district. The Yerba Buena Center, or YBC as the project came to be known, was one of the lengthiest, most litigious, and most controversial renewal programs undertaken by the City San Francisco. Though not officially part of the YBC program as passed in 1966, the Pacific Telephone & Telegraph building, along with the PT&T Annex, was recognized as the first building to be constructed as part of SOMA's redevelopment. No persons of significance are known to be associated with the PT&T building. Therefore, it does not appear to be eligible for the NRHP and CRHR under Criterion B/2. The building is also unlikely to yield information significant to prehistory or history and, therefore, appears to be ineligible under Criterion D/4.

666 Folsom Street and 40 Hawthorne Street appear to be eligible for the NRHP and CRHR under Criterion C/3 as the work of a master architect, John Carl Warnecke & Associates. An internationally acclaimed, award-winning architect by the 1960s, he had built his reputation as a Bay Regionalist. Warnecke's aesthetic began to shift dramatically in the late 1950s and early 1960s as he secured larger commissions and worked outside of the Bay Area. With its concrete construction, repetitive fenestration, floating cornice, pure geometrical style, and total absence of applied decoration, the PT&T building reflects Warnecke's wholehearted embrace of modernism. It was the first of three buildings he designed for telephone companies in the San Francisco Bay Area and New York City. The building's monolithic scale, and pre-cast, unpainted concrete panels with exposed aggregate, set design and aesthetic precedents for Warnecke's phone buildings and were character-defining features of several Warnecke designs.

The PT&T Building at 666 Folsom Street and 40 Hawthorne Street retains excellent integrity. It has not been moved and, therefore, retains integrity of location. As a spearhead for redevelopment in the SOMA district, one would expect to find an altered setting and, indeed, some of the two-story warehouses that dominated the surrounding landscape have been replaced with larger and taller office and residential buildings. The mix of large and small-scale buildings captures the setting of a transitional landscape; thus, the PT&T Building retains good integrity of setting, feeling, and association to mid- to late-twentieth-century redevelopment projects in the SOMA district. Some windows have broken, but the PT&T Building and its Annex have undergone virtually no alterations, securing their integrity of design, materials, and workmanship.

*Previous Surveys*

Kelley and VerPlanck previously surveyed this building as part of their 2008 Transit Center District Survey and attributed it a status code of 3CS, indicating that it appears to be individually eligible for the CRHR.

**Update of B12. Reference:**

Bernard, Lance V., *Architecture and Regional identity in the San Francisco Bay Area, 1870-1970* (Lewiston, NY: the Edwin Mellen Press, Ltd., 2007).

Building Permits for 666 Folsom Street. City and County of San Francisco, Department of Building Inspection.

"Center Here Unveiled." *San Francisco Chronicle*. February 28, 1961, p. 16.

"Designed for Machines but Mindful of People." *Architectural Record*, Vol. 146 (July 1969): 123-130.

Doumato, Lamia, *John Carl Warnecke* (Monticello, Ill.: Vance Bibliographies, 1987).

Hartman, Chester. "Evaluation Criteria for Urban Renewal: the Case of San Francisco's Yerba Buena Center." *Journal of Architectural Education*, Vol. 29, Architecture Criticism and Evaluation (April 1976): 30-32.

John Carl Warnecke and Associates, *John Carl Warnecke and Associates* (San Francisco: The Associates, [1970]).

"New \$14 Million PT&T Building." *San Francisco Chronicle*. December 20, 1961, p. 49.

\*Recorded by: Carey & Co., Inc.

\*Date: March 12, 2010

Continuation  Update

**Update of B12. Reference:**

"Phone Launches a Building." *San Francisco Chronicle*. September 13, 1962, p. 6.

"PT&T Sets Vast '61 Bay Projects." *San Francisco Chronicle*. January 10, 1961, p. 37.

Rubin, Gayle S. "The Miracle Mile: South of Market and Gay Male Leather, 1962-1997." In James Brook, et al., eds. *Reclaiming San Francisco: History, Politics, Culture*. San Francisco: City Lights Books, 1998.

Thayer, Laura, et al., Storrow Kinsella Partnership, Inc., "Mabel McDowell Elementary School: National Historic Landmark Nomination," 2000.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 690 Folsom Street

P1. Other Identifier: Third and Folsom Garage

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 690 FOLSOM ST City: San Francisco Zip: 94105

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

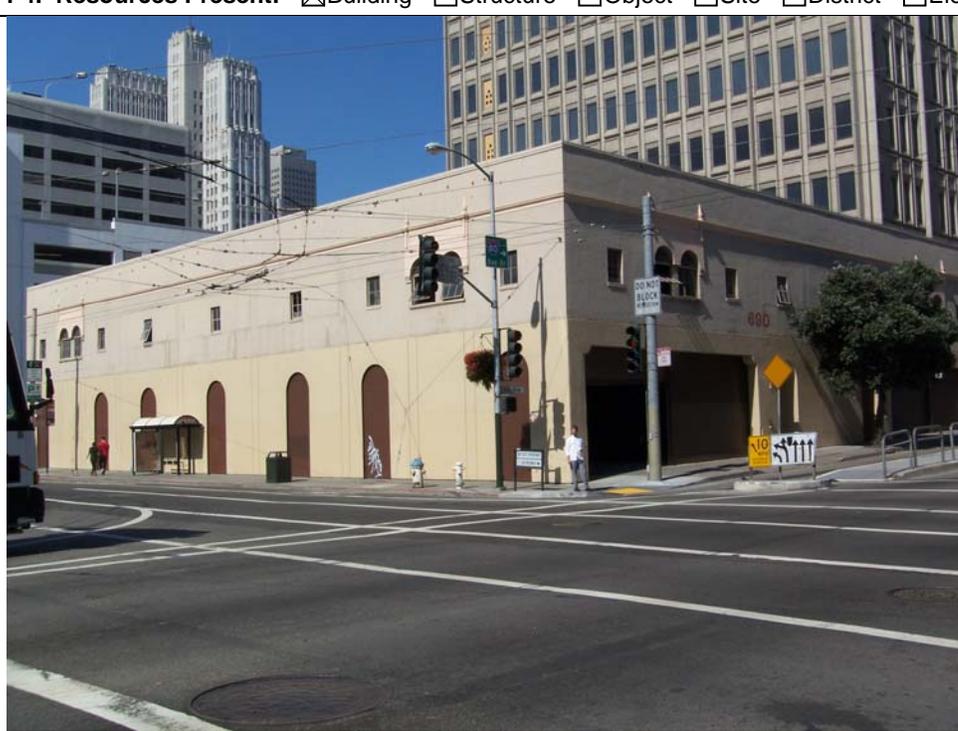
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735015

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

690 Folsom Street occupies an irregularly shaped 14,396 s.f. lot on the northeast corner of 3rd and Folsom streets. Built in 1926, the two-story, concrete commercial garage is designed in the Mediterranean Revival style. The rectangular-plan building, finished in stucco and cast concrete, is capped by a bowstring truss roof. The primary facade, which faces Folsom Street to the south, is three bays wide. The secondary facade, which faces 3rd Street to the west, is seven bays wide. At street level the primary facade consists of a pair of arched pedestrian entries in the center bay flanked by two massive vehicular entries in the outer bays. The second floor features a row of widely spaced windows fitted with steel awning sash. The windows over the vehicular entries have arched headers and are grouped into pairs within decorative Mediterranean-styled enclosures embellished with finials. The facade terminates with a simple cast concrete stringcourse and blank frieze. The 3rd Street elevation is detailed similarly, although the arched openings at street level are blind niches painted to resemble doors. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward northeast, 9.27.07, 100\_4685.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1926, Assessor's Office

\*P7. Owner and Address:

Hawthorne Folsom Place LLC  
 P O Box 4900  
 Scottsdale, Az 85261

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.26.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 690 Folsom Street

B1. Historic Name:	Third and Folsom Garage		
B2. Common Name:	690 Folsom		
B3. Original Use:	Garage	B4. Present Use:	Garage
*B5. Architectural Style:	Spanish Colonial Revival		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
690 Folsom Street was constructed in 1926 for John J. Jerome as a commercial garage.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None

B9a. Architect: Dodge A Riedy b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930 Property Type: Garage Applicable Criteria: N/A

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

690 Folsom was designed by Dodge A. Riedy and constructed in 1926 for John J. Jerome as a commercial garage. During the 1920s, as private automobile use grew, speculators began to construct one and two-story parking structures throughout downtown San Francisco and adjoining high-density areas like the South of Market and North Beach. 690 Folsom was originally built with two large vehicular entrances on Folsom Street and several storefronts along 3rd Street. The storefronts were later removed. The building remains in use as a commercial garage. John J. Jerome began his career as a supplier of strikebreakers during World War I. He later owned the El Cerrito Dog Track, investing his profits in downtown real estate. Jerome specialized in the construction of downtown garages and his Associated Real Estate Corporation was responsible for several, all designed by Dodge A. Reidy. Dodge A. Riedy was a native San Franciscan. He began his architectural career in private practice and was later appointed San Francisco City Architect in 1938. He held that position until his death in 1953, designing many of San Francisco's school buildings during this process.

690 Folsom Street does not appear eligible for listing in the California Register. The building is not associated with any notable individuals or events in our past. Although it is an example of a 1920s-era concrete commercial garage, there are other better examples throughout downtown San Francisco. This building, although it retains some features of its original design, has been extensively remodeled, including the removal of the storefronts that once lined 3<sup>rd</sup> Street.

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950, 1971, 1974, 1988, 1990  
"Blackjack' Jerome Dies Here at 64," *San Francisco Chronicle* (December 19, 1953). "S.F. City Architect Dies of Heart Attack," *San Francisco Chronicle* (August 29, 1953).

B13. Remarks: Transit Center District Plan, Heritage "D" rating

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 03.24.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 666 Folsom Street

P1. Other Identifier: A. T. & T. Headquarters

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 666 FOLSOM ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735013

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

666 Folsom Street occupies a rectangular 37,195 s.f. lot on the northwest corner of Folsom and Hawthorne streets, with additional frontage on Clementina Street and Kaplan Lane to the north. Built 1962-64, the thirteen-story, reinforced-concrete frame commercial building is designed in the Brutalist style. The rectangular-plan building, clad in pre-cast concrete panels, is capped by a flat roof studded with communications equipment. The primary facade, which faces Folsom Street to the south, is divided into ten bays by thick concrete fins. The facade facing Clementina Street and Kaplan Lane is identical in appearance to the primary facade. Both facades have open arcades strongly fortified behind later steel fencing and concertina wire. The upper floors are articulated by a grid of window openings containing fixed single-pane aluminum windows with smoked glass. Each window is surrounded by a cast concrete bezel molding and surmounted by a recessed spandrel panel. The facade terminates with a simple concrete soffit molding. The building was built at the same time as its neighbor to the north at 40 Hawthorne Street. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward north, 9.27.07, 100\_4679.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1962-64: San Francisco Chronicle (09.13.1962)

\*P7. Owner and Address:

Hawthorne Folsom Place LLC  
 Property Tax - Dept 207  
 P O Box 4900  
 Scottsdale, AZ 85261

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.26.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3CS

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 666 Folsom Street

B1. Historic Name:	Pacific Telephone & Telegraph Headquarters		
B2. Common Name:	A T & T Building, 666 Folsom		
B3. Original Use:	Office Building	B4. Present Use:	Office Building
*B5. Architectural Style:	Brutalist		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
666 Folsom Street was constructed in 1961 by Pacific Telephone & Telegraph according to the designs of architect John Carl Warnecke.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: 40 Hawthorne Street

B9a. Architect: John Carl Warnecke b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District

Period of Significance: 1961 Property Type: Office Building Applicable Criteria: 1 & 3

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

666 Folsom, and its neighbor at 40 Hawthorne Street, were constructed in 1961 as the new headquarters of Pacific Telephone & Telegraph Co. Since the 1920s, PT & T had been headquartered in the Art Deco skyscraper at 140 New Montgomery Street (also within the survey area). The new \$15 million headquarters, designed by well-known California modernist architect John Carl Warnecke, was built to consolidate the company's operations—then spread out among thirteen different facilities, in one central location. The building was constructed with its own fall-out shelter and was applauded as the first major redevelopment project in the South of Market since the Depression. John Carl Warnecke was born in 1919 in Oakland, California. He received his BA from Stanford University, and entered Harvard University's architectural school in 1941, receiving his Bachelor of Architecture in 1942. Warnecke worked as a draftsman for his father's architecture firm until 1947, when he opened his own office in San Francisco, becoming one of the most successful contemporary architects, and gaining national and international acclaim for his designs of numerous prestigious structures, such as the pedestrian mall in front of the White House. A close friend and confidante of Jacqueline Kennedy, Warnecke was chosen to design the memorial of John F. Kennedy at Arlington Cemetery in 1963. Warnecke's other architectural accomplishments include the Hawaiian State Capitol building in Honolulu, the American embassy in Thailand, and libraries for the U.S. Naval Academy, Stanford University, and the University of California at Berkeley and Santa Cruz. Warnecke is still active today.

666 Folsom appears eligible for listing in the California Register under Criterion 1 (Events) for its prominent and precedent-setting role in the post-war era redevelopment of the South of Market and for its association with the locally significant Pacific Telephone & Telegraph Co. It also appears eligible under Criterion 3 (Design/Construction) as the work of a master and as an excellent and early example of the Brutalist style in San Francisco.

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

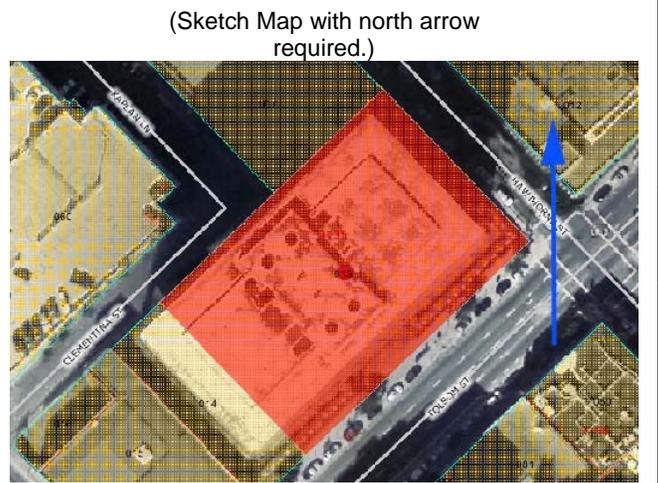
\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950  
"12-Story HQ for Bay Area." *San Francisco Chronicle* (December 20, 1961).  
"Phone Launches a Building." *San Francisco Chronicle* (September 13, 1962).

B13. Remarks:  
Transit Center District EIR

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 04.03.08

(This space reserved for official comments.)



\*Recorded by: Carey & Co., Inc.

\*Date: March 12, 2010

Continuation  Update

### Summary of Findings

The Pacific Telephone & Telegraph (PT&T) Building located at 666 Folsom Street, along with the PT&T Annex at 40 Hawthorne Street, appears to be eligible for the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under Criterion A/1, for its association with historical trends in local history, and under Criterion C/3, as the work of a master architect. Specifically, when John Carl Warnecke & Associates designed the PT&T Building in 1962, it was touted as the first building associated with redevelopment projects in the South of Market District. The two buildings were constructed as one complex and are connected by a multi-level bridge with open walls along Hawthorne Street. The period of significance is 1962, the year of its construction.

### Update of B10. Significance:

#### Historic Context

Postwar San Francisco, like so many other American cities, undertook many so-called urban renewal projects. They usually involved razing all or significant portions of perceived blighted neighborhoods, thereby displacing its residents, and constructing new housing – often including dense public housing projects – or, sometimes, establishing entirely new uses. One of the “largest, and probably the most controversial and litigation-plagued redevelopment schemes in the country” occurred in the South of Market District and culminated in the Yerba Buena Center (YBC) (Hartman, 30).

In 1954 real estate mogul, influential Democratic party member and philanthropist Benjamin Swig commissioned the architectural firm John Carl Warnecke & Associates to prepare the “San Francisco Prosperity Plan.” According to Chester Hartman, “Swig’s plan... covered six blocks in the city’s South of Market area and called construction of a convention center, baseball/football stadium, highrise office buildings, a transportation terminal, a luxury hotel, an auditorium/theater, moving sidewalks, a shipping center complete with a network of malls and fountains a la Rockefeller Center, and parking for 16,000 cars” (Hartman 30). Swig’s plan was slow to take off. He faced a mayor who was reluctant to engage in urban renewal programs, and his proposed redevelopment area did not meet the definition of blight that would secure federal underwriting. With the election of George Christopher to the Office of Mayor in 1956, followed by the arrival of Justin Herman to the Redevelopment Agency, and backed by corporate giants like Standard Oil, Transamerica, PG&E, Bechtel, and Pacific Telephone & Telegraph (PT&T), urban renewal plans for SOMA took off in 1959.

Executing the YBC plan, which passed in 1966, was a long and arduous process. The most contentious issue in the YBC plan involved the removal of 700 commercial establishments and 4,000 residents from the residential hotels that dominated the project site. Mostly older, white, low-income men affiliated with labor unions and veterans of historic labor battles opposed the redevelopment plans and sued the City. While litigation matters were being worked out, scores of buildings were demolished and streets disappeared. Building, however, could not move forward, so YBC consisted of little more than a large pit. Eventually, a compromise was worked out and slowly, but surely, the YBC plan was executed. By the time of this writing (January 2010), much of Swig’s plans to extend the business and financial center of San Francisco to the SOMA district with high rises, a ball park, shopping, a theater, luxury hotels, parking garages, a convention center, and more have come to fruition.

As noted, PT&T, then the biggest employer on the Pacific Coast and undertaking a major expansion program totaling nearly \$300 million in construction costs alone, strongly supported the urban renewal program for SOMA. Appropriately, in 1961 PT&T commissioned “the first major structure in the South of Market redevelopment program:” a \$14-15 million, twelve-story headquarters building designed by John Carl Warnecke and Associates (*Chronicle*, December 20, 1961). It was to be located at the northwest corner of Folsom and Hawthorn Street, where a parking lot and two hotels then stood. Excavation of the site began in September 1962, and the building was ready for occupancy in 1964.

It should be noted that this building was a product of the Cold War or the Nuclear Age as well. Bay Area vice president and general manager of PT&T, George M. Dean, commented, “As far as I know... this will be the first office building in San Francisco with built-in radiological fallout protection safety devices” (*Chronicle*, September 13, 1962). With tensions between the United States and the Soviet Union rising, the threat of nuclear war and a Communist invasion still loomed over the American psyche. Indeed, the groundbreaking for the PT&T building nearly coincided with the Cuban Missile Crisis, which found the United States itself on the brink of nuclear war with the Soviet Union. In the case of nuclear war, the PT&T building promised its occupants protection.

John Carl Warnecke & Associates designed the PT&T Building and Annex. John Carl Warnecke was born in Oakland, California, in 1919 to Margaret K. and Carl I. Warnecke, an architect. His father, along with Chester H. Miller, opened an architectural firm in Oakland in 1911 and a second office in San Francisco in 1924. Little is known about their work, but the partnership lasted for forty years and produced residential structures and at least two women’s club buildings in Oakland. Growing up in Oakland, John Carl

\*Recorded by: Carey & Co., Inc.

\*Date: March 12, 2010

Continuation  Update

**Update of B10. Significance:**

Warnecke would have been surrounded by an eclectic mix of architecture, including Mediterranean-inspired villas, Storybook houses, Beaux-Arts style public buildings, and Art Deco movie palaces. The architecture of the neighborhood where John Carl Warnecke grew up and the few articles about his father's work that have been tracked down suggests that the elder Warnecke was schooled in the Beaux-Arts tradition and preferred the Mediterranean style. The Bay Area Tradition, however, dominated the landscape at this time. Importantly, William Wurster was adapting aspects of the emerging International Style to the Bay Area Tradition during John Carl Warnecke's childhood and adolescence.

John Carl Warnecke's architectural career began as World War II approached. He apprenticed in the office of San Francisco City Hall architect Arthur Brown, Jr., during the summer of 1939. After graduating from Stanford University in 1941, Warnecke studied under Modernist master Walter Gropius at Harvard's Graduate School of Design. He returned to California in 1942 and was first employed as assistant technical director of the housing authority in Richmond where, notably, huge tracts of public housing designed by William Wurster for the thousands of shipyard workers who poured into the area were being constructed. The elder Warnecke, meanwhile, was serving as Chairman of the Board of Architects of the Oakland Housing Authority, which oversaw the construction of three large public housing projects in Oakland during World War II.

After World War II, John Carl Warnecke opened his own small office, which he relocated to San Francisco in 1950. Schools dominated the work that this office received during the late 1940s and early 1950s and resulted in some of the firm's earliest awards. By 1954, Warnecke employed twenty-five people. That number grew to sixty over the next six years, as Warnecke's reputation gained international acclaim and his commissions grew to monumental proportions. Among the most notable masterpieces he completed during this period were the Mark Thomas Inn and Del Monte shopping center in Monterey; the American Embassy in Bangkok, Thailand; three, nine-story dormitory complexes at the University of California, Berkeley; the capitol building for the new state of Hawaii; and Oakland International Airport. In 1962 President John F. Kennedy commissioned Warnecke's office to renovate several buildings at Lafayette Square in Washington, D.C., and to design new government offices. That commission led to the design of private homes for Senators Edward and Robert Kennedy, as well as to John F. Kennedy's gravesite at Arlington National Cemetery. With the list of clients, commissions, and awards steadily growing, so did Warnecke's national and international reputation. His firm ultimately accrued more than one hundred national and regional awards for excellence. By 1970 John Warnecke and Associates counted 125 employees in four offices: two large ones in San Francisco and New York City, and two small ones in Washington, D.C., and Honolulu, Hawaii. It was one of the first mega-firms of the twentieth century, and Warnecke had established himself as one of the master architects of the postwar era.

Warnecke characterized his approach to architecture as "contextual." For his buildings from the late 1940s and 1950s, which were mostly modest in scale and located in the region where he grew up, this meant fusing modernism and the international style with the Bay Area Tradition. With the introduction of projects in Thailand and Hawaii, Asian influences strongly entered his vocabulary. The dorms at Berkeley marked a transitional period. He juxtaposed the jarringly tall, international style modern structures in this neighborhood of mostly Bay Area Tradition and Craftsman homes with domestic scale dining halls that bore strong Asian influences. Industrial landscapes like Oakland International Airport released Warnecke from the natural materials of the Bay Tradition and allowed him to experiment with high modernism. Unadorned concrete, steel, and glass came to dominate Warnecke's signature style from the early-1960s onward.

The PT&T building was the first of three major telephone company buildings that John Carl Warnecke & Associates designed. The San Francisco building, with its repetitive design of precast concrete panels with exposed concrete and no other decorative ornamentation, was a completely modern building. The *San Francisco Chronicle* noted that the new PT&T building stood less than half the height of the company's old headquarters on New Montgomery Street, but contained one third more space. This building also strongly influenced the PT&T Equipment Building that Warnecke designed for Oakland in 1969 (demolished or heavily modified). Where the San Francisco building has windows, however, the Oakland building had more concrete. The *Architectural Record* described the Oakland building as "designed with imagination and skill," with "simple mass, [and] elegant expression" (*Architectural Record*, 123-124). Also in 1969, Warnecke & Associates designed the 450-foot tall New York Telephone building, a "windowless... twentieth-century fortress" in lower Manhattan. (*Architectural Record*, 126). Although the New York building is a skyscraper, it shares with the California buildings the use of precast concrete panels over a steel frame.

\*Recorded by: Carey & Co., Inc.

\*Date: March 12, 2010

Continuation  Update

**Update of B10. Significance:**

**Evaluation**

666 Folsom Street and 40 Hawthorne Street appear to be eligible for the NRHP and the CRHR under Criterion A/1 for its association with postwar redevelopment plans for the SOMA district. The Yerba Buena Center, or YBC as the project came to be known, was one of the lengthiest, most litigious, and most controversial renewal programs undertaken by the City San Francisco. Though not officially part of the YBC program as passed in 1966, the Pacific Telephone & Telegraph building, along with the PT&T Annex, was recognized as the first building to be constructed as part of SOMA's redevelopment. No persons of significance are known to be associated with the PT&T building. Therefore, it does not appear to be eligible for the NRHP and CRHR under Criterion B/2. The building is also unlikely to yield information significant to prehistory or history and, therefore, appears to be ineligible under Criterion D/4.

666 Folsom Street and 40 Hawthorne Street appear to be eligible for the NRHP and CRHR under Criterion C/3 as the work of a master architect, John Carl Warnecke & Associates. An internationally acclaimed, award-winning architect by the 1960s, he had built his reputation as a Bay Regionalist. Warnecke's aesthetic began to shift dramatically in the late 1950s and early 1960s as he secured larger commissions and worked outside of the Bay Area. With its concrete construction, repetitive fenestration, floating cornice, pure geometrical style, and total absence of applied decoration, the PT&T building reflects Warnecke's wholehearted embrace of modernism. It was the first of three buildings he designed for telephone companies in the San Francisco Bay Area and New York City. The building's monolithic scale, and pre-cast, unpainted concrete panels with exposed aggregate, set design and aesthetic precedents for Warnecke's phone buildings and were character-defining features of several Warnecke designs.

The PT&T Building at 666 Folsom Street and 40 Hawthorne Street retains excellent integrity. It has not been moved and, therefore, retains integrity of location. As a spearhead for redevelopment in the SOMA district, one would expect to find an altered setting and, indeed, some of the two-story warehouses that dominated the surrounding landscape have been replaced with larger and taller office and residential buildings. The mix of large and small-scale buildings captures the setting of a transitional landscape; thus, the PT&T Building retains good integrity of setting, feeling, and association to mid- to late-twentieth-century redevelopment projects in the SOMA district. Some windows have broken, but the PT&T Building and its Annex have undergone virtually no alterations, securing their integrity of design, materials, and workmanship.

*Previous Surveys*

Kelley and VerPlanck previously surveyed this building as part of their 2008 Transit Center District Survey and attributed it a status code of 3CS, indicating that it appears to be individually eligible for the CRHR.

**Update of B12. Reference:**

Bernard, Lance V., *Architecture and Regional identity in the San Francisco Bay Area, 1870-1970* (Lewiston, NY: the Edwin Mellen Press, Ltd., 2007).

Building Permits for 666 Folsom Street. City and County of San Francisco, Department of Building Inspection.

"Center Here Unveiled." *San Francisco Chronicle*. February 28, 1961, p. 16.

"Designed for Machines but Mindful of People." *Architectural Record*, Vol. 146 (July 1969): 123-130.

Doumato, Lamia, *John Carl Warnecke* (Monticello, Ill.: Vance Bibliographies, 1987).

Hartman, Chester. "Evaluation Criteria for Urban Renewal: the Case of San Francisco's Yerba Buena Center." *Journal of Architectural Education*, Vol. 29, Architecture Criticism and Evaluation (April 1976): 30-32.

John Carl Warnecke and Associates, *John Carl Warnecke and Associates* (San Francisco: The Associates, [1970]).

"New \$14 Million PT&T Building." *San Francisco Chronicle*. December 20, 1961, p. 49.

\*Recorded by: Carey & Co., Inc.

\*Date: March 12, 2010

Continuation  Update

**Update of B12. Reference:**

"Phone Launches a Building." *San Francisco Chronicle*. September 13, 1962, p. 6.

"PT&T Sets Vast '61 Bay Projects." *San Francisco Chronicle*. January 10, 1961, p. 37.

Rubin, Gayle S. "The Miracle Mile: South of Market and Gay Male Leather, 1962-1997." In James Brook, et al., eds. *Reclaiming San Francisco: History, Politics, Culture*. San Francisco: City Lights Books, 1998.

Thayer, Laura, et al., Storrow Kinsella Partnership, Inc., "Mabel McDowell Elementary School: National Historic Landmark Nomination," 2000.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 95 Hawthorne Street

P1. Other Identifier: John A. Roebling & Sons Co. Wire Rope & Elec. Wire Warehouse

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 95 HAWTHORNE ST City: San Francisco Zip: 94105

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

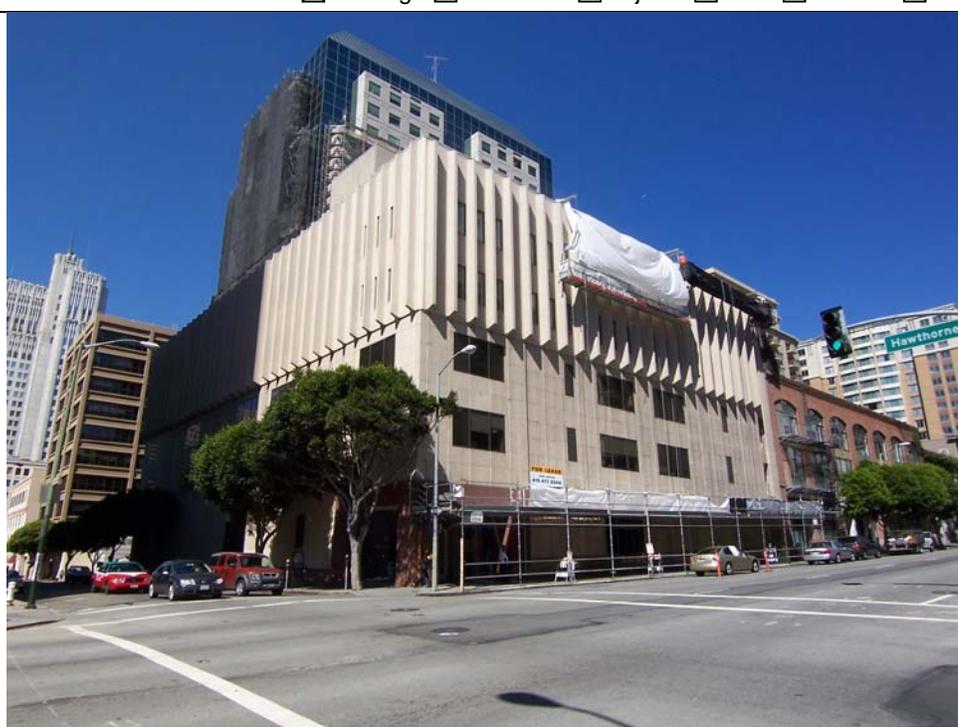
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735012

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

95 Hawthorne Street occupies a rectangular 16,875 s.f. lot on the northeast corner of Hawthorne and Folsom streets. Built in 1908, the five-story, reinforced-concrete industrial building/warehouse was remodeled into a Brutalist style office building in 1960. The rectangular-plan building, finished in "Mo-Sai," or precast concrete and fiberglass panels and fins, is capped by a flat roof. The primary facade, which faces Hawthorne Street to the west, features an irregular bay arrangement. The secondary facade facing Folsom Street to the south is nearly identical in appearance. Both facades feature an irregular arrangement of doors and windows utilizing aluminum systems. The upper two floors feature an unusual arrangement of applied concrete fins that presumably reduce solar heat gain within the interior. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward northeast, 9.25.07, 100\_4399.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1908, Assessor's Office

\*P7. Owner and Address:

75 Hawthorne Assocs. LLC  
 100 Bush St. 26th Flr.  
 San Francisco, CA 94104

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.26.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 95 Hawthorne Street

B1. Historic Name:	John A. Roebling & Sons Co. Wire Rope & Elec. Wire Warehouse		
B2. Common Name:	95 Hawthorne Street		
B3. Original Use:	Industrial	B4. Present Use:	Office
*B5. Architectural Style:	Indeterminate		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
95 Hawthorne Street was constructed in 1908 as a factory and warehouse for the John A. Roebling & Sons, manufacturers of "wire rope" (cables). The building was remodeled and re-clad in 1960 for office use.

*B7. Moved?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Unknown	Date:		Original Location:	
*B8. Related Features:	None				

B9a. Architect:	1908 Unknown, 1960 remodel: Albert Roller	b. Builder:	Unknown
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*B10. Significance: Theme:	Commercial/Industrial Development	Area:	South of Market: Transit Center Area Plan
Period of Significance:	1906-1930	Property Type:	Industrial
Applicable Criteria:			N/A

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

95 Hawthorne was built 1907-1908 by John A. Roebling & Sons, a Trenton, New Jersey-based bridge builder and wire rope manufacturer. The building was used by Roebling & Sons to manufacture wire rope and electrical wire from 1908 until 1942, when the company relocated to new quarters at 1740 17<sup>th</sup> Street. Between 1949 and 1955, the building belonged to Walkup Drayage. In 1960, the reinforced-concrete building was converted to offices in a remodel designed by San Francisco architect Albert Roller. As part of this work, the exterior was re-clad in what appears to be pre-cast composite or concrete panels with pre-cast concrete fins attached between the windows on the third and fourth floor levels. John A. Roebling & Sons is one of the most significant American engineering and manufacturing firms. Founded in 1849 by German-born engineer John A. Roebling, the company was an important pioneer maker of wire rope and a builder of several early suspension bridges and aqueducts throughout the northeastern United States, including the Cincinnati-Covington Bridge (1867) and the Brooklyn Bridge (1883). John A. Roebling & Sons opened a manufacturing plant and office in San Francisco in 1881 to make wire rope for cable cars, mining equipment, elevators, and bridges. The original San Francisco plant was on Drumm Street. The business then moved to a five-story building between Market and Minna streets, which burned in 1906. In 1907, the company constructed a new steel-frame, reinforced-concrete plant costing \$384,000 on the northeast corner of Hawthorne and Folsom streets. While at this location, John A. Roebling & Sons manufactured wire rope used in many downtown office buildings as well as the cables for the Golden Gate Bridge.

95 Hawthorne is significant under Criterion 1 for its association with John A. Roebling & Sons and for the contributions the company has made to building San Francisco. Due to lack of integrity, the building no longer appears eligible for listing in the California Register, retaining only integrity of location.

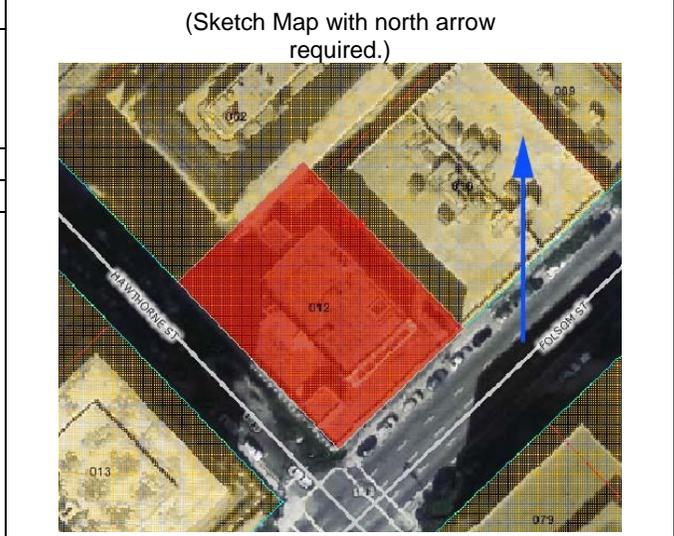
B11. Additional Resource Attributes: (List attributes and codes)	HP6. 1-3 story commercial building
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\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950, 1971, 1974, 1988, 1990  
"Eastern Firm Buys \$100,000 Site in City." *San Francisco Chronicle* (June 11, 1924).  
"John Augustus Roebling." On-line article: <http://en.structurae.de/persons/data/index.cfm?ID=d000030>

B13. Remarks:	Transit Center District Plan EIR
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*B14. Evaluator:	Christopher VerPlanck
*Date of Evaluation:	03.26.08

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 620 Folsom Street

P1. Other Identifier: Collins-Hencke Candy Co.

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 620 FOLSOM ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735010

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

620 Folsom Street occupies a rectangular 17,550 s.f. lot on the north side of Folsom Street, between 2nd and Hawthorne streets. Built in 1922, the three-story, brick industrial building is designed in the Commercial style. The rectangular-plan building, finished in brick laid in American Bond, is capped by a flat roof. The primary facade, which faces Folsom Street to the south, is seven bays wide. The third and seventh bays of the first floor feature pedestrian entries sheltered beneath pedimented porticos made of white-painted terra cotta. The other five bays feature modern anodized aluminum storefronts and one vehicular loading dock. The upper two floors consist of a grid of large window openings containing tripartite anodized aluminum windows. Metal spandrel panels divide the second and third floors and the windows on the third floor have segmental arched headers. The facade terminates with a simple corbelled cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward northwest, 9.25.07, 100\_4393.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1922, Assessor's Office

\*P7. Owner and Address:

Folsom Street Associates LLC  
 % Ed Conner  
 27 Maiden Ln.  
 San Francisco, CA 94108

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.26.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6L

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 620 Folsom Street

B1. Historic Name:	Collins-Hencke Candy Co.		
B2. Common Name:	620 Folsom		
B3. Original Use:	Candy Factory	B4. Present Use:	Commercial
*B5. Architectural Style:	American Commercial		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
620 Folsom Street was constructed in 1922 for the Collins-Hencke Candy Co.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None

B9a. Architect: Norman W. Sexton b. Builder: N.F. Neilsen

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930 Property Type: Industrial Applicable Criteria: N/A

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

620 Folsom Street was designed by Norman W. Sexton and constructed in 1922 for the Collins-Hencke Candy Co. The Collins-Hencke Candy Co. occupied the building from 1922-1933. In 1933, Collins-Hencke shared the building with Stone Candy Co. For a short period during the Depression, 620 Folsom was leased to a publishing company, but returned to candy manufacturing in 1940 when Boldeman Chocolate Co. moved in, remaining there until 1974. In the 1980s, the building was converted into a commercial office building by Pacific Bell. No biographical information is available for the building's architect Norman Sexton except that he practiced in San Francisco between 1910 and 1940.

620 Folsom does not appear to be individually eligible for listing in the California Register. Although an example of a 1920s-era brick industrial building 620 Folsom is not an especially significant example under any of the four criteria. The building does retain a moderate degree of integrity and it does contribute to this relatively intact block of Folsom Street. As such, 620 Folsom does warrant special consideration in the planning process.

B11. Additional Resource Attributes: (List attributes and codes) HP8. Industrial building

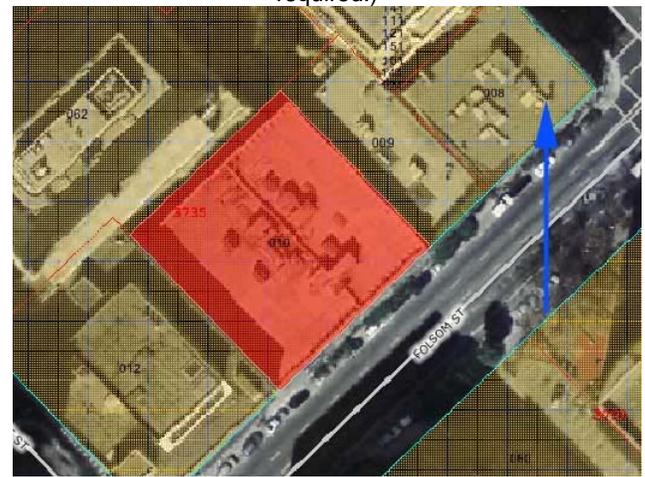
\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950, 1971, 1974, 1984, 1988, 1990  
San Francisco Department of Building Inspection, "Building under Way," *San Francisco Chronicle* (November 11, 1922).

B13. Remarks:  
Transit Center District Plan, Heritage "C"-rated building

\*B14. Evaluator: Christopher VerPlanck  
\*Date of Evaluation: 03.21.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 608 Folsom Street

P1. Other Identifier: Louis Lurie Co. Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 608 FOLSOM ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735009

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

608 Folsom Street occupies a rectangular 6,747 s.f. lot on the north side of Folsom Street, between 2nd and Hawthorne streets. Built in 1922, the two-story, reinforced-concrete commercial building is designed in the Commercial style. The rectangular-plan building, finished in stucco scored to resemble stucco, is capped by a flat roof. The primary facade, which faces Folsom Street to the south, is three bays wide. The first floor features an extruded entry flanked by steel industrial windows in the left bay, a row of three steel industrial windows in the center bay and a vehicular entrance containing an overhead steel garage door in the right bay. The second floor, partially concealed behind ivy, appears to consist of three large arched window openings containing tripartite steel industrial sash windows. The facade terminates with a cornice although this feature is no longer visible behind the ivy. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward north, 9.25.07, 100\_4390.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1922, Assessor's Office

\*P7. Owner and Address:

KBS LLC  
 Jim Babcock  
 1137 Bush St. #2  
 San Francisco, CA 94901

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.26.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6L

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 608 Folsom Street

B1. Historic Name:	Louis Lurie Building		
B2. Common Name:	608 Folsom		
B3. Original Use:	Commercial	B4. Present Use:	Commercial
*B5. Architectural Style:	American Commercial		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
608 Folsom Street was constructed in 1922 for Louis Lurie

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None

B9a. Architect: O'Brien Brothers b. Builder: John Spargo

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center Area

Period of Significance:	1906-1930	Property Type:	Commercial	Applicable Criteria:	N/A
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(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

608 Folsom Street was designed by the O'Brien Bros. and constructed in 1922 for Louis Lurie as a commercial investment property. The building, which cost \$35,000 to build, was designed as a commercial loft building. 608 Folsom originally housed Lenthéric, perfume manufacturers; and E.R. Squibb & Sons, chemical manufacturers. Squibb & Sons occupied the building from 1923-1946. By the early 1960s, the building housed manufacturing operations of Patrick & Co. and Golden Lithograph Co. Louis R. Lurie (1888-1972) came to San Francisco in 1914. By 1953, Lurie had constructed 259 buildings in San Francisco. He specialized in real estate development, concentrating on speculative commercial office buildings and light industrial facilities in the South of Market Area. Later, Lurie became well-known as a financier and a philanthropist. The O'Brien Bros., formed in 1906, consisted of three brothers; Arthur L., C.L., and Walter J. Arthur O'Brien worked for Welch & Carey before starting his own practice with his brothers. After Arthur died in 1924, his brothers carried on under the O'Brien Bros. name. The firm specialized in commercial loft buildings and light industrial facilities. One of their more notable designs is the Palace Garage at 111 Stevenson Street. In 1965, the owners of Golden Lithograph Co. mounted a plaque on the facade dedicating the building to Louis Lurie.

608 Folsom does not appear to be individually eligible for listing in the California Register. Although associated with Louis Lurie, the building is one of hundreds built by him. As a work of the O'Brien Bros., 608 Folsom is not an outstanding or rare example. 608 Folsom is a good example of a 1920s-era concrete commercial loft building but not an especially significant example. The building does retain a high degree of integrity and it does contribute to this relatively intact block of Folsom Street. As such, 608 Folsom warrants special consideration in the planning process.

B11. Additional Resource Attributes: (List attributes and codes) HP8. Industrial building

\*B12. References:

San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950  
San Francisco Department of Building Inspection

B13. Remarks:

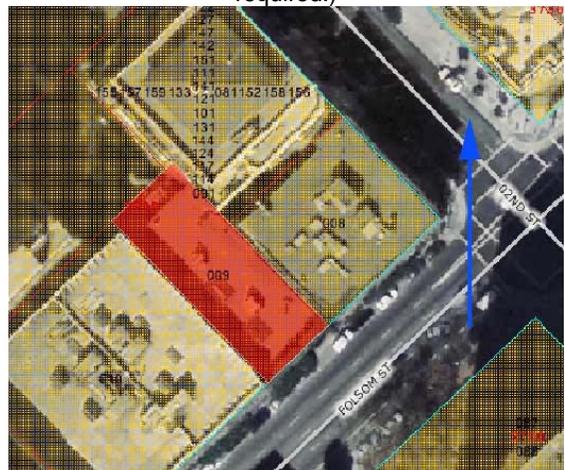
Transit Center District Plan EIR, Heritage "C" rated building

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 03.21.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 606 Folsom Street

P1. Other Identifier: Planters Hotel, 600 Folsom

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 606 FOLSOM ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735008

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

606 Folsom Street occupies a rectangular 8,075 s.f. lot on the northwest corner of 2nd and Folsom streets. Built ca. 1907, the four-story, wood-frame residential hotel is designed in the Renaissance Revival style. The rectangular-plan building, finished in flush wood siding, is capped by a flat roof. The primary facade, which faces Folsom Street to the south, is seven bays wide. The secondary facade, which is five bays wide, faces 2nd Street to the east. The first floor of both facades has several rehabilitated storefronts and pedestrian entrances with transoms above. A wood intermediate cornice divides the first floor from the upper floors, which are divided into an irregular grid of individual and paired double-hung wood windows with elaborately ornamented classical hoods, some with cartouches. A second intermediate cornice divides the third and fourth floors. The facade terminates with a simple dentil frieze and a wood cornice supported by modillions. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP5. Hotel/Motel

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



P5b. Photo: (view and date)

View toward northwest, 9.25.07, 100\_4388.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1900, Assessor's Office; corrected date: ca. 1907

\*P7. Owner and Address:

282 South Financial LLC  
 640 Pullman Rd.  
 Hillsborough, CA 94010

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.26.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3CS

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 606 Folsom Street

B1. Historic Name:	Planters Hotel		
B2. Common Name:	606 Folsom		
B3. Original Use:	Residential Hotel	B4. Present Use:	Residential Hotel
*B5. Architectural Style:	Renaissance Revival		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The Planters Hotel was constructed in 1906 for Aaron Kahn as a residential hotel.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None

B9a. Architect: Salfield & Kohlberg b. Builder: Unknown

\*B10. Significance: Theme: 1906-1930 Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930 Property Type: Residential Hotel Applicable Criteria: 3

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

The Planters Hotel was designed by Salfield and Kohlberg and constructed in 1906 for Aaron Kahn. The residential hotel was built on the site of an orphanage destroyed in the 1906 Earthquake. The hotel cost \$50,000 to build and contained 147 rooms, an office, dining room, kitchen and commercial space. The hotel was run by Charles Montgomery. Throughout its 100 years, the building has been a residential hotel called the Planters Hotel. Various commercial tenants have occupied the ground floor commercial space, including E.N. Brown Co., manufacturers agents; Majestic Electric Appliance Co., Hauck Mfg. Co., and Gio Micheletti's restaurant. By the 1960s, Jim's Tavern occupied part of the ground floor. Salfield (David) and Kohlberg (Herman) began their partnership in the 1880s and designed several hundred residential and commercial buildings throughout San Francisco. David Salfield, a native born American, received his architectural education in Germany. Salfield & Kohlberg's most notable commissions, most of which perished during the 1906 Earthquake, include the Columbus Tower at 916 Columbus Avenue (1905) and the Fugazi Bank Building at 4 Columbus Avenue (1909). They also designed the nearby Bier Building at 572 Folsom. The partnership dissolved in 1915 when David Salfield moved to Stockton.

The Planters Hotel appears eligible for listing in the California Register under Criterion 3 as a rare and very well-preserved example of a residential hotel in the survey area. It is the only residential hotel in the survey area and possibly the only wood-frame residential hotel in the South of Market Area. The building is an excellent example of the Renaissance Revival style. The building is also a rare example of a work of a master, Salfield & Kohlberg. The exterior of the building is virtually unaltered, retaining integrity of location, design, setting, materials, workmanship, feeling, and association.

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/Motel

\*B12. References:

San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950  
*San Francisco Chronicle* (August 3, 1906).

B13. Remarks:  
Transit Center District Plan EIR,

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 03.21.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation  Update

### Summary of Findings

The building at 606 Folsom Street appears to be eligible for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criteria A/1, for its association with major events in local history, and under Criterion C/3 as the work of master architects and as a rare example of a particular building type with good integrity. Specifically, the building was constructed in 1906, just after the earthquake and fires that devastated the city and was one of the first hotels constructed in the devastated area. It stands as a rare example of commercial and hotel architecture in the immediate South of Market district and was designed by the well-known architectural firm of Salfield & Kohlberg.

### Historic Context

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907).

Property developer Aaron Kahn commissioned architects Salfield & Kohlberg in 1906 to design a hotel at the northwest corner of Folsom and Second Streets. It replaced a five-story hotel that Salfield & Kohlberg had designed for Kahn in 1903 and which was destroyed during the earthquake and fires of 1906 (this first hotel replaced an orphanage that had stood on the site). Advertised as a hotel of respectable standing, with "200 elegantly furnished outside rooms; hot and cold water in every room; electric lighted... [and a] first class café," the new hotel catered to transient workers who populated the South of Market area.

The Planters Hotel, as the new building was named, featured two particularly distinctive traits: Unlike most buildings in the vicinity or downtown more generally, 606 Folsom Street has fenestration on all four elevations – a reminder of the wasteland that surrounded the building in the aftermath of the 1906 disaster. It is also a wood frame building. While many wood frame buildings were constructed quickly in the South of Market district after the earthquake and fires, the San Francisco Board of Supervisors ordained that all wood frame buildings within certain boundaries of the fire zone be demolished or relocated; thus, few wood frame buildings survive in the SOMA district. Even more uncommon is 606 Folsom Street's wood cladding.

The architectural firm of Salfield & Kohlberg designed the Planters Hotel. David Salfield was born in Illinois in 1861 and raised in Germany where he received his education and studied architecture at various schools. He returned to the United States and settled in San Francisco in 1880. After working as a draughtsman for four years, Salfield partnered with Emil John, a partnership that lasted for just one year. In 1886 Salfield joined forces with Herman Kohlberg, a German-born and educated immigrant who arrived in San Francisco in 1883, to form the prominent and highly respected firm of Salfield & Kohlberg. The firm was prolific, designing between three and four hundred buildings of all types and a variety of revival styles. They were particularly active through the 1890s. Among their most notable buildings were the Sperry Flour Building at California and Front Streets (1889-1906); the L. L. Dennery & Son Building on Pine Street (1892-1906); shipping magnate Robert Dollar's Marine Building at 150 California Street (ca. 1908, demolished); many houses in neighborhoods throughout the city; and the Veronica Building on Mission Street (1906). They also designed the San Joaquin County Jail (1889) and the Elks Building (1906) in Stockton. Salfield & Kohlberg dissolved in 1915 when Salfield relocated his family to Stockton where he developed the prestigious Eldorado Heights subdivision and ran a successful dairy farm.

Charles Montgomery leased the building, lending credence to the hotel's respectability. Born in Ireland in 1846, Montgomery immigrated to San Francisco in 1862. He quickly established himself as one of San Francisco's earliest owners and managers of fine hotels and amassed a fortune in that business. Among the most prestigious hotels he managed before the earthquake and fires of 1906 were the Brooklyn on Bush Street and the Montgomery on Second Street. Montgomery also served as president and charter member of the Hotel-Keepers' Association of San Francisco. A moral crusader, Charles Montgomery served on the California Prison Commission for nearly fifty years, beginning in 1865 when Governor F. F. Low established the commission to secure jobs and homes for discharged prisoners. Fifty of San Francisco's most prominent male citizens comprised the membership and were charged with overseeing the reformation and welfare of prisoners as well as the protection of former prisoners. The Prison Commission received no state funding; instead, Charles Montgomery almost single-handedly underwrote the organization for

\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation  Update

years, giving it \$50,000 of his own money. Montgomery also provided jobs in his hotels for many ex-convicts. Upon the death of Governor Low in 1894, Montgomery became president of the Prison Commission, a post he held until his own death in 1916.

#### Evaluation

The Planters Hotel at 606 Folsom Street appears to be eligible for the NRHP and the CRHR under Criterion A/1 for its association with the earthquake and fires of 1906. The once dense, working-class residential neighborhood in the South of Market district arose from the ashes of the natural disaster a landscape largely comprised of warehouses and light industry buildings. Single-family residences gave way to single resident occupancy hotels (SROs), which catered to the transient population of single, working-class men and laborers. Built within the first year of the earthquake and fires, the Planters Hotel led this shift in neighborhood character.

Charles Montgomery, one of San Francisco's most prominent hoteliers of the late nineteenth century, leased the Planters Hotel. More information would have to be completed, however, to determine if his association with 606 Folsom Street is significant enough to render the building eligible for the NRHP or the CRHR under Criterion B/2, for association with persons significant to our past. While Aaron Kahn commissioned the hotel that previously stood on this site, as well as 555 Howard Street, he does not appear to have been a major figure in San Francisco's real estate development history.

The Planters Hotel appears to be eligible for the NRHP and the CRHR under Criterion C/3. It stands as an unusual example of a once predominant commercial housing type in the SOMA district; post-World War II redevelopment projects in SOMA destroyed most SROs. In addition, city codes made wooden buildings verboten in much of the downtown and SOMA area, again rendering the Planters Hotel with its wood cladding an unusual building type in the neighborhood. Finally, prolific architects Salfield & Kohlberg designed the Planters Hotel.

The Planters Hotel retains a high level of integrity. Rehabilitation and repair was undertaken in the late 1980s. It included repairing and repainting the upper stories; replacing the wood double-hung windows with metal double-hung windows; and installing new ground floor storefronts. While these alterations affect the building's integrity of design, workmanship, and materials, the San Francisco Planning Department and Landmarks Board have determined that they were necessary because of severe deterioration or to accommodate a new use, and that they are compatible with the historic character of the building. Other character-defining features, including the building's volume, fenestration, two-part composition, wood siding, trim, window casings and window heads, ornament, and cornice remain intact and/or have been repaired to the original design. The building has not moved and thus retains integrity of location. Built in the immediate aftermath of the earthquake and fires of 1906, which decimated the South of Market area, the Planter Hotel's setting has changed continually since it was built; however, the adjacent buildings along Folsom and Second Streets all conform to the low-rise, relatively small-scale setting that has dominated this area for the past century, which supports the building's integrity of setting, association, and feeling. The building retains a sufficient integrity to express its historical significance.

#### Previous Surveys

City records indicate that 606 Folsom Street has been surveyed previously. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CS, indicating it appears to be eligible for listing in the CRHR individually through a survey evaluation.

#### Bibliography

286-298 Second Street [606 Folsom Street]. File for Planters Hotel. San Francisco Architectural Heritage.

Advertisement. *San Francisco Call*. October 22, 1908, p. 12.

"Big Building for Sutter Street." *San Francisco Chronicle*. December 11, 1904, p. 48.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation  Update

"The Brooklyn." *San Francisco Chronicle*. December 31, 1893, p. 39.

"The Brooklyn Hotel." *San Francisco Chronicle*. February 1, 1891, p. 20.

Building Permits for 606 Folsom Street. San Francisco, Department of Building Inspection.

"Charles Montgomery." *Proceedings of the Annual Congress of the American Prison Association*. Indianapolis: William. B. Burford, 1916, pp. 55-57.

"Copy California Architecture." *San Francisco Chronicle*. July 11, 1902, p. 12.

"The Hotel Keepers." *San Francisco Chronicle*. March 27, 1886, p. 3.

"Hotel and Store Block." *San Francisco Chronicle*. August 6, 1906.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

Michael Kometani to Members of the Landmarks Preservation Advisory Board, Memorandum re 606 Folsom Street, August 8, 2001. City and County of San Francisco Planning Department.

"Larger Transactions in Real Estate This Week." *San Francisco Chronicle*. September 19, 1903, p. 13.

"Lot and Houses Sales are Many." *San Francisco Call*. June 21, 1903, p. 33.

"New Club Building." *San Francisco Chronicle*. August 19, 1893, p. 7.

"Prison Commission to Hold Celebration." *San Francisco Call*. December 19, 1910, p. 12.

San Francisco City Directories.

"To Build Modern Apartment House." *San Francisco Chronicle*. November 9, 1902, p. 24.

"To Building Store and Office Building." *San Francisco Chronicle*. June 27, 1903, p. 8.

"Too Many Irons." *San Francisco Chronicle*. November 21, 1889, p. 8.

"Vigorous State of realty Market Made Evident by Sales and Leases." *San Francisco Call*. August 5, 1906, p. 41.

United States Federal Census, 1860-1930, [www.ancestry.com](http://www.ancestry.com), accessed January 14, 2010.

"The Work of the California Prison Commission." *Sausalito News*. January 13, 1912, p. 1.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 625 Howard Street

P1. Other Identifier: William Volker Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 625 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735005

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

625 Howard Street occupies a rectangular 21,450 s.f. lot on the south side of Howard Street, between 2nd and Hawthorne streets. Built in 1929, the four-story-and-mezzanine, concrete industrial building is designed in the Art Deco style. The rectangular-plan building, finished in brick laid in American Bond, is capped by a flat roof. The primary facade, which faces Howard Street to the north, is eight bays wide. The primary pedestrian entries are located in the center and corner bays and aluminum storefronts occupy the rest of the first floor. Most of the first floor fenestration has been modified over time but the design is largely compatible with the historic building. The upper floors consist of a grid of paired window openings containing multi-lite steel industrial windows. Brick pilasters divide the window bays and protrude above the parapet, terminating in decorative terra cotta finials. The spandrels feature decorative herring-bone brickwork and terra cotta diaper-shaped tiles. The facade terminates with an elaborate terra cotta cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.25.07, 100\_4419.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1929; 1938: Assessor's Office

\*P7. Owner and Address:

Rreef America Reit Corp.  
 875 N. Michigan Ave. 41st Fl  
 Chicago, IL 60611

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.31.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page  2  of  2

\*Resource Name or # (Assigned by recorder)  625 Howard Street

\*Recorded by:  Christopher

\*Date  10.31.07

Continuation  Update



Façade Detail, 100\_4420, 9.25.07

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 701 Howard Street

P1. Other Identifier: Moscone Center

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 701 HOWARD ST City: San Francisco Zip: 94103

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3734091

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

701 Howard Street occupies a full city block bounded by Howard, 3rd, Folsom, and 2nd streets. Designed by HOK and built in 1981 as part of the long-delayed Yerba Buena Redevelopment Area, with major expansions in 1992 and 2003 (on a separate parcel), the four-story-over-basement concrete exhibition building is designed in the modern style. Constructed of concrete, much of the original Moscone Center was underground. Later additions were added on the east side of the parcel and a large children's museum and bowling alley were added on the roof in the late 1990s. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP12. Civic Auditorium

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



P5b. Photo: (view and date)

View toward southwest, 9.27.07, 100\_4696.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1981, Assessor's Office

\*P7. Owner and Address:

S F R A  
 770 Golden Gate Ave.  
 San Francisco, CA 94102

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.30.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 720 Howard Street

P1. Other Identifier: Yerba Buena Center For The Arts

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

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

\*c. Address: 720 HOWARD ST City: San Francisco Zip: 94103

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3723115

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

720 Howard Street occupies nearly one-third of a full city block bounded by Howard, 3rd, Mission, and 2nd streets. Composed of several buildings and landscaped gardens Designed by Fumihiko Maki and James Polshek and built in 1993 as part of the long-delayed Yerba Buena Redevelopment Area, the various components are designed in the modern style. Constructed of concrete, glass, steel, and other modern materials, Yerba Buena Center is one of the most markedly modernist buildings in San Francisco. The complex appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP12. Civic Auditorium, HP29. Landscape Architecture

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



P5b. Photo: (view and date)

View toward southwest, 9.27.07, 100\_4700.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1993, Department of Building Inspection

\*P7. Owner and Address:

S F R A  
 770 Golden Gate Ave.  
 San Francisco, CA 94102

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

10.30.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 693 Mission Street

P1. Other Identifier: Williams Building, St. Regis Tower

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 188 MINNA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722257

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

693 Mission Street occupies a rectangular 160' x 206' lot on the southeast corner of 3rd and Mission streets. The Williams Building, whose original address was 101-07 3rd Street, was built in 1907. The facades of the eight-story originally steel-frame Williams Building are designed in the Renaissance Revival style. The rectangular-plan building, finished in buff-colored face brick, is capped by a flat roof. The primary facade, which faces Mission Street to the north, features a recessed entry in the left bay and contemporary metal storefronts in the remaining four bays. The secondary facade, which is three bays wide, faces 3rd Street to the west. Both feature rusticated piers between the bays. The upper floors are divided into a regular grid of paired double-hung wood windows. The corner bays on both facades are indicated by simple pilasters. The second floor features brick laid in a rusticated pattern. The other floors feature decorative brick corbelling below the windows. The seventh floor features windows with arched headers and rusticated keystones and voussoirs and elaborate diaper patterns embellish the pilasters. An intermediate cornice of terra cotta, embellished with cartouches above the pilasters, divides the seventh and eighth floors. The eighth floor features paired rusticated pilasters. The facade terminates with what appears to be a terra cotta cornice consisting of an egg and dart molding, modillions, and brackets. The St. Regis Tower, completed in 2005, is a 42-story concrete frame hotel and condominium project designed by Skidmore Owings & Merrill. The building wraps around two sides of the Williams Building and its structural system now incorporates the facades of the Williams Building. Clad in pre-cast concrete panels and glass, the building is the largest concrete-frame skyscraper on the West Coast.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building, HP5. Hotel/Motel

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



P5b. Photo: (view and date)

View toward southeast, 9.27.07, 100\_4568.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

Williams Building: 1907, Splendid Survivors; St. Regis Hotel: 2005

\*P7. Owner and Address:

St. Regis  
 188 Minna Street, No. 22b  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.1.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 188 Minna Street

\*Recorded by: Christopher

\*Date 11.1.07

Continuation

Update

The buildings appear to be in good condition.



Mission Street Façade, 100\_4653, 9.27.07



Third Street Façade, 100\_4570, 9.27.07

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 199 New Montgomery

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 199 NEW MONTGOMERY ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722083

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

199 New Montgomery Street occupies an irregularly shaped lot on the northeast corner of New Montgomery and Howard streets. Built in 2004, the 16-story, steel-frame condominium project designed by Heller Manus is designed in the Postmodern style. Clad in imitation brick and cast stone and arranged in a classical tripartite facade organization of base, shaft, and capital, the building explicitly references its historic neighbors. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple Family Property

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



P5b. Photo: (view and date)

View toward southwest, 9.25.07, 100\_4360.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

2004, Assessor's Office

\*P7. Owner and Address:

Recacho Maria Carlota R.  
 199 New Montgomery St #1611  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.01.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

<b>State of California — The Resources Agency</b>		Primary # _____	
DEPARTMENT OF PARKS AND RECREATION		HRI # _____	
<b>PRIMARY RECORD</b>		Trinomial _____	
		NRHP Status Code _____	
<b>Other</b>			
Listings _____			
		Review Code _____ Reviewer _____ Date _____	
Page 1 of 1	*Resource name(s) or number (assigned by recorder)		195 3rd Street
P1. Other Identifier:	Hotel W		
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted		
*a. County:	San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.		
*b. USGS 7.5' Quad:	San Francisco North	Date:	1994
*c. Address:	187 -195 3RD ST	City:	San Francisco Zip: 94105
d. UTM: Zone:	10	mE/	mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot):	Parcel #: 3722081		
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)			
195 3rd Street occupies a 140' x 160' lot on the northeast corner of 3rd and Howard streets. Built in 1999, the 32-story, steel-frame hotel is designed in the Postmodern style. Clad in pre-cast concrete panels the hotel is organized as a two-story podium with a tower rising from it. The building appears to be in good condition.			
*P3b. Resource Attributes: (list attributes and codes) HP5. Hotel/Motel			
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other			
		P5b. Photo: (view and date)	
		View toward northeast, 9.27.07, 100_4623.JPG	
		*P6. Date Constructed/Age and Sources:	
		<input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
		1999, Assessor's Office	
		*P7. Owner and Address:	
		Starwood San Francisco Rlty Peter Morrow, Member P.O. Box 4900/Dept 206 Scottsdale, AZ 85261	
		*P8. Recorded by	
		Christopher VerPlanck Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
		*P9. Date Recorded:	
11.01.07			
*P10. Survey Type:			
Intensive: Transit Center District EIR			
*P11. Report Citation: (Cite survey report and other sources, or enter "none")		None	
*Attachments: <input checked="" type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)			

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 151 3rd Street

P1. Other Identifier: San Francisco Museum Of Modern Art

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 151 3RD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722078

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

151 3rd Street occupies a 215' x 275' lot on the southeast corner of 3rd and Minna streets. Built in 1994, the five-story, steel-frame art museum designed by Mario Botta is designed in the Postmodern style. Clad in brick, granite and glass and arranged as an engaging combination of Platonic masses dominated by a striped conical chamfered light well, the museum is the centerpiece of the Yerba Buena Redevelopment Area. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP15. Educational Building

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



P5b. Photo: (view and date)

View toward east, 9.27.07,  
 100\_4634.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1994, Assessor's Office

\*P7. Owner and Address:

Sf Museum Of Modern Art  
 151 3rd St  
 San Francisco, CA 94103

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.01.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 611 Mission Street

P1. Other Identifier: Koret Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 611 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722076

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

611 Mission Street occupies a 40' x 160' lot on the south side of Mission Street, between 2nd and New Montgomery streets. Built in 1907, the seven-story, reinforced-concrete commercial building is designed in the Commercial style with later Art Deco ornament. The rectangular-plan building, finished in inscribed stucco, is capped by a flat roof. The primary facade, which is two bays wide, faces north. At street level the facade consists of two non-historic anodized aluminum storefronts. The upper six floors contain a grid of window openings occupied by historic steel casement windows with transoms. The window bays are bracketed by piers embellished with vertical Art Deco "speed lines" and the facade terminates with a large frieze containing a Mayan Deco style sgraffito mural. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.25.07, 100\_4304.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1907, Assessor's Office

\*P7. Owner and Address:

Patrick & Co

611 Mission St. 2nd Fl.

San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

11.01.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Artifact Record  Photograph Record  Other (list)

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 2

\*Resource Name or # (Assigned by recorder)

611 Mission Street

\*Recorded by: Christopher

\*Date 11.01.07

Continuation

Update



Façade Detail, 100\_4305, 9.25.07

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 617 Mission Street

P1. Other Identifier: The Crellin Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 617 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722073

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

617 Mission Street occupies an irregularly shaped, 11,155 s.f. lot on the southeast corner of Mission and New Montgomery streets. Built in 1908, the six-story, steel-frame commercial building is designed in the Renaissance Revival style. The L-plan building, finished in buff-colored brick laid in common bond, is capped by a flat roof. The primary facade, which faces Mission Street to the north, is five bays wide. A secondary elevation, four bays wide, faces New Montgomery Street to the west. At street level both facades consist of non-historic anodized aluminum storefronts, separated by massive piers. The upper five floors feature a grid of large window openings each occupied by three double-hung wood windows. Shallow pilasters divide the window bays; these terminate at the fifth floor with simple beaded terra cotta capitals. The facade terminates with a simple sheet metal cornice featuring dentil moldings. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward southeast, 9.25.07, 100\_4300.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1908, Assessor's Office

\*P7. Owner and Address:

Conner Children Trust #2  
 27 Maiden Ln. Ste. 250  
 San Francisco, CA 94108

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.01.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 111 New Montgomery Street

P1. Other Identifier: Standard Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 111 NEW MONTGOMERY ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722072

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

111 New Montgomery Street occupies a 60' x 80' lot on the northeast corner of New Montgomery and Minna streets. Built in 1907, the seven-story, steel-frame commercial building is designed in the Renaissance Revival style. The square-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces New Montgomery Street to the west, is six bays wide. A secondary elevation, five bays wide, faces Minna Street to the south. At street level both facades consist of non-historic anodized aluminum storefronts. The upper five floors feature a grid of window openings each occupied by double-hung wood windows. A frieze divides the first and second floors and an intermediate cornice separates the second and third floors. A fire escape occupies the northernmost bay of the New Montgomery Street facade. The facade terminates with a simple sheet metal cornice featuring modillions and dentil moldings. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward northeast, 9.25.07, 100\_4324.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1907, Assessor's Office

\*P7. Owner and Address:

Wong 1997 Revocable Living  
 % Robert T. & Chi Pin Wong  
 1016 Flying Fish St.  
 Foster City, CA 94404

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.01.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 100 New Montgomery Street

P1. Other Identifier: Rialto Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 100 NEW MONTGOMERY ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722071

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

100 New Montgomery Street occupies an irregularly shaped, 16,200 s.f. lot on the southwest corner of Mission and New Montgomery streets. Built in 1901 and reconstructed after the 1906 earthquake, the eight-story, steel-frame commercial building is designed in the Renaissance Revival style. The unusual H-plan building, finished in tawny-colored brick laid in common bond, is capped by a flat roof. The primary facade, which faces New Montgomery Street to the north, is six bays wide. A secondary elevation, five bays wide, faces Mission Street to the north. At street level both facades consist of non-historic aluminum storefronts, separated by massive rusticated piers. At the center of the New Montgomery facade is an arcade - apparently made of wood - that provides access to a large lobby beneath the light court that separates the two wings of the building. The rusticated arcade features a large cartouche and incised lettering with the name of the building: "Rialto" and the construction date: "MDCCCCI" above the entrance. The upper seven floors feature a grid of large window openings each occupied by three double-hung wood windows. Rusticated pilasters divide the window bays. The eighth floor is clad in high-quality terra cotta ornament depicting classical and Renaissance motifs like fasces, cartouches, and vegetal detailing. The facade terminates with a terra cotta dentil molding and a modillioned cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Office Building

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



P5b. Photo: (view and date)

View toward southwest, 9.27.07, 100\_4520.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1901, Assessor's Office

\*P7. Owner and Address:

116 Hct LLC  
 James Hunter  
 1411 Harbor Bay Pw  
 Alameda, CA 94502

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page  2  of  2

\*Resource Name or # (Assigned by recorder)  100 New Montgomery Street

\*Recorded by:  Christopher

\*Date  11.02.07

Continuation

Update



Mission Street Façade, 100\_4522, 9.27.07



New Montgomery Street Façade, 100\_4532, 9.27.07

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 641 Mission Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 641 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722070

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

641 Mission Street occupies a small 25' x 80' lot on the south side of Mission Street between New Montgomery and 3rd streets. Built in 1907, the two-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in red brick laid in common bond, is capped by a flat roof. The primary facade, which faces Mission Street to the north, is an enframed window wall. At street level the facade consists of a non-historic aluminum storefronts. An intermediate cornice separates the first and second floors. The upper floor features a pair of window openings each occupied by two double-hung wood windows. The facade terminates with a simple sheet metal cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.27.07, 100\_4552.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907, Assessor's Office

\*P7. Owner and Address:

Chen Xin Hua  
 962 Hampshire St  
 San Francisco, CA 94110

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 641 Mission Street

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: warehouse
- B4. Present Use: Commercial
- \*B5. **Architectural Style:** Commercial
- \*B6. **Construction History:** Constructed in 1907. Storefront windows and doors replaced.

- \*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**
- \*B8. **Related Features:** None

- B9a. Architect: Hermann Barth
- b. Builder: F. H. Boring
- \*B10. **Significance: Theme:** Post-earthquake reconstruction **Area:** South of Market district, San Francisco, CA
- Period of Significance:** 1907 **Property Type:** commercial **Applicable Criteria:** C

**Summary Findings**

641 Mission Street does not appear to be individually eligible for the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR), but it does appear to be eligible as a contributor to a potential district. Its period of significance dates to 1907, its year of construction.

See Continuation Sheet

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet.

B13. **Remarks:** Carey & Co., "Transbay Center Survey Update"

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** March 11, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010  Continuation

Update

#### Continuation of B10. Significance:

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic]" (*Chronicle*, June 26, 1907). 641 Mission Street was constructed during this initial period of reconstruction, in 1907.

After settling a lawsuit with insurance companies over his destroyed property at 641 Mission Street in 1906, Edward W. Howard decided to rebuild. He commissioned architect Hermann Barth to design a two-story brick commercial building over a pre-existing vault under the sidewalk. As the permits state, the building was "practically a new one." F. H. Boring was the builder. Maurcie L. Rapheld, a bookkeeper for the San Francisco sheriff, leased the building for three years, but the nature of the business conducted at 641 Mission Street remains unknown. S. B. Levey Co., wholesale auctioneers and commission merchants of men's shoes, clothing, and accessories, then leased the space. Subsequent occupants remain unknown.

Hermann Barth was born in Germany in 1865 and received his architectural training in Europe. He arrived in San Francisco in 1881, where he found work in the offices of Kennitzer & Raun, Swaun, Moore, and T. J. Welch. In 1905 Barth established an independent practice. Like so many architects in the San Francisco Bay Area, the earthquake and fires of 1906 proved to be a boon Barth's career. He secured several high-profile commissions, including the German Hospital, the Alameda Hospital, the California Market, the Delger Building, the Brandenstein Warehouse, and many residences. In 1915 Barth won the competition to design a new wing of the San Francisco City Hospital. Barth died in 1923.

#### Evaluation

641 Howard Street does not appear to be individually eligible for the NRHP/CRHR under Criterion A/1. Although it was constructed during the first phase of post-earthquake and fires reconstruction of SOMA, and although it represents the transformation of this area from a working-class residential neighborhood to a commercial, warehouse, and light industrial landscape, the building did not play a specific role in this general trend. It is one of many examples of two-story brick commercial buildings that were constructed in the area.

The building does not appear to be eligible under Criterion B/2 either, as no persons significant to our past are known to be associated with the building. Lastly, the building does not appear to be individually eligible under Criterion C/3. Master architect Hermann Barth designed the building, but it does appear to be significant to understanding Barth's oeuvre or career. While distinctive architectural details like the egg and dart course below the projecting cornice, the enframed storefront windows, and the turned spindles between the second-story windows, do not raise the building's individual caliber to that of the National or California Registers, they do render the building an excellent contributor to a proposed historic district.

641 Mission Street retains good integrity. It has not been moved and still stands amidst two-to-five-story brick warehouse buildings. Thus, it retains its integrity of location, setting, and association. The building has undergone some alterations; most notably, some of the storefront windows and doors have been altered. Otherwise the building retains most of its character-defining features, including the egg and dart course below the projecting cornice and the turned spindles between the second-story windows. Overall, the building retains its integrity of design, materials, workmanship, and feeling.

#### Previous Surveys

According to San Francisco Planning Department records, 641 Mission Street has not been assigned a California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan and a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**CONTINUATION SHEET**

\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010  Continuation

Update

**Continuation of B12. References**

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building File for 641 Mission Street. City and County of San Francisco Planning Department.

Building Permits for 641 Mission Street. City and County of San Francisco Department of Building and Inspection.

Hermann Barth Collection, 1896-1917. Finding Aid. Environmental Design Archives, University of California, Berkeley, <http://www.oac.cdlib.org> (accessed January 28, 2010).

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

United States Federal Census, 1860-1930, [www.ancestry.com](http://www.ancestry.com), accessed January 14, 2010.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 647 Mission Street

P1. Other Identifier: Veronica Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 647 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722069

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

647 Mission Street occupies an irregularly shaped, 6,159 s.f. lot on the south side of Mission Street, between New Montgomery and 3rd streets. Built in 1907, the five-story, heavy timber-frame brick commercial building is designed in the Renaissance Revival style with unusual Art Nouveau detailing. The rectangular-plan building, finished in yellow brick laid in common bond, is capped by a flat roof. The primary facade, which faces Mission Street to the north, is three bays wide. A secondary elevation, two bays wide and clad in red brick, faces Minna Street to the south. At street level the primary facade consists of non-historic aluminum storefronts housed within non-historic brick infill. The upper four floors feature a grid of large window openings capped by terra cotta jack arches and infilled by what appear to be wood or metal mullions and metal casement windows. The center bay is wider than the corner bays and rusticated pilasters divide the bays. The pilasters are capped by Art Nouveau-styled ornamentation made of terra cotta. A sheet metal intermediate cornice divides the fourth and fifth floors. The pilasters terminate beneath the cornice with sheet metal capitals. The name of the building: "Veronica Building" occupies a terra cotta panel beneath the cornice. The facade terminates with a bracketed sheet metal cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.27.07, 100\_4542.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1907, Assessor's Office

\*P7. Owner and Address:

K M K & Son Inc

183 15th Ave

San Francisco, CA 94118

\*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # :647 Mission Street

- B1. Historic Name: Veronica Building
- B2. Common Name:
- B3. Original Use: commercial warehouse
- B4. Present Use: commercial
- \*B5. **Architectural Style:** Renaissance Revival
- \*B6. **Construction History:** Constructed in 1907. Storefront alterations.

- \*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**
- \*B8. **Related Features:** None

- B9a. Architect: Salfield & Kohlberg
- b. Builder: unknown
- \*B10. **Significance: Theme:** post-earthquake redevelopment **Area:** South of Market district, San Francisco, CA
- Period of Significance:** 1907 **Property Type:** Commercial **Applicable Criteria:** A, C

The Veronica Building, located at 647-649 Mission Street, appears to be eligible for the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under C/3 as the work of master architects and as a particular building type. Specifically, the building was constructed in 1906, just after the earthquake and fires that devastated the city, and it stands as an excellent example of early twentieth-century commercial architecture, designed by the well-known architectural firm of Salfield & Kohlberg.

See Continuation Sheet.

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** March 11, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010

Continuation     Update

**Continuation of B10. Significance:**

**Historic Context**

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. Built in 1906, the Veronica Building was designed to accommodate the new light industrial and warehouse landscape of SOMA.

The Veronica Building is named after Veronica Baird, the matriarch of one of San Francisco's prominent families of the late nineteenth and early twentieth centuries. John H. Baird (1822-1880), a native of Kentucky, arrived in San Francisco in 1849 and worked as a clerk for the California Steam Company before becoming captain of a steamer. He later served as a deputy in the Police Department before being elected to and serving one term on the state senate in the 1850s. Baird also invested heavily in property; by 1870 he owned approximately half of the land that makes up the Haight Ashbury neighborhood, including eight blocks along Haight Street from Central to Cole. In 1874 he married Veronica Crane Baird, an eighteen year-old woman from Ireland. They had four children, John, Marie, Miles, and David.

John Baird died in 1880. He bequeathed his vast property holdings to his children, but the land was held in trust and could not be sold or developed until the youngest child came of age. Thus, several blocks fronting on Haight, Page, Waller, Ashbury, Cole, and Shrader Streets, and Masonic Avenue were not subdivided and opened for sale until 1902. All of the properties – developed and not developed by the senior Baird in the Haight Ashbury area as well as the financial district and South of Market neighborhood – were known as the Baird Estate. Veronica Baird grew very rich off of her late husband's investments.

The Baird family was also prone to scandal and tragedy, which the building at 647 Mission Street did not escape. Marie Baird eloped, then was widowed young; Veronica Baird married her late husband's nephew, whom she later divorced, claiming he was a drunk; John Rush Baird died tragically in a car accident near Twin Peaks; David Baird fathered a child out of wedlock and died of a stroke at a young age; Miles Baird sued his mother Veronica for the right to his share of the family trust, only to find himself deemed legally incompetent. Other lawsuits occurred, including one in 1907 between David Baird and the real estate firm of Brown & Holliday over a breach of contract; David Baird was forced to back out of a lease agreement with the real estate company made because his sister deemed the proposed rent too low.

Historical records show that the Baird Estate mostly engaged in real estate transactions rather than building programs, but in 1906 the estate decided to construct a five-story building on Mission Street. It was "designed and arranged so as to suit any line of wholesale business, with ample light, electric passenger and freight elevators and every modern appliance." Warehouse activities constituted the primary type of business activity along this section of Mission Street following the earthquake and fires. With its modestly embellished cornice and terra cotta detailing around the windows and atop the pilasters, the Italianate building achieved a level of high style that relates to the commercial buildings along New Montgomery Street. The Baird Estate used this building to memorialize the (still-living) matriarch of the family, Veronica Baird, by naming it after her.

The architectural firm of Salfield & Kohlberg designed the Veronica Building. David Salfield was born in Illinois in 1861 and raised in Germany where he received his education and studied architecture at various schools. He returned to the United States and settled in San Francisco in 1880. After working as a draughtsman for four years, Salfield partnered with Emil John, a partnership that lasted for just one year. In 1886 Salfield joined forces with Herman Kohlberg, a German-born and educated immigrant who arrived in San Francisco in 1883, to form the prominent and highly respected firm of Salfield & Kohlberg. The firm was prolific, designing between three and four hundred buildings of all types and a variety of revival styles. They were particularly active through the 1890s. Among their most notable buildings were the Sperry Flour Building at California and Front

\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010

Continuation  Update

**Continuation of B10. Significance:**

Streets (1889-1906); the L. L. Dennery & Son Building on Pine Street (1892-1906); shipping magnate Robert Dollar's Marine Building at 150 California Street (ca 1908, demolished); many houses in neighborhoods throughout the city; and the Planters Hotel at 2<sup>nd</sup> and Folsom (1906). They also designed the San Joaquin County Jail (1889) and the Elks Building (1906) in Stockton. Salfield & Kohlberg dissolved in 1915 when Salfield relocated his family to Stockton where he developed the prestigious Eldorado Heights subdivision and ran a successful dairy farm.

**Evaluation**

The Veronica Building does not appear to be eligible for the NRHP/CRHR and as a local landmark under Criteria A/1. Constructed in 1907, it is generally associated with the development of the SOMA district during the immediate aftermath of the earthquake and fires of 1906. It does not, however, bear any specific association with that event nor does any evidence indicate that this building influenced the subsequent development of the district. Thus, the building does not appear to be eligible for its association with events or broad trends in history.

The Veronica Building is unlikely to be eligible for the NRHP/CRHR under Criterion B/2. The Baird Estate, with Veronica Baird at its head, was a prominent landowning family in San Francisco. Of all the real estate development that the Baird family engaged in, only the Veronica Building bears the moniker of the family matriarch. She was alive at the time of the building's construction, but her direct role in its development remains unknown.

The building appears to be eligible under Criterion C/3 as a representative example of a Commercial Style masonry office building in the South of Market neighborhood. These buildings are typically clad in brick, terra cotta, or stucco and feature a tripartite arrangement on the façade, with storefronts forming the base, a grid of windows defining the shaft, and a cornice with minimal Renaissance Revival detailing forming the capital. The Veronica Building's masonry construction; grid of original wood-sash, double-hung, three-over-two windows; terra cotta keystones and medals; the rustication; and the prominent cornice make this an excellent example of a moderate-scale Commercial Style building in the neighborhood. It also appears to be eligible under Criterion C/3 as the work of master architects Salfield & Kohlberg. A prolific architectural firm in San Francisco, the Veronica Building at 647 Mission Street stands as a distinct example of the firm's mid-career work.

The Veronica Building appears to retain a high degree of integrity, including location, setting, feeling, association, design, materials, and workmanship. Exterior changes are minor and appear to be limited to the storefront ground floor. The building has not been moved and stands amid one- to-five-story warehouse buildings on the busy thoroughfare of Mission Street. The fenestration also appears to be original and the façade retains its character-defining features, including the keystones and terra cotta detailing, the rustication, cornice, and signage.

*Previous Evaluations*

According to San Francisco Planning Department records, the Veronica Building at 647 Mission Street has not been assigned a California Historical Resource Status Code. It received a rating of I in the City's Downtown Master Plan and a 1 in the 1976 citywide survey. The 1977-1978 San Francisco Architectural Heritage Survey accorded the building a rating of C, and it was surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CB, indicating it appears to be eligible for listing in the CRHR both individually and as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

File for 647 Mission Street. Planning Department, San Francisco.

"Baird's Companion Tells How Young Man Died." *San Francisco Call*. December 16, 1905, p. 3.

\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010

Continuation     Update

**Continuation of B12. References:**

"The Baird Divorce Suit." *San Francisco Chronicle*. January 17, 1896, p. 8.

"Baird Estate Blocks." *San Francisco Call*. February 2, 1902, p. 25.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

"A Bridegroom of Nineteen Years." *San Francisco Chronicle*. November 17, 1895, p. 24.

"Building for Baird Estate." *San Francisco Chronicle*. February 7, 1907.

Building Permits for 647 Mission Street. City and County of San Francisco, Department of Building Inspection.

"David Salfield." *History of San Joaquin County, California*. Los Angeles: Historic Record Co., 1923, pp. 1494-1495.

"Divorce for Veronica Baird." *San Francisco Chronicle*. February 7, 1896, p. 7.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

"Lease Made by Baird Repudiated by Sister." *San Francisco Call*. February 21, 1907, p. 16.

"Legal Battle is Likely in Baird Estate." *San Francisco Call*. December 5, 1908, p. 6.

Salfield & Kohlberg File Folder. San Francisco Architectural Heritage.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical San Francisco, Calif.: Landmarks Preservation Advisory Board. "Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940." San Francisco Department of City Planning. November 1990.

"Says Her Husband was a Drunkard." *San Francisco Chronicle*. February 6, 1894, p. 10.

"Traffic Manager Weds Pretty Widow." *San Francisco Chronicle*. December 6, 1905, p. 7.

United States Federal Census, 1860-1930, [www.ancestry.com](http://www.ancestry.com), accessed January 14, 2010.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 657 Mission Street

P1. Other Identifier: McLaughlin Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 657 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722068

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

657 Mission Street occupies a large 88'-6" x 160' lot on the south side of Mission Street, between New Montgomery and 3rd streets. Built in 1907, the six-story, reinforced-concrete commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces Mission Street to the north, is four bays wide. A secondary elevation, also four bays wide, faces Minna Street to the south. At street level the primary facade consists of non-historic aluminum storefronts housed within non-historic stucco infill. The upper five floors feature a grid of individual window openings infilled by non-historic aluminum sliding windows. Shallow pilasters divide the window bays. A steel fire escape is centered on the facade. The facade terminates with a simple parapet; the original cornice was removed at some point prior to 1977. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward southwest, 9.27.07, 100\_4555.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907, Assessor's Office

\*P7. Owner and Address:

657 Mission St Bldg Partner  
 % Robert Bernheim  
 55 New Montgomery St # 200  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 657 Mission Street

B1. Historic Name: W. & J. Sloane

B2. Common Name:

B3. Original Use: warehouse

B4. Present Use: Commercial

\*B5. **Architectural Style:** Commercial warehouse

\*B6. **Construction History:** Constructed in 1907. Windows replaced

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:** None

B9a. Architect: William F. Koenig

b. Builder: Unknown

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

**Area:** South of Market district, San Francisco, CA

**Period of Significance:** 1907

**Property Type:** commercial

**Applicable Criteria:** n/a

**Summary Findings**

657 Mission Street does not appear to be individually eligible for the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR), but it does appear to eligible as a contributor to a historic district to the proposed New Montgomery, 2<sup>nd</sup> Street, and Mission Street Conservation District.

See Continuation Sheet

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** March 11, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010  Continuation

Update

### Continuation of B10. Significance:

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907). 657 Mission Street was constructed during this initial period of reconstruction, in 1907.

The original building permit does not list an owner, but presumably W. & J. Sloane commissioned the construction of the six-story, reinforced concrete warehouse on Mission Street. The well-known, New York-based furniture company intended to use the building as a warehouse for the Reid Brothers designed, retail store on Sutter Street, in the heart of San Francisco's shopping district. As W. & J. Sloane vacated the building before reverse directories were made available, subsequent occupants remain unknown.

William F. Koenig designed the building. Koenig was born in Weener, Germany, in 1862 and immigrated to the United States in 1881. He married fellow German immigrant Margaret Koenig around 1884. They had two daughters, Louisa and Margaret, and moved to San Francisco in 1891, where William Koenig became a naturalized citizen in 1896. City directories show that Koenig listed himself as an architect in San Francisco as early as 1891, but very little is known about his practice. He is known to have designed several houses and other residential buildings throughout the city.

### Evaluation

The building at 657 Mission Street does not appear to be eligible for the NRHP/CRHR under Criterion A/1, for association with events of broad trends in local, state, or national history. To be eligible under this criterion, it is not enough merely to be associated with an event or trend; a resource must have a specific association. While 657 Mission Street was constructed during the initial period of post-earthquake reconstruction and contributed to the transformation of the area from a densely-packed working-class neighborhood into a landscape of fire-proof commercial warehouses and industrial lofts, it did not spearhead such trends in any significant way.

The building is not known to be associated with any persons of significance and, therefore, does not appear to be eligible under Criterion B/2. In addition, the building does not appear to be eligible under Criterion C/3. At six stories tall and four bays wide, the building is larger in scale than most other warehouses of this vintage. While this characteristic does not make the building rise to the level of individual eligibility, it does contribute significantly to the massing and scale of the surrounding neighborhood. Thus, it appears eligible as a contributor to the Proposed New Montgomery, 2<sup>nd</sup> Street, and Mission Street Conservation District. Although documented in the newspapers to a certain extent, William Koenig does not appear to have been a particularly significant architect in San Francisco; the building does not appear to be significant in relationship to him.

657 Mission Street appears to retain a good level of integrity. It has not been moved and is still surrounded by two-to-six-story warehouses and commercial buildings. Thus, it retains its integrity of location, setting, and association. Most alterations appear to have been limited to the interior and to the windows and storefronts. Other character-defining features, like scale, massing, concrete construction, the window openings and inset panels of the window openings, as well as the decorative trim at the cornice remain intact. Thus, the building retains a sufficient level of integrity of design, materials, workmanship, and feeling to be a eligible as a contributor to a district.

### Previous Surveys

According to San Francisco Planning Department records, 657 Mission Street has not been assigned a California Historical Resource Status Code. It received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey, and in the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010  Continuation

Update

**Continuation of B12. References**

Advertisement. *San Francisco Call*. January 30, 1908, p. 2.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 657 Howard Street. City and County of San Francisco Department of Building and Inspection.

Classified Ad. *San Francisco Chronicle*. December 14, 1904, p. 10.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

"Property Changes Hands in Real Estate Deals." *San Francisco Chronicle*. March 14, 1903, p. 7.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

United States Federal Census, 1860-1930, [www.ancestry.com](http://www.ancestry.com), accessed January 14, 2010.

United States Passport Applications, [www.ancestry.com](http://www.ancestry.com), accessed January 27, 2010.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 663 Mission Street

P1. Other Identifier: Grant Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 663 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722067

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

663 Mission Street occupies a 68'-9" x 160' lot on the south side of Mission Street, between New Montgomery and 3rd streets. Built in 1909, the four-story, heavy timber-frame brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in yellow brick laid in common bond, is capped by a flat roof. The primary facade, which faces Mission Street to the north, is three bays wide. A secondary elevation, also three bays wide, faces Minna Street to the south. At street level the primary facade consists of non-historic aluminum storefronts housed within non-historic stucco infill. The upper three floors feature a grid of large window openings each infilled by three double-hung wood windows. The window openings are outlined by molded brick detailing and are divided by recessed brick panels. The facade terminates with a dentil course molding and a bracketed sheet metal cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.27.07, 100\_4558.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1909, Assessor's Office

\*P7. Owner and Address:

Harvey & Nancy Rogers Fmly  
 55 New Montgomery St # 200  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # :663 Mission Street

- B1. Historic Name: Grant Building/Robert's Building
- B2. Common Name:
- B3. Original Use: commercial warehouse
- B4. Present Use: commercial
- \*B5. Architectural Style: Renaissance Revival
- \*B6. Construction History: Constructed in 1909. Ground floor entirely remodeled.

\*B7. Moved? No Yes Unknown Date: Original Location:  
\*B8. Related Features: None

B9a. Architect: Crim & Scott b. Builder: unknown  
\*B10. Significance: Theme: Reconstruction Area: South of Market district, San Francisco, CA  
Period of Significance: 1909 Property Type: commercial Applicable Criteria: C

**Summary of Findings**

663 Mission Street does not appear to be individually eligible for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), because it lacks integrity to express its historical significance.

See Continuation Sheet

B11. Additional Resource Attributes:

**\*B12. References:**

See continuation sheet.

B13. Remarks: Carey & Co., "Transbay Center Survey Update"

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: January 26, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010

Continuation  Update

### Continuation of B10. Significance:

#### Historic Context

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic]" (*Chronicle*, June 26, 1907).

The City of San Francisco mandated that the temporary wooden structures in SOMA and other parts of the downtown financial, industrial, and retail centers, be town down and replaced with permanent, fireproof buildings. The Grant Building replaced one of these temporary structures. Ground broke in January 1909 for a four-story-plus-basement building designed by the architectural firm of Crim & Scott. Stores occupied the ground floor, while the three upper stories served as lofts. Munich Art Glass Co. briefly occupied the building, but Robert's Manufacturing Company, which specialized in the design and manufacture of gas and electric fixtures, leased the building from the outset and occupied it through the 1920s.

Crim & Scott designed the building. Born in San Francisco in 1879, William H. Crim graduated from Lick High School before training at the California School of Mechanical Arts. He briefly worked in the office of Percy and Hamilton - likely in the late 1890s - where he may have first met Willis Polk (Polk partnered with Percy in 1899-1900). After Percy's death and the dissolution of his firm, Crim worked for Polk. In 1906, undoubtedly seeing opportunity in disaster, Crim formed a partnership with Earl Scott. The two worked together for five years, then parted ways. Their most significant project together was the Mission Savings Bank, a thirty-foot tower that nearly replicated nearby Mission Dolores. Both men continued to practice architecture independently, though William Crim appears to have enjoyed a more high profile career. Among his most famous buildings are the Second Church of Christ, Scientist on Dolores Street in the Mission District, the El Capitan Theater in the Mission District, and the Park Presidio School. He died in 1930.

#### Evaluation

The Grant Building does not appear to be eligible for the NRHP or the CRHR under Criterion A/1 for its 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. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the building was constructed during a period of rapid reconstruction of the area centered around New Montgomery, Second, and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out.

The building does not appear to be eligible under Criterion B/2, as it is not known to be associated with persons of historical significance. Although the building was designed by master architects Crim & Scott, it does not appear to be eligible for the NRHP/CRHR in relationship to them. However, the building's design reaches a level of artistic value for a warehouse and loft that it may be eligible under Criterion C/3.

The Grant Building retains a good level of integrity. It has not been moved and is still surrounded predominantly by industrial lofts and warehouses; therefore, it retains integrity of location, setting, and association. The building also retains its embellished cornice, with its simple modillions, an egg and dart course, and a dentil course. A fire escape fronting the central bay, however, has been removed, and the ground floor storefronts have undergone alterations. Where once multi-lite transom spanned the entire façade and storefront windows extended to the pilasters located at either end of the building, a postmodern concrete façade featuring a central arch and smaller storefront windows topped by small transoms now exists. While these alterations adversely affect the building as an individual resource, the building retains sufficient integrity of design, materials, and workmanship, and feeling to be eligible as a contributor to a potential historic district.

\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010

Continuation     Update

**Continuation of B10. Significance:**

*Previous Surveys*

According to San Francisco Planning Department records, 663 Mission Street has not been assigned a California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan and a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

Advertisement. *San Francisco Chronicle*. March 11, 1909, p. 9.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 663 Mission Street. City and County of San Francisco Department of Building and Inspection.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

"Plans Completed for New Building." *San Francisco Call*. January 29, 1910, p. 17.

Marsh, Vincent. "Second Church of Christ Scientist: DPR 523 A & B forms." September 20, 2006.

"New Apartment House." *San Francisco Call*. August 17, 1907, p. 5.

"New Mission Bank by Crim & Scott." *San Francisco Chronicle*. October 17, 1909, p. 51.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

United States Federal Census, 1860-1930, [www.ancestry.com](http://www.ancestry.com), accessed January 14, 2010.

Withev. Henry F.. and Elsie Ratheburn Witv. *Bioaraphical Diction of American Architects (Deceased)*. Los Angeles: New Age

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 142 Minna Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 142 MINNA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722058

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

142 Minna Street occupies a 48' x 80' lot on the north side of Minna Street, between New Montgomery and 3rd streets. Built in 1910, the two-story, reinforced-concrete commercial building is designed in a utilitarian mode. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces Minna Street to the south, is three bays wide. At street level the primary facade consists of three non-historic pedestrian entries surmounted by transoms. The upper floor features three large window openings infilled with fixed anodized aluminum windows. The facade terminates with a simple stepped parapet. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward north, 9.27.07, 100\_4535.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1910, Assessor's Office

\*P7. Owner and Address:

Carjo Properties  
 Robert K Brorsen  
 143 Second St #300  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # :142 Minna Street

B1. Historic Name: South Side Light & Power

B2. Common Name:

B3. Original Use: electricity plant

B4. Present Use: commercial

\*B5. Architectural Style: Light Industrial

\*B6. Construction History: Constructed in 1910. Some window replacements.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features: None

B9a. Architect: MacDonald & Kahn

b. Builder: Hunt, Mirk, & co.

\*B10. Significance: Theme: SOMA reconstruction

Area: South of Market district, San Francisco, CA

Period of Significance: N/A

Property Type: industrial

Applicable Criteria: N/A

**Summary of Findings**

142 Minna Street does not appear to be eligible for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) either individually or as a contributor to a historic district.

See Continuation Sheet

B11. Additional Resource Attributes:

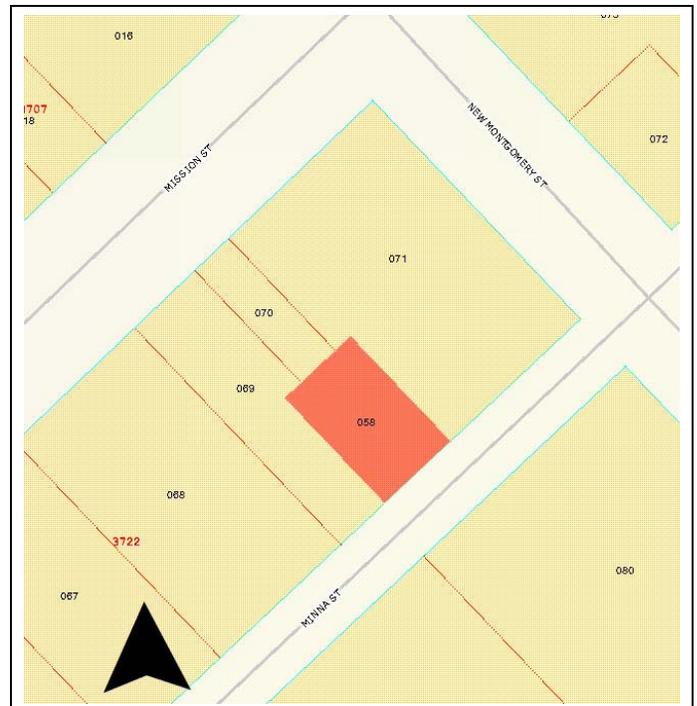
\*B12. References:

See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc. (revised by Planning)

\*Date of Evaluation: March 16, 2010 (revised April 3, 2012)



\*Recorded by: Carey & Co., Inc.  
(revised by Planning)

\*Date: March 16, 2010 (revised April 3, 2012)  Continuation  Update

**Continuation of B10. Significance:**

**Historic Context**

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907).

The building at 142 Minna Street was constructed in 1910, during the first phase of post-earthquake reconstruction. The South Side Light & Power Company, a subsidiary of the United Light and Power Company, commissioned the engineering firm of MacDonald & Kahn to design a reinforced concrete and steel-frame, one-and-one-half-story power building to provide steam heat for customers in the SOMA neighborhood. The City of San Francisco decision in December 1910 not to grant the South Side Light & Power Company permission to dig up the streets and install a system of steam piping, however, did not bode well. By 1915, the New Jersey based United Light and Power Company found its resources spread thin. The company could not pay its bills, so in 1915 the United Light & Power Company underwent restructuring – or bankruptcy proceedings. After this point, South Side Light & Power Company disappears from the city directories and, presumably, 142 Minna Street. Subsequent occupants of the building remain unknown, but the Sanborn Fire Insurance Company map of 1950 reveals that the building was used for printing blueprints.

**Evaluation**

142 Minna Street does not appear to be eligible for the NRHP/CRHR under Criterion A/1, for its association with events or broad trends in history. Constructed in 1910, during the first phase of SOMA's post-earthquake redevelopment, the building fit pre-existing patterns of development that saw the transformation of SOMA from a dense, working-class neighborhood to a landscape of commercial warehouses and light industrial buildings. 142 Minna Street did not lead the reconstruction process in any way.

The building also does not appear to be eligible for the NRHP/CRHR under Criterion B/2, as it is not known to be associated with persons of historical significance. The South Side Light & Power Company also appears to have had a short-lived existence in San Francisco, and it is not clear that the company managed to provide power to SOMA merchants, businesses, and residents. An ordinary light industrial building, it is not a good example of a building type or method of construction, cannot be called the work of a master architect, and does not achieve artistic qualities. Thus, 142 Minna Street does not appear eligible under Criterion C/3.

142 Minna Street does not appear to be eligible for the NRHP/CRHR under any criterion as a contributor to the eligible New Montgomery, Mission and Second Historic District. While the construction date for the subject property is consistent with an identified historic context, the property does not appear to have made a significant contribution to the reconstruction of the area and is not significant under Criterion A/1. Additionally, the subject property does not appear to be eligible under Criterion C/3 as it does not bear a strong association with the district, which is almost exclusively made up of medium- to large-scale commercial structures built just after the 1906 earthquake and fire and up until the 1930s, and is not part of a group of buildings that are significant examples of an architectural style or building typology.

142 Minna Street appears to retain a good level of integrity. It has not been moved and is still surrounded by modest-scale commercial warehouse and light industrial architecture. Thus, it retains its integrity of location, setting, feeling, and association. The building also retains its original cladding and shaped parapet as well as some windows. Thus, 142 Minna Street retains its integrity of design, materials, and workmanship.

**CONTINUATION SHEET**

Trinomial

Page 3 of 3

\*Resource Name or # : 142 Minna Street

\*Recorded by: Carey & Co., Inc.  
(revised by Planning)\*Date: March 16, 2010 (revised April 3, 2012)  Continuation  Update**Continuation of B10. Significance:***Previous Surveys*

According to San Francisco Planning Department records, 142 Minna Street has not received a rating in the City's Downtown Master Plan, nor was it included in the 1976 citywide survey, the 1977-1978 San Francisco Architectural Heritage Survey, or as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District

Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

Advertisement. *San Francisco Chronicle*. December 31, 1911, p. 13.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 142 Minna Street. City and County of San Francisco Department of Building and Inspection.

*Decisions of the Railroad Commission of the State of California* 6. Sacramento, 1915.

"Heating Company is Denied Street Right." *San Francisco Call*. December 4, 1910.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Co. "San Francisco," (1913 & 1950), sheet 138.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

United States Federal Census, 1860-1930, [www.ancestry.com](http://www.ancestry.com), accessed January 14, 2010.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 676 Howard Street

P1. Other Identifier: San Francisco Fire Department Engine House No. 4

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: \_\_\_\_\_ City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722028

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

676 Howard Street occupies a 40' x 110' lot on the north side of Howard Street, between New Montgomery and 3rd streets. Built ca. 1950, the two-story, concrete firehouse is designed in the Late Moderne style. The rectangular-plan building, finished in red granite and stucco, is capped by a flat roof. The primary facade, which faces Howard Street to the south, is an enframed window wall. A secondary elevation, two bays wide, faces Hunt Place to the north. At street level the primary facade consists of two large vehicular bays bracketed by piers clad in red granite. The upper floor, bounded by a simple bezel molding, features a ribbon window also bounded by a bezel molding. The ribbon window contains multi-lite aluminum casement windows. The facade terminates with a simple bezel molding. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP14. Government Building

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



P5b. Photo: (view and date)

View toward northeast, 9.27.07, 100\_4620.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1900, Asssor's Office; Corrected date: ca. 1950

\*P7. Owner and Address:

City Property  
 Accounting  
 850 Bryant St  
 San Francisco, CA 94103

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 15 Hunt Street  
 P1. Other Identifier: Hemphill Building, 666-72 Howard Street, Heald College  
 \*P2. Location:  Not for Publication  Unrestricted  
 \*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.  
 \*b. USGS 7.5' Quad: San Francisco North Date: 1994  
 \*c. Address: 15 HUNT ST City: San Francisco Zip: 94105  
 d. UTM: Zone: 10 mE/ mN (G.P.S.)  
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722027

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
 15 Hunt Street occupies an irregularly shaped 7,260 s.f. lot on the north side of Mission Street, between New Montgomery and 3rd streets. Built in 1906, the three-story-and-penthouse, heavy timber-frame brick commercial building is designed in the American Commercial style. The rectangular-plan building, finished in painted brick laid in common bond, is capped by a flat roof. The primary facade, which faces Howard Street to the south, is three bays wide. A secondary elevation, also three bays wide, faces Hunt Street to the north. At street level the primary facade consists of three non-historic anodized aluminum storefronts. The upper two floors feature a grid of window openings arranged in groups of three and infilled with double-hung wood windows. Simple brick pilasters divide the bays and extend up to the cornice. The facade terminates with a simple corbelled frieze and cornice. A modern penthouse addition stands atop the roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building  
 P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)  
 View toward north, 9.27.07, 100\_4611.JPG  
 \*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
 1906, Assessor's Office  
 \*P7. Owner and Address:  
 Heald Colleges  
 % James T O'dea  
 670 Howard St  
 San Francisco, CA 94105  
 \*P8. Recorded by  
 Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131  
 \*P9. Date Recorded:  
 11.02.07  
 \*P10. Survey Type:  
 Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None  
 \*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page  2  of  2

\*Resource Name or # (Assigned by recorder)  15 Hunt Street

\*Recorded by:  Christopher

\*Date  11.02.07

Continuation

Update



Hunt Street Façade, 100\_4614, 9.27.07

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 15 Hunt Street

B1. Historic Name: Garlock Packing Co.

B2. Common Name:

B3. Original Use: warehouse

B4. Present Use: Commercial

\*B5. **Architectural Style:** Commercial warehouse

\*B6. **Construction History:** Constructed in 1907. Penthouse addition, new windows, major storefront alterations, 1982.

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:** None

B9a. Architect: McDougall Brothers

b. Builder: E. T. Leiter

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

**Area:** South of Market district, San Francisco, CA

**Period of Significance:** N/A

**Property Type:** commercial

**Applicable Criteria:** N/A

**Summary Findings**

15 Hunt Street (670 Howard Street) does not appear to be eligible for the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR) either individually or as a contributor to a historic district.

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc. (revised by Planning)

\***Date of Evaluation:** March 16, 2010 (revised March 28, 2012)



\*Recorded by: Carey & Co., Inc.  
(revised by Planning)

\*Date: March 16, 2010 (revised March 28, 2012)  Continuation  Update

#### Continuation of B10. Significance:

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic]" (*Chronicle*, June 26, 1907). Constructed in 1906, 15 Hunt Street fits into this first wave of reconstruction.

Reverend John Hempill filed a permit to construct a three-story and basement brick warehouse on three parcels that now make up 15 Hunt Street and 670 Howard Street in September 1906. He commissioned the McDougall Brothers to design the building; E. T. Leiter was the builder. A variety of tenants have occupied the building over the years. Garlock Packing Company, which specialized in metal packing, was the first occupant. The company was still there in 1915, and the building housed cheap lodgings. By 1923, the Cobbledick-Kibbe Glass Co., which was run by the descendant of a prominent Oakland family, occupied the building. Subsequent tenants included drapery importers, office supply and furniture stores, architectural firms, a technology firm, and Heald College. San Francisco Museum of Modern Art currently uses the building for storage.

The McDougall Brothers was one of the more prominent architectural firms involved in the reconstruction of San Francisco following the earthquake and fires of 1906. Charles, George, and Benjamin McDougall followed in the footsteps of their father, Barnett McDougall, who arrived in San Francisco in 1856 and became a pioneer architect/engineer with offices in San Francisco and San Diego. During the 1890s, the McDougall brothers maintained offices in San Francisco and Bakersfield, and later Fresno. After the 1906 earthquake and fires, however, they closed the firm. Benjamin opened his own practice, while Charles and George continued to work together as the McDougall Brothers. Their largest post-earthquake commission was the YMCA building at Golden Gate and Leavenworth, and the McDougall Brothers designed the majority of the branch libraries in the city, many of which are Carnegie libraries. The *San Francisco Call* described the McDougall Brothers' post-disaster work as "some of the largest and most impressive buildings in the metropolis" (*Call*, February 20, 1910). George McDougall also served as State Architect from 1913 to 1938.

#### Evaluation

The building at 15 Hunt Street does not appear to be eligible for the NRHP/CRHR under Criterion A/1. Although it was constructed in 1906, during the first period of SOMA's reconstruction and marked the area's transformation from a dense, working-class residential neighborhood to a district of commercial warehouses and light industry, it is one of many such buildings that contributed to these trends and does not stand out for a specific association with the trend.

The building is not known to be associated with persons of significance and, therefore, does not appear to be eligible under Criterion B/2. The building shares the scale, materials, and design of brick warehouses that were built in large numbers in the SOMA district following the earthquake and fires of 1906. It is larger in scale than most warehouses that surround it, and the corbelled cornice suggests that it may have been one of the finer warehouse buildings. However, the building has undergone significant alterations that significantly affect its integrity and render it a poor example of the work of the McDougall Brothers. Therefore, 15 Hunt Street does not appear eligible for the NRHP/CRHR under Criterion C/3.

15 Hunt Street does not appear to be eligible for the NRHP/CRHR under any criterion as a contributor to the eligible New Montgomery, Mission and Second Historic District. While the construction date for the subject property is consistent with an identified historic context, the property does not appear to have made a significant contribution to the reconstruction of the area and is not significant under Criterion A/1. Additionally, the subject property does not appear to be eligible under Criterion C/3 as it does not bear a strong association with the district, which is almost exclusively made up of medium- to large-scale commercial structures built just after the 1906 earthquake and fire and up until the 1930s, and is not part of a group of buildings that are significant examples of an architectural style or building typology.

\*Recorded by: Carey & Co., Inc.  
(revised by Planning)

\*Date: March 16, 2010 (revised March 28, 2012)  Continuation  Update

**Continuation of B10. Significance:**

The building appears to retain a poor level of integrity. It has not been moved and is still surrounded by similarly scaled brick commercial or warehouse buildings from the early twentieth century. Therefore, the building retains integrity of location, setting, and association. The building retains its massing, three bay-wide façade, and window openings, but it has otherwise undergone significant alterations. All of the windows have been replaced, a penthouse addition was added, and, most significantly, the ground level has been dramatically altered. The storefronts were once square and flush with the exterior of the building. In 1982, a façade characterized by piers, arches, and recessed entries was created. While compatible with buildings of this vintage and type, the 1982 alterations create a false historicism. Combined, the alterations impact the building's integrity of design, materials, workmanship, and feeling.

*Previous Surveys*

According to San Francisco Planning Department records, 15 Hunt Street has not been assigned a California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan, and San Francisco Architectural Heritage gave the building a rating of C as part of its 1977 survey. The building was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible as a contributor to a CR eligible district through a survey evaluation. Page & Turnbull also completed an evaluation of the building in 2009 and concluded that the building does not retain sufficient integrity to be individually eligible for the NRHP/CRHR, but that it does possess sufficient integrity to be eligible as part of the historic district proposed in Kelley & VerPlanck's Transbay survey of 2008.

**Continuation of B12. References:**

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building File for 660 Howard Street. City and County of San Francisco Planning Department.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

"Magnificent Sacred Edifice Just Completed Adorns San Francisco." *San Francisco Call*. September 3, 1902, p. 5.

"McDougall Bros., Architects, Have Worked for Greater City." *San Francisco Call*. February 20, 1910.

Page & Turnbull. "Historic Resource Study: 15 Hunt Street (670 Howard Street), San Francisco California." Revised Draft. Prepared for the San Francisco Museum of Modern Art. July 24, 2009.

Powell, John Edward. "McDougall Bros." <http://historicfresno.org/bio/mcdougal.htm> (accessed November 30, 2009).

"Ready Reference Guide for Financial, Wholesale, and Retail Firms of San Francisco." *San Francisco Call*. February 18, 1907, p. 26.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 660 Howard Street

P1. Other Identifier: International Ladies' Garment Workers Union Local No. 8

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 660 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722026

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

660 Mission Street occupies an irregularly shaped 3,388 s.f. lot on the north side of Mission Street, between New Montgomery and 3rd streets. Built in 1906, the heavily remodeled, three-story, heavy timber-frame brick commercial building is designed in a utilitarian mode. The L-plan building, finished in modern face brick and stucco, is capped by a flat roof. The primary facade, which faces Howard Street to the south, is three bays wide. At street level the facade consists of three non-historic anodized aluminum storefronts. The upper two floors feature a grid of widely spaced window openings infilled with multi-lite steel industrial sash windows. Simple brick pilasters divide the bays and extend up to the cornice. The facade terminates with a simple parapet with a narrow projecting soffit. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward north, 9.27.07, 100\_4609.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1906, Assessor's Office

\*P7. Owner and Address:

Great February Inc.  
 Peter Wang  
 1201 California St. #705  
 San Francisco, CA 94109

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 660 Howard Street

- B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Commercial  
B4. Present Use: Commercial  
\*B5. **Architectural Style:** Commercial  
\*B6. **Construction History:** Constructed in 1906. New cladding 2007.

- \*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**  
\*B8. **Related Features:** None

- B9a. Architect: Unknown  
b. Builder: Unknown  
\*B10. **Significance: Theme:** Reconstruction **Area:** South of Market district, San Francisco, CA  
**Period of Significance:** n/a **Property Type:** commercial **Applicable Criteria:** n/a

**Summary Findings**

660 Howard Street does not appear to be eligible for the National Register of Historic Places (NRHP) or California Register of Historic Resources (CRHR).

See Continuation Sheet

B11. Additional Resource Attributes:

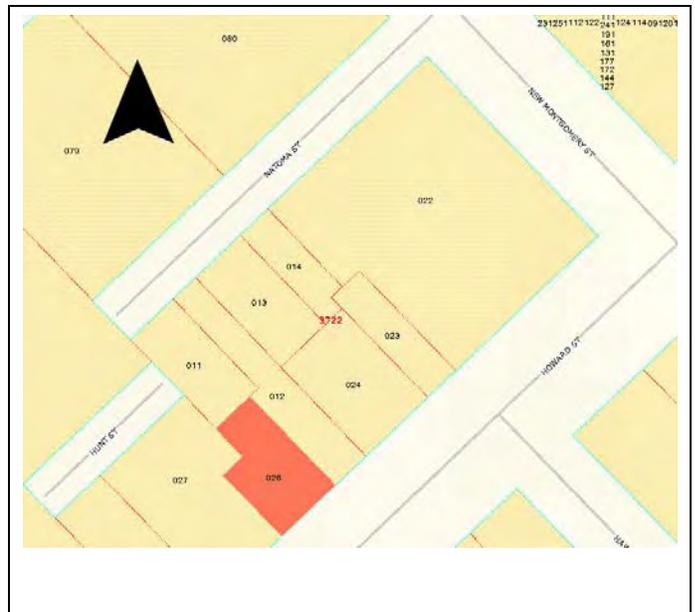
\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** March 11, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010  Continuation

Update

#### Continuation of B10. Significance:

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic]" (*Chronicle*, June 26, 1907). Constructed in 1906, 660 Howard Street fits into this first wave of reconstruction.

The architect and builder for 660 Howard Street remain unknown.

Wholesale shoe retailers first occupied 660 Howard Street. The Bean & Son Co., a bicycle supply store, later occupied the space from 1913 through 1919. Subsequent occupants and uses of the building remain unknown until the 1980s, by which time the building served as headquarters for the Industrial Ladies' Garment Workers Union.

#### Evaluation

The building at 660 Howard Street does not appear to be eligible for the NRHP/CRHR under Criterion A/1. Although it was constructed in 1906, during the first period of SOMA's reconstruction and marked the area's transformation from a dense, working-class residential neighborhood to a district of commercial warehouses and light industry, it is one of many such buildings that contributed to these trends and does not stand out for a specific association with the trend.

The building is not known to be associated with persons of significance and, therefore, does not appear to be eligible under Criterion B/2. The building shares the scale, materials, and design of brick warehouses that were built in large numbers in the SOMA district following the earthquake and fires of 1906. Already a fairly ordinary example of such a building type, alterations the building has recently undergone render it ineligible as an example of a particular type of building or construction technology from a particular period in history. The building is not known to be associated with a master architect and does exhibit high artistic value. Thus, the building does not appear to be eligible for the NRHP/CRHR under Criterion C/3.

The building appears to retain a poor level of integrity. It has not been moved and is still surrounded by similarly scaled brick commercial or warehouse buildings from the early twentieth century. Therefore, the building retains integrity of location, setting, and association. The building retains its massing, three bays across the façade, and original fenestration, but the façade has undergone significant alterations, including partial brick cladding and decorative panels in the bays. The storefronts have been altered too. These changes render the building nearly unrecognizable and adversely impact the building's integrity of design, materials, workmanship, and feeling.

#### Previous Surveys

According to San Francisco Planning Department records, 660 Howard Street has not been assigned a California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan, and San Francisco Architectural Heritage gave the building a rating of B as part of its 1977 survey. The building was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 6Z, indicating it appears to be ineligible for listing in the NRHP and CRHR through a survey evaluation.

\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010  Continuation

Update

**Continuation of B12. References:**

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building File for 660 Howard Street. City and County of San Francisco Planning Department.

Building Permits for 660 Howard Street. City and County of San Francisco Department of Building and Inspection.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

"Ready Reference Guide for Financial, Wholesale, and Retail Firms of San Francisco." *San Francisco Call*. February 18, 1907, p. 26.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 648 Howard Street

P1. Other Identifier: Gold Club

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 648 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722024

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

648 Mission Street occupies a 55' x 80' lot on the north side of Howard Street, between New Montgomery and 3rd streets. Built in 1923, the heavily remodeled, one-story, reinforced-concrete commercial building is designed in a utilitarian mode. The square-plan building, finished in marble panels, mosaic tile, and painted plywood, is capped by a flat roof. The primary facade, which faces Howard Street to the south, is three bays wide. At street level the facade consists of two pairs of metal doors in the outer bays and the center bay is a former entrance infilled with mosaic tile. A wood canopy extends along the facade, which terminates with a frieze containing and elaborate sign of applied script letters. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward north, 9.27.07, 100\_4605.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1923, Assessor's Office

\*P7. Owner and Address:

Howard Montgomery LLC  
 250 Columbus Ave. #207  
 San Francisco, CA 94133

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # :648 Howard Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Night club

\*B5. **Architectural Style:** Commercial

\*B6. **Construction History:** Constructed in 1922. New cladding, entrances reconfigured 1984.

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:** None

B9a. Architect: Andrew H. Knoll

b. Builder: unknown

\*B10. **Significance: Theme:** None

**Area:** South of Market district, San Francisco, CA

**Period of Significance:** N/A

**Property Type:** Commercial

**Applicable Criteria:** N/A

**Summary of Findings**

The building at 642-650 Howard Street does not appear to be individually eligible for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). An undistinguished former wholesale warehouse, the building has undergone too many alterations for it to convey whatever historical significance it once had.

See Continuation Sheet

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** March 16, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation  Update

### Continuation of B10. Significance:

#### Historic Context

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic]" (*Chronicle*, June 26, 1907).

According to Kelley & VerPlanck's 2008 context statement for the Transbay Survey area, redevelopment of SOMA was uneven. The initial flurry of construction slowed down in 1913, then picked up again around the First World War. Following the recession of 1919, construction picked up again and remained generally steady throughout the 1920s. The Great Depression of the 1930s, followed by World War II virtually stopped construction in SOMA. These later periods of construction were marked by larger, more architecturally significant buildings. Concrete construction for warehouses gained favor over brick because of concrete's durability, its ability to withstand earthquakes and fires, and its ability to provide for large open spaces. Constructed in 1922, the concrete building at 642-650 Howard Street fit this pattern of later building types. The Happy Homes Furniture Co. first occupied the building, but the Coast Radio Supply Co., a wholesale distributor, soon moved in. Subsequent occupants remain unknown.

Andrew H. Knoll was the architect for 642-650 Howard Street. Born in Germany in 1882, he immigrated to the United States in 1901 and became a naturalized citizen in 1912. It was around this time that Knoll partnered with Walter Falch. Falch & Knoll specialized in large, often luxurious, modern apartment buildings. They also designed some single-family homes west of Twin Peaks and a parking garage (demolished) on Post Street. The firm's most prominent public building was the Emanuel church of the Evangelical Association (1915), located at 19<sup>th</sup> and Capp Streets in the Mission District (extant). In 1919 Falch & Knoll dissolved their partnership.

Early in his independent practice, Knoll appears to have specialized in more working-class oriented commissions. The first known independent commission he completed was a group of 90 one-story, six-room cottages in East Oakland. Three light industrial projects followed, including an auto accessories building at Catham Place and Bush Street (demolished), alterations to a three-story brick loft building at Folsom and Essex Streets (demolished), and a three-story loft building on Market Street between 2<sup>nd</sup> and New Montgomery (demolished). The Eisenbach Company, a real estate development firm, commissioned Knoll for the last of these three projects as well as for 642-650 Howard Street.

#### Evaluation

The building at 642-650 Howard Street does not appear to be individually eligible for the CRHR or NRHP. While it was constructed during a general building boom of the 1920s, it is an ordinary building that alone does not capture the significance of this historical trend and, therefore, does not appear to be significant under Criteria A/1. No known persons of significance are associated with the building; thus it does not appear to be eligible for the CRHR or NRHP under Criterion B/1. The building is not likely to yield information significant to history or prehistory and, therefore, does not appear eligible under Criterion D/4.

Lastly, 642-650 Howard Street does not appear to be eligible under Criterion C/3. Although A. H. Knoll, a locally known architect, designed several apartment buildings in San Francisco during his partnership with Walter Falch, more research would have to be conducted to confirm that he should be considered a master architect in his own right. Despite the fact that the single-story massing and plain box form of the building links it to the small-scale industrial lofts and warehouses that dominated the SOMA district for most of the twentieth century, it does not appear to be a significant example of this style or building typology.

648 Howard Street retains poor integrity. It has not been moved and stands amidst similarly scaled one-to-three story buildings, so it retains its integrity of location, setting, and association. However, the façade has been altered beyond recognition, with new cladding and altered entrances. These changes adversely impact the building's integrity of design, material, workmanship, and feeling so that it no longer expresses its historical character.

\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation     Update

**Continuation of B10. Significance:**

*Previous Evaluations*

According to San Francisco Planning Department records, the building at 642-650 Howard Street has not been assigned a California Historical Resource Status Code. It has not received a rating in the City's Downtown Master Plan and was not surveyed as part of the 1976 Citywide Survey or the 1977-1978 San Francisco Architectural Heritage Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 6Z, indicating it appears to be ineligible for listing in the CRHR through a survey evaluation.

**Continuation of B12. References:**

Advertisement. *Oakland Tribune*. November 14, 1925, p. 6-B.

Advertisement. *Oakland Tribune*. July 14, 1924, p. 4.

"Apartment Building has Latest Features." *San Francisco Chronicle*. July 29, 1916, p. 9.

"Architect Draws Plans for Three Apartments." *San Francisco Chronicle*. June 28, 1919, p. 19.

Architect Knoll Busy." *Architect Engineer*, Vol. LX (January 1920): 114.

"Art in New Home and Park Treatment Makes Potent Appeal." *San Francisco Chronicle*. July 13, 1918, p. 9.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood."  
*California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 642-650 Howard Street. City and County of San Francisco Department of Building and Inspection.

"City Real Estate Deals Closed During Week Rank among Most Important Transactions in Investment Holdings of the Year."  
"Heavy Investment in Apartments." *San Francisco Chronicle*. July 8, 1916, p. 9.

"City Realty Market is Stirred by Important Transactions." *San Francisco Chronicle*. May 17, 1913, p. 11.

"Emanuel Church of Evangelical Association." *Architect & Engineer*, Vol. XLIII (October 1915): 87-89.

"Grading Site for Erection of Apartments." *San Francisco Chronicle*. May 5, 1917, p. 12.

"Growth of City Population Proved by the Demand for Dwellings." *San Francisco Chronicle*. June 1, 1912, p. 10.

"Heavy Investment in Apartments." *San Francisco Chronicle*. January 31, 1914, p. 4.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

"Large Acreage for Home Park." *San Francisco Chronicle*. July 24, 1913, p. 8.

"Many Sales and Trades Made in Investment Realty Holdings." *San Francisco Chronicle*. February 17, 1917, p. 9.

"New Parish School Will be Dedicated." *San Francisco Chronicle*. July 29, 1916, p. 9.

"Outside Capital Seeks Investment in City Realty." *San Francisco Chronicle*. January 18, 1913, p. 8.

"Real Estate Men Expect Revival of Business." *San Francisco Chronicle*. June 20, 1914, p. 4.

\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation     Update

**Continuation of B12. References:**

"Realty Agents Anticipate Revival of Activities." *San Francisco Chronicle*. November 16, 1912, p. 10.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

"To Alter Building." *San Francisco Chronicle*. October 16, 1920, p. 6.

"To Build Ninety Cottages." *Architect & Engineer*, Vol. LIX. November 1919, p. 120.

United States Federal Census, 1860-1930, [www.ancestry.com](http://www.ancestry.com), accessed January 14, 2010.

"With the Architects." *Architect & Engineer*, Vol. XLII. August 1915, p. 108.

"With the Architects." *Architect & Engineer*, Vol. LIV (August 1918): 109.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 170 New Montgomery Street

P1. Other Identifier: San Francisco Furniture Exchange

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 170 NEW MONTGOMERY ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722022

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

170 New Montgomery Street occupies an irregularly shaped 21,418 s.f. lot on the northwest corner of Howard and New Montgomery streets. Built in 1920, the eight-story, reinforced-concrete commercial building is designed in the transitional Renaissance Revival/Art Deco style. The square-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces New Montgomery Street to the east, is eleven bays wide. Two similarly detailed secondary elevations, eight and nine bays wide respectively, face Howard Street to the south and Natoma Street to the north. At street level all three facades consist of non-historic anodized aluminum entries in the corner bays and infilled storefronts elsewhere. The upper seven floors feature a grid of window openings, nearly flush with the facade, containing non-historic fixed windows along Howard and New Montgomery and historic steel industrial windows along Natoma. A simple floral molding divides the second and third floors. The only other ornament consists of terra cotta spandrel panels embellished with vaguely Art Deco-style motifs. The facade terminates with a narrow frieze featuring a fasces molding and a simple terra cotta cornice that is nearly flush with the walls below. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward southwest, 9.27.07, 100\_4599.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1920, Assessor's Office

\*P7. Owner and Address:

The Stephens Institute  
 79 New Montgomery St. Fl. 6  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 170 New Montgomery Street

\*Recorded by: Christopher

\*Date 11.02.07

Continuation  Update



Howard Street Façade, 100\_4603, 9.27.07

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 606 Howard Street

P1. Other Identifier: Merritt Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 606 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722020

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

606 Howard Street occupies a large irregularly shaped 9,199 s.f. lot on the north side of Howard Street, between New Montgomery and 2nd streets. Built in 1907, the six-story, heavy timber and cast iron frame brick commercial building is designed in the Renaissance Revival style. The L-plan building, finished in face brick, is capped by a flat roof. The primary facade, which faces Howard Street to the south, is five bays wide. A secondary elevation, two bays wide, faces Natoma Street to the north. At street level the primary facade consists of non-historic aluminum storefronts housed within historic cast iron piers stamped with the label of Phoenix Iron Works. The upper five floors feature a grid of individual window openings infilled with pairs of double-hung wood windows. Shallow pilasters divide the window bays. A steel fire escape is centered on the facade. The top floor feature terra cotta window moldings. The facade terminates with a simple parapet; the original cornice was removed at some point prior to 1977. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Office Building

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



P5b. Photo: (view and date)

View toward north, 9.25.07, 100\_4365.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1904, Assessor's Office; corrected date: 1907, SF Heritage

\*P7. Owner and Address:

Millennium Play LLC  
 % William Lightner  
 612 Howard St. 390  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 182 2nd Street

P1. Other Identifier: Barker, Knickerbocker Bostwick Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 182 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722019

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

182 2nd Street occupies an 80' x 80' lot on the northwest corner of 2nd and Howard streets. Built in 1909, the five-story, heavy timber-frame commercial building is designed in the Renaissance Revival style. The square-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces 2nd Street to the east, is three bays wide. A nearly identical secondary elevation, also three bays wide, faces Howard Street to the south. At street level both facades consist of non-historic anodized aluminum and sheet glass storefronts, with entrances in the corner bays. The upper four floors feature a grid of window openings each occupied by double-hung wood windows. The center bays of both elevations are wider, consisting of four windows instead of three in the outer bays. recessed spandrel panels mark the floor levels. A fire escape occupies the center bay of the 2nd Street facade. The facade terminates with a simple sheet metal cornice featuring large foliate brackets and an egg and dart molding. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward northwest, 9.25.07, 100\_4370.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1909, Assessor's Office

\*P7. Owner and Address:

182 Second Street Assoc. LLC  
 % Peter Sullivan  
 155 Montgomery St. # 300  
 San Francisco, CA 94104

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 168 2nd Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 168 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722016

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

168 2nd Street occupies a 30' x 80' lot on the southwest corner of 2nd and Natoma streets. Built in 1907, the three-story, reinforced-concrete commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces 2nd Street to the east, is three bays wide. A secondary elevation, five bays wide, faces Natoma Street to the north. At street level both facades consist of non-historic but very compatible wood and glass doors and storefronts. The upper two floors feature a grid of individual window openings each occupied by double-hung wood windows. A fire escape occupies the second bay in from 2nd Street on the Natoma Street facade. The facade terminates with an unusual frieze consisting of dropped pendants, a simple sheet metal cornice and a machicolated parapet. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward southwest, 9.25.07, 100\_4353.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907, Assessor's Office

\*P7. Owner and Address:

Charitable Tr Fbo Library  
 Michael S. Strunsky Trustee  
 101 Natoma St  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 145 Natoma Street

P1. Other Identifier: Thomas Lile Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 145 NATOMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722014

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

145 Natoma Street occupies an irregularly shaped 1,868 s.f. lot on the south side of Natoma Street, between New Montgomery and 3rd streets. Built in 1971, the five-story, reinforced-concrete building is designed in the Third Bay Region Tradition. The rectangular-plan building, finished in face brick, is capped by a flat roof. The primary facade, which faces Natoma Street to the north, is one bay wide. At street level the facade consists of a recessed bay containing three arched entrances. The upper four floors feature four projecting open-air balconies supported by curved brackets. An internal stair connects the balconies. The facade terminates with a simple parapet and utilitarian service penthouse. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.29.07, 100\_4744.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1971, Assessor's Office

\*P7. Owner and Address:

Silvert, Charlotte C.  
 1328 Sanderling Island  
 Richmond, CA 94801

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3CS

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 145 Natoma

B1. Historic Name:	Thomas Lile Building		
B2. Common Name:	145 Natoma Street		
B3. Original Use:	Office and Store	B4. Present Use:	Office
*B5. Architectural Style:	Bay Region Tradition		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
145 Natoma Street was constructed 1969-1970 as an office building for the offices of Thomas Lile.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None

B9a. Architect: Thomas Lile b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District

Period of Significance: 1969-70 Property Type: Office Applicable Criteria: 3

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

145 Natoma was constructed in 1969-70 by Thomas Lile, who also designed the building, as an office building for his architectural firm. The first floor was originally a restaurant that was subsequently remodeled in 1989. The building remains the home of Thomas Lile Architects. Little is known about the architect. 145 Natoma is nevertheless an excellent example of the late Third Bay Region Tradition. Occupying a narrow interior lot, the building is eloquently organized as a composition of extruded organically formed balconies forming strong horizontal contrast to the vertical orientation of the building and the recessed doors on each floor. Clad in brick, the organic material provides a naturalistic contrast to the concrete-formed building.

145 Natoma Street appears eligible for listing in the California Register under Criterion 3 as a superb example of the late Third Bay Region Tradition.

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

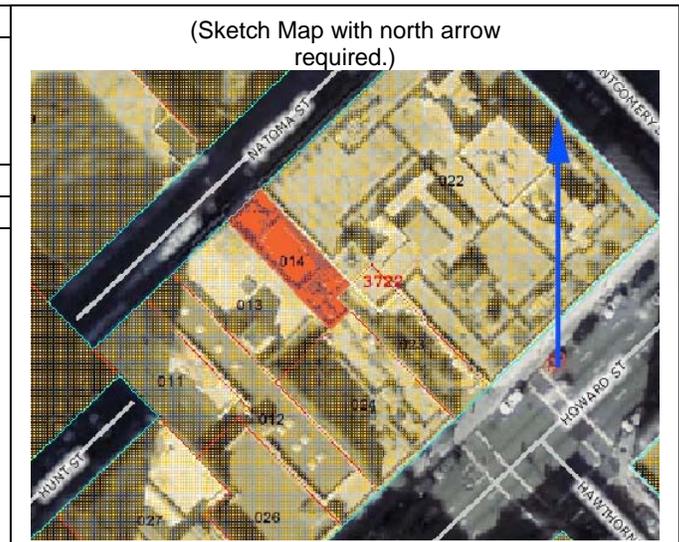
\*B12. References:  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950, 1971, 1974, 1984, 1988, 1990

B13. Remarks:  
Transit Center District EIR

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 04.03.08

(This space reserved for official comments.)



\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010

Continuation  Update

### Summary of Findings

Since 145 Natoma Street was constructed in 1970, it does not appear meet the threshold for listing in the National Register of Historic Places (NRHP) under Criteria Consideration G for properties that have achieved significance within the last fifty years. However, the building may become eligible for the NRHP Criterion C, as an excellent example of late twentieth-century modern commercial architecture, once it becomes 45 years old. Sufficient time has passed for 145 Natoma to be considered eligible for the California Register of Historical Resources under Criterion 3. Thus, it deserves Status codes of 3CS (individually eligible for the CRHR) and 7N1 (may become eligible for the NR when it meets specific conditions, namely, 45 years of age).

### Historic Context

Architect Thomas Lile designed and constructed 145 Natoma Street for his architectural practice in 1970. The building replaced a one-story-plus-basement concrete carpenter shop that was constructed in 1915. Thomas Robert Lile was born in San Francisco in 1934. He attended California State Polytechnic College and earned a Bachelor of Science degree in architectural engineering from that institution in 1958. In 1962 Lile founded his architectural practice "on the premise that design competence must be accompanied by knowledge of building technology as well as sound business procedures and construction costs" (Lile & Associates). Lile has been licensed in California, Nevada, and Washington. Among his associates were Kenneth A. Housholder and A. Joseph Hansen. Among the firm's notable buildings are the United California Banks in Salinas and the West Portal neighborhood of San Francisco, the Mormon Church in Redwood City, and a medical facilities building on San Miguel Drive in Walnut Creek. Lile is an emeritus member of the AIA.

The composition of simple arches at the ground level topped by a repeated pattern of projecting balconies with heavy brick walls and rounded brackets suggests the strong influence of Frank Lloyd Wright, particularly Falling Water and some of Wright's Prairie Style houses. Although the building is tall and narrow in this alley, the balconies emphasize the horizontal, much like Wright's architecture.

### Evaluation

145 Natoma, or the Thomas Lile & Associates Building, does not appear to be eligible under Criterion A/1. Although it replaced a post-earthquake building during the height of the Yerba Buena Center (YBC) controversy, it does not appear to have any specific association with redevelopment of SOMA. The building appears ineligible under Criterion B/2, as it is not known to be associated with persons of significance.

The Thomas Lile & Associates Building appears to be eligible for CRHR under Criterion 3. While Lile was a highly trained architect who founded a an architectural firm that is now nearly fifty years old, more research would have to be completed to determine if the building should be considered the work of a master architect. Lile does not appear to have achieved much attention in the popular or professional press. Nonetheless, with its simple form, ground-level arches, rounded brackets, and wide balcony walls the Thomas Lile & Associates Building achieves high style and possesses high artistic value. The building does not qualify for the NRHP under Criterion G because it is not yet fifty years old and does not appear to be of exceptional importance. When it turns 45 years old, it may qualify under Criterion C for its high style and high artistic value.

145 Natoma retains excellent integrity of location, setting, design, workmanship, materials, feeling, and association. It has not been moved or altered, and the existing streetscape is essentially the same as it was constructed in 1970.

### Previous Evaluation

Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CS, indicating it appears to be individually eligible for listing in the CRHR through a survey evaluation.

### Bibliography

Building Permits for 145 Natoma Street. City and Counyt of San Francisco Department of Building and Inspection.

Thomas Lile & Associates. "Thomas Lile and Associates," n.d.

"Thomas Lile & Associates, Emeritus Status." AIA San Francisco, <http://www.aiasf.org> (accessed November 20, 2009).

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Co. "San Francisco," (1913 & 1950), sheet 138.

**PRIMARY RECORD**

Other \_\_\_\_\_

Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 147 Natoma Street

P1. Other Identifier: Underwriters Fire Patrol Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 147 NATOMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722013

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

147 Natoma Street occupies a 40' x 80' lot on the south side of Natoma Street, between New Montgomery and 3rd streets. Built in 1909, the three-story, cast iron frame brick commercial building is designed in the Renaissance Baroque style. The rectangular-plan building, finished in face brick and copious amounts of terra cotta, is capped by a flat roof. The primary facade, which faces Natoma Street to the north, is three bays wide. At street level the primary facade consists of a historic arched entrance housed within a classically detailed and bracketed portico bearing a terra cotta panel with the word "headquarters." Located to either side of the main pedestrian entry are transom-capped vehicular entrances that have been infilled with compatible glazed wood doors. The upper two floors feature a grid of pairs (outer bays) and individual (center bay) window openings infilled with double-hung wood windows. A terra cotta panel below the second floor windows reads: "Underwriters Fire Patrol." The windows feature terra cotta hood moldings and corbelled sills. The facade terminates with an elaborate terra cotta cornice consisting of acanthus leaf brackets and bull's eye moldings. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.29.07, 100\_4740.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1909, Assessor's Office

\*P7. Owner and Address:

Praszker, Kenneth M. & Robert  
% Dowd Bros  
1 Nob Hill Circle  
San Francisco, CA 94108

\*P8. Recorded by

Christopher VerPlanck  
Kelley & VerPlanck  
2912 Diamond Street #330  
San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 147 Natoma Street

- B1. Historic Name: Underwriters Fire Patrol
- B2. Common Name:
- B3. Original Use: Office building and fire house
- B4. Present Use: Commercial
- \*B5. Architectural Style: Commercial
- \*B6. Construction History: Constructed in 1908.

- \*B7. Moved? No Yes Unknown Date: Original Location:
- \*B8. Related Features: None

- B9a. Architect: Clinton Day
- b. Builder: unknown
- \*B10. Significance: Theme: Post-earthquake reconstruction Area: South of Market district, San Francisco, CA
- Period of Significance: 1908-1943 Property Type: commercial Applicable Criteria: A, C

**Summary Findings**

147 Natoma Street appears to be individually eligible for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criterion A/1, for its association with the reconstruction of SOMA following the earthquake and fires of 1906, as well as Criterion C/3, for its association with master architect Clinton Day and for exhibiting a high level of artistic value. Its period of significance dates from 1908 to 1943, from the date of construction until the Underwriters Fire Patrol was absorbed by the San Francisco Fire Department. The building also appears eligible as a contributor to the proposed New Montgomery, 2<sup>nd</sup> Street, and Mission Street Conservation District, both for its association with the earthquake and fires of 1906 as well as for its architecture.

See Continuation Sheet

B11. Additional Resource Attributes:

**\*B12. References:**

See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: March 16, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010  Continuation

Update

### Continuation of B10. Significance:

The Underwriters' Fire Patrol was founded in San Francisco 1875 as a private company of firemen to prevent as much damage as possible to insured property. Insurance companies funded the Underwriters' Fire Patrol. Duties included waterproofing areas of buildings and merchandise threatened by water damage; salvaging business records and merchandise; and monitoring potential fire hazards. Activities like these reduced the expenditures that insurance companies had to pay, which kept insurance rates down for customers. The Underwriters Fire Patrol was incorporated into the San Francisco Fire Department in 1943.

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. The headquarters of the Underwriters' Fire Patrol, which was constructed on Natoma Street in 1903, was among the debris. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings.

The Underwriters' fire patrol applied for a permit to construct a three-story brick building on Natoma Street in March 1908. They cited two primary reasons for the urgent necessity of a new building: Most of the post-earthquake fires continued to take place in the SOMA area, where many temporary wooden buildings had been constructed while insurance issues were settled and more permanent structures could be built. In addition, the rapid reconstruction of the downtown area rendered it "absolutely necessary that an additional fire patrol house be constructed soon" (*Call*, January 17, 1908).

Clinton Day designed the new headquarters. Day was born into an elite family in Brooklyn, New York, in 1847, and moved to California when he was eight years old. His father as the United States Surveyor-General for California and oversaw the construction of the first government highway to the Pacific Coast, and he was an early State Senator from San Francisco. Day graduated from the College of California in 1868, earned his Masters degree from that institution in 1874 (by then the college had relocated to Berkeley and was renamed the University of California), and received an honorary Doctor of Laws degree from Berkeley in 1910. Clinton Day died in 1916, having practiced architecture in the San Francisco Bay Area for over forty years.

Davis' Commercial Encyclopedia summarized the significance of Day's oeuvre in 1912: "Viewing the many imposing edifices which are a physical expression of the art of Clinton Day, it is difficult to realize the obstacles to be overcome in making artistic a structure whose sole purpose is commercial. Yet he executed the City of Paris building, the Uino Trust building, the Wells Fargo Nevada National Bank building, the Spring Valley building, and the Mutual Life building. Perhaps the most noteworthy product of the genius of Mr. Day is the Stanford Chapel at Palo Alto. This building, known throughout the world as an architectural gem, is considered the crowning glory of the group which comprises the Leland Stanford Jr. University" (Mullgardt, 1916)

### Evaluation

147 Natoma Street appears to be eligible for the NRHP/CRHR under Criterion A/1, for its association with the reconstruction of SOMA following the earthquake and fires of 1906. The earthquake and fires of 1906 resulted in a desolate landscape in SOMA, much of which was filled with temporary wooden structures that were prone to fire. In addition, the downtown area was being rebuilt rapidly. All of these activities necessitated a new headquarters building for the Underwriters Fire Patrol. The building also appears to be eligible as a contributor to the proposed New Montgomery, 2<sup>nd</sup> Street, and Mission Street Conservation District for its association with the natural disaster and subsequent rebuilding of SOMA.

The building does not appear to be eligible for the NRHP/CRHR under Criterion B/2, as it is not known to be associated with persons of historical significance. It does appear to be eligible for the NRHP/CRHR under Criterion C/3, for its association with master architect Clinton Day and as an excellent example of Italian Renaissance style commercial architecture. Although not nearly as impressive in scale as some of Day's other post-earthquake buildings, the Underwriters Fire Patrol building presents a modest-scale structure with high design qualities that characterize Day's buildings. The building is also one of the most ornate in the post-earthquake and fires landscape of SOMA, which was predominantly rebuilt with two-to-five-story brick or concrete

\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010  Continuation

Update

**Continuation of B10. Significance:**

commercial warehouses and industrial lofts. The building's architecture also renders it eligible as a contributor to the proposed New Montgomery, 2<sup>nd</sup> Street, and Mission Street Conservation District.

147 Natoma retains a high level of integrity. It has not been moved and is still predominantly surrounded on Natoma Street by commercial warehouses and light industrial buildings that were constructed around the same time as this building. Therefore, it retains its integrity of location, setting, and association. The building has undergone few notable alterations and retains many of its Renaissance Revival details, such as the heavy cornice above the entrance, the ornate pediments above the third-story windows, and the embellished, heavy bracket cornice at the top of the building. The building also retains its original signage for the Underwriters Fire Patrol. Therefore, the building retains its integrity of design, materials, workmanship, and feeling.

*Previous Surveys*

According to San Francisco Planning Department records, 660 Howard Street has not been assigned a California Historical Resource Status Code. It received a rating of I in the City's Downtown Master Plan, a rating of 3 in the 1976 Citywide Survey, and a rating of B as part of the 1977 San Francisco Architectural Heritage survey. The building was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Codes 3S and 3CB, indicating it appears to be eligible for individual listing in the NRHP and CRHR as well as a contributor to a CRHR eligible district through a survey evaluation.

**Continuation of B12. References:**

"The Affiliated Colleges." *San Francisco Call*. February 6, 1896, p. 9.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

"Building New Home for the Fire Patrol." *San Francisco Call*. April 14, 1903.

Building File for 147 Natoma Street. City and County of San Francisco Planning Department.

Building Permits for 657 Howard Street. City and County of San Francisco Department of Building and Inspection.

"Café Leases in Flood building." *San Francisco Chronicle*. January 26, 1909, p. 13.

"Fire Insurance Patrol to Stay." *San Francisco Chronicle*. November 23, 1893, p. 10.

"The Fire Patrol." *San Francisco Chronicle*. January 20, 1894, p. 13.

"The Fire Patrol." *San Francisco Chronicle*. May 22, 1895, p. 8.

"Fire Patrol in Danger." *San Francisco Call*. November 21, 1893.

"The Insurance War." *San Francisco Chronicle*. April 20, 1895, p. 16.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010  Continuation

Update

**Continuation of B12. References:**

"More Fire Patrol Service." *San Francisco Chronicle*. September 22, 1897, p. 12.

Mullgardt, L. C. "Death of Clinton Day, F.A.I.A." *Architect & Engineer* 44, no. 1 (January 1916): 87.

"Opens Quarters of Fire Patrol." *San Francisco Call*. Septmber 26, 1903, p. 14.

San Francisco City Directories.

San Francisco Fire Department Museum. "Underwriters Fire Patrol Companies." <http://guardiansofthecity.org> (accessed November 23, 2009).

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

"Seek Downtown Stores." *San Francisco Call*. July 11, p. 8.

"Tea Garden for Shoppers Will be Feature of the Greater City." *San Francisco Call*. September 17, 1906, p. 4.

"To Build Fire House." *San Francisco Call*. December 28, 1907, p 13.

"Underwriters to Have patrol Post Downtown." *San Francisco Call*. January 17, 1908.

"Union Trust Co. to Build New Home." *San Francisco Call*. July 1, 1908, p. 16.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 658 Howard Sreet

P1. Other Identifier: Boston Rubber Co. Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 658 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722012

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

658 Howard Street occupies an irregularly shaped 3,798 s.f. lot on the north side of Howard Street between 3rd and New Montgomery streets. Built in 1907, the three-story-and-penthouse, timber-frame brick commercial building is designed in the Commercial style. The rectangular-plan building, finished in brick laid in American Bond, is capped by a flat roof and a later penthouse. The primary facade, which faces Howard Street to the south, is an enframed window wall. At street level the primary facade consists of a non-original but highly intact Moderne aluminum and glass block storefront with mounted letters spelling out the words: "L Meyers & Co." The second and third floors features voids filled with four double-hung wood sash windows. The facade, which has had its original cornice and parapet removed, terminates abruptly with a pipe railing. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward north, 9.27.07, 100\_4607.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1907, Assessor's Office

\*P7. Owner and Address:

Texwest Company

658 Howard St.

San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # :658 Howard Street

B1. Historic Name: Boston Rubber Co.

B2. Common Name:

B3. Original Use: warehouse and store

B4. Present Use: commercial

\*B5. Architectural Style: Commercial

\*B6. Construction History: Constructed in 1907. Storefront altered. Fourth story at front of building, parapet, and cornice removed ca. 1984. Windows replaced.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features: None.

B9a. Architect: Clifford B. Rushmer

b. Builder: unknown

\*B10. Significance: Theme: Real Estate Development

Area: South of Market district, San Francisco, CA

Period of Significance: N/A

Property Type: commercial warehouse

Applicable Criteria: N/A

**Summary of Findings**

658 Howard Street, also known as the Boston Rubber Co. Building, does not appear to be eligible for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) either individually or as a contributor to a historic district. While it was constructed in 1907, immediately after the previous year's earthquake and fires, and it stands as an example of the small-scale, light industry warehouses that came to dominate the once working-class residential district located south of Market Street, the building lacks sufficient integrity to convey such meaning.

See Continuation Sheet.

B11. Additional Resource Attributes:

\*B12. References:

See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: March 16, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation  Update

**Continuation of B10. Significance:**

**HISTORIC CONTEXT**

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. The building at 658 Howard Street dates to this initial period of rebuilding. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907).

On May 4, 1907, Cyrus S. Wright, a funeral director by profession, filed a building permit for the construction of a \$30,179, a four-story wholesale warehouse building to be constructed on his property at 658 Howard Street. The "roomy" building was designed for the Boston Rubber Company and occupied by August 1, 1907. A mostly functional brick building, 658 Howard Street featured four bays of double-hung, wood-sash windows with the two exterior bays featuring a three-over-three configuration and the two central bays featuring a one-over-one configuration. Two sidewalk entrances provided access to the building, with one presumably leading to the upper stories and the second leading to a ground-floor store. Transoms surmounted the entrances and spanned the storefront windows. A pier and spandrel cornice added architectural interest to the building.

Clifford B. Rushmer was the architect. Born in 1876 in Connecticut to Thomas Rushmer, a carpenter, and his wife Phoebe, Clifford Rushmer grew up in San Francisco and Calaveras County. Little is known about him, except that he worked for the San Francisco Board of Public Works during the years immediately before the earthquake and fires. By 1917, he was living in Oakland and was working as an engineer for the Southern Pacific Railroad. Clifford Barnes Rushmer died in Sacramento in 1968.

**EVALUATION**

The Boston Rubber Co. Building at 658 Howard Street appears to be eligible for the NRHP/CRHR under Criterion A/1 and as a contributor to the New Montgomery-2<sup>nd</sup> Street conservation district. It was constructed in the immediate aftermath of the earthquake and fires of 1906 and contributed to the transformation of SOMA from a dense, working-class residential neighborhood to a predominantly light industry and warehouse district filled with single- to five-story loft type buildings.

No persons of significance are known to be associated with the Boston Rubber Co. Building. Therefore, it does not appear to be eligible for the NRHP/CRHR under Criterion B/2. The Boston Rubber Co.

Clifford Barnes Rushmer designed the Boston Rubber Co. Building at 658 Howard Street. As little is known about him or any other architectural work that he completed, he does not appear to meet the definition of master architect. However, the Boston Rubber Co. Building appears to be eligible for the NRHP/CRHR under Criterion C/3 as a contributor to the New Montgomery-2<sup>nd</sup> Street conservation district. Built as a four-story warehouse to accommodate a light industry company, the simple masonry warehouse fits the building type and scale that came to dominate SOMA during the immediate aftermath of the earthquake and fires of 1906.

The building is unlikely to yield information that is important to history or prehistory. Therefore, it does not appear to be eligible for the NRHP/CRHR under Criterion D/4.

*Integrity*

Once significance has been established, integrity must be assessed to determine if a resource still conveys its historic significance. The Boston Rubber Co. Building at 658 Howard Street has not been moved and is surrounded by warehouse type buildings of a similar scale on both sides of Howard Street. Therefore, the building retains its integrity of location, setting, and association. Work was undertaken to reinforce the parapet in 1984. This parapet work actually resulted in the removal of the parapet, cornice, and fourth floor of the building on the Howard Street. The windows of the outer two bays are not original and the storefront has been completely modified, including the transformation of one entrance into a window. These alterations significantly and adversely

\*Recorded by: Carey & Co., Inc.

\*Date: March 16, 2010

Continuation  Update

impact the building's integrity of design, workmanship, materials, and feeling to the extent that it no longer conveys its historic significance.

Thus, the building does not appear retain sufficient integrity to be eligible for the NRHP/CRHR.

#### *Previous Surveys*

According to San Francisco Planning Department records, 658 Howard Street has not been assigned a California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan and received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

#### **Bibliography**

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 161 Natoma Street

P1. Other Identifier: Emerson Manufacturing Co.

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: \_\_\_\_\_ Date: \_\_\_\_\_

\*c. Address: 161 NATOMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722011

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

161 Natoma Street occupies a 37'-6" x 80' lot on the south side of Natoma Street between New Montgomery and 3rd streets. Built in 1918, the two-story, brick commercial building is designed in the Commercial style. The rectangular-plan building, finished in concrete scored to resemble ashlar, is capped by a flat roof. The primary facade, which faces Natoma Street to the north, is three bays wide. At street level the primary facade consists of a pair of glazed wood doors surmounted by a transom in the center bay and multi-lite wood storefronts in the corner bays. The second floor features three window openings featuring tripartite wood casement windows. The facade terminates with a simple cast concrete cornice and a stepped parapet. The east elevation facing Hunt Street has a painted sign that reads: "flag makers." The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward south, 9.27.07, 100\_4747.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1918, Assessor's Office

\*P7. Owner and Address:

Myers, Melanie  
 Po Box 148  
 Burlingame, CA 94010

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.02.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 161 Natoma Street

B1. Historic Name: Emerson Flag Company

B2. Common Name:

B3. Original Use: Manufacturing and retail

B4. Present Use: commercial

\*B5. Architectural Style: Classic Revival

\*B6. Construction History: Constructed in 1918. Reroofed and seismic upgrades, 2000-2001.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features: None.

B9a. Architect: William H. Toepke

b. Builder: unknown

\*B10. Significance: Theme: Commercial developments

Area: South of Market district, San Francisco, CA

Period of Significance: 1918-1938

Property Type: commercial

Applicable Criteria: B, C

**Summary of Findings**

161 Natoma Street, or the Emerson Flag Company Building, appears to be individually eligible for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criterion B/2, for its association with the Emerson Flag Company, the oldest flag company in San Francisco and the second oldest flag company in the nation. It also appears to be eligible under Criterion C/3 as a well designed light industrial building that expresses the company's success at the time of its construction. Its period of significance dates from 1918, the year of the building's construction, through 1938, the last year the Emerson Flag Company is known to have occupied the building. The building also appears to be eligible both individually and as a contributor to a historic district.

(See Continuation Sheet)

B11. Additional Resource Attributes:

\*B12. References:

See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: March 11, 2010



\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010  Continuation

Update

**Continuation of B10. Significance:**

**Historic Context**

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic]" (*Chronicle*, June 26, 1907).

According to Kelley & VerPlanck's 2008 context statement for the Transbay Survey area, redevelopment of SOMA was uneven. The initial flurry of construction slowed down in 1913, then picked up again around the First World War. Following the recession of 1919, construction picked up again and remained generally steady throughout the 1920s. The Great Depression of the 1930s, followed by World War II virtually stopped construction in SOMA. These later periods of construction were marked by larger, more architecturally significant buildings. Concrete construction for warehouses gained favor over brick because of concrete's durability, its ability to withstand earthquakes and fires, and its ability to provide for large open spaces. Constructed in 1918, the brick building at 161 Natoma Street fit into the middle period of SOMA's redevelopment. Indeed, the *San Francisco Chronicle* cited the Emerson Flag Company building as one of the signs that construction was reviving in the city during World War I.



Photo by Carey & Co., Inc., November 17, 2009.

The Emerson Flag Company engaged William H. Toepke to design a building for their young company. Founded in San Francisco in 1914, Emerson Flag Company still exists today and is the oldest flag company in the city, the second oldest in the nation. Initially, the company leased space in the Rapp Building on 2<sup>nd</sup> Street. The onset of World War I undoubtedly increased demand for flags of various sorts, which would have been a boon to Emerson Flag Company. Consequently, the company was able to buy property and construct a building of its own, the two-story brick building with a concrete façade Renaissance Revival details on

\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010  Continuation

Update

### Continuation of B10. Significance:

Natoma Street. The Emerson Flag Company used this building as office space as well as for manufacturing and retail distribution for its flags.

William Toepke was a prominent regional architect. Born in San Francisco in 1870, Toepke received his architectural training through apprenticeships, starting in the offices of William Mooser in 1886. Mooser was the patriarch of an architectural family that maintained a practice in San Francisco for over one hundred years. Charles I. Havens hired Toepke in 1890, and seven years later Toepke became Havens's partner, with Toepke apparently serving as primary designer. Havens & Toepke designed several mixed-use, commercial, and residential buildings and ventured into public architecture during the 1890s. They submitted designs for Mission High School, plans for the City and County Hospital of San Francisco, and plans for the new City Hall following the 1906 disaster. While Havens & Toepke did not win any of these commissions, they did design a courthouse for Contra Costa County and the municipal headquarters for the San Mateo Fire Station. By the turn of the century, Havens & Toepke had a presence in the working-class areas of San Francisco. They designed a five-story granite, buff brick, and terra cotta manufactory and warehouse at 2<sup>nd</sup> and Stevenson, and they designed eleven houses for workers at Risdon Iron Works on Pennsylvania Avenue.

Havens & Toepke dissolved their partnership in 1915, but continued to practice independently. Profiles of Toepke attribute several high profile commissions to him, including San Mateo Union High School, San Mateo High School gymnasium, San Mateo City Hall, the Maskey Building on Kearny Street in San Francisco, and the Flat Iron Building at Market and Sansome Streets in San Francisco. He was a member of the San Francisco Chapter of Architects and an associate member of the AIA. Toepke died in San Mateo in 1949.

### Evaluation

The Emerson Flag Company building at 161 Natoma Street does not appear to be eligible for the NHRP/CRHR under Criterion A/1, for broad patterns in local, state, or national history. Constructed in 1918, the building fits into the broad period of SOMA's reconstruction following the earthquake and fires of 1906. The *San Francisco Chronicle* also cited the Emerson Flag Company Building in a construction revival that occurred during World War I. This period of reconstruction, however, was of marginal importance compared to the initial flurry of building activity that took place between 1906 and 1913, or of the later construction period of the 1920s, which saw the neighborhood built out completely. Moreover, by the time 161 Natoma Street was constructed, the transformation of SOMA from a dense, working-class residential neighborhood into a commercial warehouse and light industrial district was well underway.

No persons of significance are known to be associated with the Emerson Flag Company Building, but the company itself is one of distinction in San Francisco and the nation, being the oldest flag company in the city and second oldest in the county. This building appears to be linked to the company's early success, which was undoubtedly spurred by the onset of World War I. The significance of the Emerson Flag Company and the significance of this building to that company's history appear to render the building eligible for the NRHP/CRHR under Criterion B/2.

The building also appears to be eligible under C/3 for its architectural merit. Details like the dentil course and white polished stone façade make it stand out among the many two-story light industrial buildings in the SOMA area. Although designed by master architect William H. Toepke, the building does not appear to be a notable example of his work and is not likely eligible in association with him.

The Emerson Flag Company building retains excellent integrity in all categories. The building has not been moved, and although the buildings along the Hunt Street section of the alley were demolished to make way for the San Francisco Museum of Modern Art, most of the buildings on Natoma Street and Howard Street to the south date to the building's construction. Thus the building retains its integrity of location, setting, feeling, and association. The building has been seismically upgraded and reroofed; otherwise appears to have undergone few alterations, retaining its original fenestration and the Emerson Flag Co. signage on the Hunt Street elevation. Thus 161 Natoma Street appears to retain its integrity of design, materials, and workmanship.

\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010  Continuation

Update

**Continuation of B10. Significance:**

*Previous Surveys*

According to San Francisco Planning Department records, 161 Natoma Street has not been assigned a California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan and a rating of B in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

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\*Recorded by: Carey & Co., Inc.

\*Date: March 11, 2010  Continuation

Update

**Continuation of B12. References:**

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"Partnership Dissolved." *Architect & Engineer* 43 (November 1915): 108.

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"To Call Bond Elections." *San Francisco Chronicle*. October 17, 1899, p. 9.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 137 New Montgomery Street

P1. Other Identifier: Greenwood Block

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 137 NEW MONTGOMERY ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722007

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

137 New Montgomery Street occupies an irregularly shaped 12,593 s.f. lot on the east side of New Montgomery Street. The property is also bounded by Minna Street to the north and Natoma Street to the south. Built in 1907, the four-story (with a later two-story vertical addition) is a heavy timber-frame, brick commercial building designed in the American Commercial style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces New Montgomery Street to the west, is nine bays wide. Two secondary elevations, both four bays wide, face Minna Street to the north and Natoma Street to the south. At street level the primary facade consists of non-historic aluminum and sheet glass storefronts demarcated by simple square piers. An intermediate cornice divides the first and second floors. The upper five floors feature a grid of recessed window openings each occupied by groups of three double-hung wood windows with recessed spandrel panels below each window and simple pilasters dividing each bay. The fourth floor windows (formerly the top story) have segmentally arched headers and keystones. A simple modillioned cornice marks where the building originally ended. Above this is a two-story vertical addition built after 1915 that is detailed very closely to the original building. The addition does not have a cornice; rather the corner bays terminate with small stepped parapets. The Minna and Natoma street elevations are detailed similarly, although the easternmost bay on each elevation features a simpler arrangement of three double-hung windows. The first floor of each of the secondary bays is also rusticated. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward southeast, 9.25.07, 100\_4327.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907, Assessor's Office

\*P7. Owner and Address:

149 New Montgomery LLC  
 1101 Fifth Avenue Suite 300  
 San Rafael, CA 94901

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.05.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 116 Natoma Street

P1. Other Identifier: N. Clark And Sons

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 116 NATOMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722006

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

116 Natoma Street occupies a 40' x 161' lot on the north side of Natoma Street between 2nd and New Montgomery streets. Built in 1910, the three-story, steel-frame commercial building is designed in the Commercial style. The rectangular-plan building, finished in terra cotta, is capped by a flat roof. The building has two primary facades, one facing Natoma Street to the south and the other facing Minna Street to the north. Both facades are enframed window walls. At street level both facades historically featured a central entry flanked on either side by windows divided by classically detailed piers. The Natoma Street facade is partially intact, although the central entrance appears to have undergone modifications. The Minna Street facade features three non-historic aluminum storefronts. Both facades feature signage above the entrance that read: "N. Clark & Sons." The second and third floors feature bands of wood casement windows with transoms above. The facade terminates with an elaborate terra cotta frieze composed of wreaths and a modillioned cornice featuring dentil moldings. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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



P5b. Photo: (view and date)

View toward north, 9.25.07, 100\_4329.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1910, Assessor's Office

\*P7. Owner and Address:

Wuteh Of China Inc  
 505 Sansome St #475  
 San Francisco, CA 94111

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.05.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 116 Natoma Street

\*Recorded by: Christopher

\*Date 11.05.07

Continuation  Update



Natoma Street Façade, 100\_4332, 9.25.07

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 156 2nd Street

P1. Other Identifier: Byron Jackson Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 156 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722005

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

156 2nd Street occupies a 46' x 100' lot on the northwest corner of 2nd and Natoma streets. Built in 1908, the six-story, heavy timber-frame brick commercial building is designed in the American Commercial style. The rectangular-plan building, finished in face brick, is capped by a flat roof. The primary facade, which faces 2nd Street to the east, is three bays wide. A similarly detailed secondary elevation, seven bays wide, faces Howard Street to the south. At street level both facades consist of non-historic anodized aluminum and sheet glass storefronts, with an entrance in the northernmost bay. The upper five floors feature a grid of window openings each occupied by pairs of double-hung wood windows. Corbelled intermediate cornices separate the first and second and second and third floors from the rest of the upper stories. A fire escape occupies the second bay in from 2nd Street on the Natoma Street facade. The facade terminates with a simple frieze emblazoned with medallions and a plain cornice featuring dentil moldings. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward northwest, 9.25.07, 100\_4349.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1908, Assessor's Office

\*P7. Owner and Address:

Patelco Credit Union  
 % Accounts Payable  
 156 2nd St  
 San Francisco CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.05.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 144 2nd Street

P1. Other Identifier: Bothin Real Estate Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 144 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722004

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

144 2nd Street occupies an irregularly shaped lot on the west side of 2nd Street between Minna and Natoma streets. Built in 1908, the four-story timber-frame masonry commercial building is designed in the Commercial style. The rectangular-plan building, finished in cement stucco, is capped by a flat roof and a non-historic penthouse addition. The primary facade, which faces 2nd Street to the east, is three bays wide. At street level the primary facade consists of three non-historic anodized aluminum storefronts. The upper floors contain a grid of large window openings infilled with non-historic tripartite aluminum windows. The facade terminates with a simple cast cement cornice supported by Doric capitals. A 1980s-era "atrium" glass penthouse addition sits atop the roof. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward west, 9.25.07, 100\_4342.JPG

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both

1908, Assessor's Office

\*P7. Owner and Address:

Patelco Credit Union  
 % Accounts Payable  
 156 2nd St.  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.05.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 132 2nd Street

P1. Other Identifier: Morton Cook Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 132 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722003

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

132 2nd Street occupies an irregularly shaped lot on the southwest corner of 2nd and Minna streets. Built in 1907, the six-story, cast-iron frame brick commercial building is designed in the American Commercial style. The L-plan building, finished in face brick laid in common bond, is capped by a flat roof. The primary facade, which faces 2nd Street to the east, is three bays wide. A similarly detailed secondary elevation, seven bays wide, faces Minna Street to the north. At street level both facades consist of non-historic but compatible anodized aluminum and sheet glass storefronts. The upper five floors feature a grid of paired window openings each containing double-hung wood windows. The door and window surrounds, jack arches, and quoins are made of a contrasting yellow brick. A corbelled diaper pattern molding separates the first and second floors and an intermediate cornice divides the fifth and sixth floors. The sixth floor features large semi-circular arched headers. The facade terminates with a boldly projecting bracketed sheet metal cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward northwest, 9.25.07, 100\_4335.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1907, Assessor's Office

\*P7. Owner and Address:

140 Partners LP

140 2nd St. 2nd Flr.

San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

11.05.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 132 2nd Street

\*Recorded by: Christopher

\*Date 11.05.07

Continuation

Update



2<sup>nd</sup> Street Façade, 100\_4336, 9.25.07

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 120 2nd Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 120 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722002

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

182 2nd Street occupies a 60' x 77'-6" lot on the northwest corner of 2nd and Minna streets. Built in 1907, the heavily altered four-story, iron-frame brick commercial building is designed in the American Commercial style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces 2nd Street to the east, is four bays wide. A similarly detailed secondary elevation, five bays wide, faces Minna Street to the south. At street level the 2nd Street facade consists of non-historic aluminum storefronts (one of which has been infilled). The upper three floors feature a grid of large window openings each occupied by pairs of double-hung wood windows. The windows on the fourth floor feature segmentally arched headers. The Minna Street facade is similarly detailed and features a fire escape in the third bay in from 2nd Street. The facade, which has been entirely stripped of ornament, terminates with a simple parapet molding. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward northwest, 9.25.07, 100\_4318.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907, Assessor's Office

\*P7. Owner and Address:

120 Second Street Corp  
 120 2nd St.  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.05.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 601 Mission Street

P1. Other Identifier: Stevenson Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 601 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722001

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

601 Mission Street occupies a 76.83' x 100' lot on the southwest corner of 2nd and Mission streets. Built in 1907, the six-story, cast iron-frame brick commercial building is designed in the American Commercial style with Renaissance Baroque detailing. The rectangular-plan building, finished in face brick, is capped by a flat roof. The primary facade, which faces Mission Street to the north, is four bays wide. A similarly detailed secondary elevation, five bays wide, faces 2nd Street to the east. At street level both facades consist of intact wood and glass storefronts with transoms above. The primary entrance is located in the westernmost bay on Mission Street, which features a sheet metal hood. The upper five floors feature a grid of paired window openings each occupied by double-hung wood windows. The only exception is the second floor which features segmental arched openings with jack-arched headers. Corbelled intermediate cornices separate the second and third floors. The facade terminates with a simple dentil molding and a sheet metal cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward south, 9.25.07, 100\_4311.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907, Assessor's Office

\*P7. Owner and Address:

Terradev Second Street  
 P.O. Box 530  
 Alameda CA 94501

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.05.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page  2  of  2

\*Resource Name or # (Assigned by recorder)  601 Mission Street

\*Recorded by:  Christopher

\*Date  11.05.07

Continuation  Update



2<sup>nd</sup> Street Façade, 100\_4312, 9.25.07

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 555 Mission Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 555 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721120

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

555 Mission is located on the south side of Mission Street between 2nd Street and Shaw Alley. Occupying the site of four recently demolished buildings (lots 78-81), the property is now occupied by a large steel-frame skyscraper under construction.

\*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple Family Property

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



P5b. Photo: (view and date)

View toward southwest, 100\_4777.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

0

\*P7. Owner and Address:

Tst Mission Street LLC  
 Tishman Speyer Properties L  
 11 West 42nd St. 2nd Fl.  
 New York, Ny 10036

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.05.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 500 Howard Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 5000 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721119

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

500 Howard Street occupies a 200' x 160' lot on the northwest corner of 1st and Howard streets. Built in 2003, the 10-story, steel-frame office is designed in the Postmodern style. Clad in glass, aluminum and porcelain-clad panels the building is part of a three-building (eventually four) project centered on the intersection of 1st and Howard streets. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Office Building

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



P5b. Photo: (view and date)

View toward northwest, 9.19.07, 100\_3735.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 2003, Assessor's Office

\*P7. Owner and Address:

Utah State Retirement Investments  
 % Cottonwood Management Ser  
 2855 East Cottonwood Parkway  
 Salt Lake City, UT 84121

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.05.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 85 Natoma Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 85 NATOMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721109

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

85 Natoma Street occupies an irregularly shaped lot on the south side of Natoma Street, between 1st and 2nd streets. Built in 2001, the three-story, steel-frame, aluminum-clad condominium is designed in the Live Work Loft style. Clad in aluminum, the building is composed of two separate pavilions with an open court. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple Family Property

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



P5b. Photo: (view and date)

View toward southeast, 9.21.07, 100\_3993.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 2001, Assessor's Office

\*P7. Owner and Address:

Mcnerney, Patrick M.  
 54 Mint St 5th Floor  
 San Francisco CA 94103

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.05.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 83 Natoma Street

P1. Other Identifier: Beck Electric Supply

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 83 NATOMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721108

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

83 Natoma Street occupies a 3,003 s.f. lot on the south side of Natoma Street between 1st and 2nd streets. Built in 1924, the one-story, brick industrial building is designed in the Commercial style. The rectangular-plan building, finished in brick laid in American Bond, is capped by a trussed gable roof. The primary facade, which faces Natoma Street to the north, is three bays wide. At street level the primary facade consists of a multi-lite steel industrial window in the left bay, a pedestrian entrance in the center bay, and a non-historic vehicular entrance, infilled with a modern aluminum storefront, in the right bay. All three bays feature transoms. The facade terminates with a stepped parapet. This property also includes 81 Natoma next door. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

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



P5b. Photo: (view and date)

View toward south, 9.21.07, 100\_3987JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1924, Assessor's Office

\*P7. Owner and Address:

Beck William U. Revoc Trust  
 % William U. Beck  
 7 Corte Palos Verdes  
 Tiburon, CA 94920

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.06.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # :83 Natoma Street

B1. Historic Name: none

B2. Common Name:

B3. Original Use: industrial

B4. Present Use: restaurant

\*B5. **Architectural Style:** American Commercial

\*B6. **Construction History:** Constructed before 1913.

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:** 81 Natoma Street

B9a. Architect: unknown

b. Builder: unknown

\*B10. **Significance: Theme:** post-earthquake redevelopment, architecture **Area:** South of Market district, San Francisco, CA

**Period of Significance:** c.1906-1913

**Property Type:** building

**Applicable Criteria:** 1, 3

**Summary Evaluation**

83 Natoma Street does not appear to be eligible for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) either individually or as a contributor to a historic district.

**Historic Context**

The construction date of the one-story brick light industrial building at 83 Natoma Street (Block 2721, Lot 108) is unknown. San Francisco parcel data currently states that the building addressed as 83 Natoma Street was constructed in 1924. However, other records in San Francisco Planning Department buildings files record a construction date of 1905. The building at 83 Natoma appears on the 1913 Sanborn maps and was used for printing. A search of the city directories from this period did not uncover a printing or paper company at this address (or at 79 Natoma which is the address on the

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc. (revised by Planning)

\***Date of Evaluation:** March 18, 2010 (revised April 3, 2012)



### Continuation of B10. Significance:

Sanborn map). The original permit for this building was not found and the original architect, builder, and owner were not identified. It is possible that the building at 81 Natoma Street, which is now included in this lot, although it appears to be an addition to 77 Natoma, was constructed in 1924. The buildings currently addressed as 77 and 81 Natoma Street are not shown on the 1913 Sanborn and 77 Natoma Street was constructed in 1914.

While no evidence was found of a pre-1906 construction date, it is possible that this building withstood the 1906 earthquake and fire or, more likely, was built during the first wave of construction in the area. Based on the 1913 Sanborn maps, the side streets, such as Natoma, in this area were dominated by one- to three-story industrial and light industrial buildings. 83 Natoma Street and the buildings around it replaced the densely packed alleyway residential buildings destroyed in the fires after the earthquake.

Based on city directory research the Standard Paper Company occupied 83 Natoma Street by the mid-1920s. By 1950 the buildings were used for light manufacturing (81 Natoma) and as a store (83 Natoma). In 1952 the Dalh-Beck Electrical Company occupied both buildings when the company moved its operation to 580 Howard Street. The company became Beck Electric in 1972 and the company remained in the building until 1990, when they moved to Richmond. Both buildings currently house a restaurant, Zebulon.

### Evaluation

83 Natoma Street does not appear to be individually eligible for the NRHP/CRHR under Criterion A/1, for its association with events or broad trends in history. Unless further evidence surfaces to confirm a pre-1906 construction date, which might change the building's significance, this building was likely built after the 1906 disaster during the first wave of construction and was one of many one-story industrial and light industrial buildings erected on the side streets of the South of Market neighborhood.

The building also does not appear to be eligible for the NRHP/CRHR under Criterion B/2, as it is not known to be associated with persons of historical significance. This one-story brick building is an ordinary industrial building and although there are few examples of one-story brick buildings left in San Francisco, 83 Natoma does not appear to be distinguished example of a building type or method of construction, cannot be called the work of a master architect, and does not achieve artistic qualities. Thus, 83 Natoma Street does not appear to be individually eligible under Criterion C/3.

83 Natoma Street does not appear to be eligible for the NRHP/CRHR under any criterion as a contributor to the eligible New Montgomery, Mission and Second Historic District. While the construction date for the subject property is consistent with an identified historic context, the property does not appear to have made a significant contribution to the reconstruction of the area and is not significant under Criterion A/1. Additionally, the subject property does not appear to be eligible under Criterion C/3 as it does not bear a strong association with the district, which is almost exclusively made up of medium- to large-scale commercial structures built just after the 1906 earthquake and fire and up until the 1930s, and is not part of a group of buildings that are significant examples of an architectural style or building typology.

### *Integrity*

83 Natoma Street appears to retain a good level of integrity. The building retains its original cladding and shaped parapet as well as some windows. The vehicular door entrance was removed and reconfigured to accommodate the restaurant entrance, which does somewhat compromise the design, feeling and association of the building. The building has not been moved and is still partially surrounded by modest-scale commercial warehouse and light industrial architecture. Thus, it retains its integrity of location and setting.

### *Previous Surveys*

According to San Francisco Planning Department records, 83 Natoma Street received a C rating in 1977-1978 San Francisco

**Continuation of B10. Significance:**

Architectural Heritage Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 83 Natoma Street. City and County of San Francisco Department of Building and Inspection.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Co. "San Francisco," (1913 & 1950), sheet 130.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 580 Howard

P1. Other Identifier: Dahl-Beck Electrical Company

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 580 -586 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721092

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

580 Howard Street occupies a large irregularly shaped lot on the north side of Howard Street, between 1st and 2nd streets. Built in 1906 and converted into a condominium in 2000, the four-story, cast iron-frame, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in buff-colored brick laid in American Bond, is capped by a flat roof. The primary facade, which faces Howard Street to the south, is three bays wide. At street level the primary facade consists of three historic wood and glass storefronts with transoms above. Sheet metal brackets divide the storefronts. There is a historic neon sign above the westernmost storefront. A sheet metal stringcourse divides the first and second floors. The upper three floors feature a grid of paired window openings infilled with pairs of double-hung wood windows. A metal fire escape occupies a section of wall between the second and third bays. The facade terminates with a simple sheet modillioned metal cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward north, 9.21.07, 100\_4009.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

2000, Assessor's Office; 1906, Building permit

\*P7. Owner and Address:

Howard Historic Properties  
 % Patrick McInerney  
 54 Mint St. 5<sup>th</sup> Fl.  
 San Francisco, CA 94103

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.06.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # :580 Howard Street

B1. Historic Name: Kinney Building

B2. Common Name: Dahl-Beck Electric Building

B3. Original Use: warehouse

B4. Present Use: live-work lofts

\*B5. Architectural Style: Commercial Style

\*B6. Construction History: Constructed in 1906. Renovated in 1996 following Secretary of the Interior's Standards to accommodate live-work lofts.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features: none

B9a. Architect: A. W. Smith

b. Builder: unknown

\*B10. Significance: Theme: urban development, reconstruction

Area: South of Market district, San Francisco, CA

Period of Significance: 1906-1913

Property Type: Building

Applicable Criteria: A/1, C/3

**Summary of Findings**

The Dahl-Beck Electric Building (originally known as the Kinney Building) at 580 Howard Street appears to be eligible for individual listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criterion A/1 for its role in the rapid reconstruction of the South of Market neighborhood after it was leveled by the 1906 earthquake and fires as well as for its influence in establishing the vicinity of Second and Howard Street as a center of construction services. The building also appears to be eligible under Criterion C/3 as the work of prolific architect A. W. Smith and as a representative example of a Commercial Style masonry loft building with limited Renaissance-Baroque detailing in the South of Market neighborhood. It retains a high level of integrity, and its period of significance spans from 1906 to 1913, its date of construction to the conclusion of the first wave of post-earthquake development in the area. 580 Howard Street is also a contributing building to the National Register Second and Howard Street District.

B11. Additional Resource Attributes:

\*B12. References:

See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: March 18, 2010



### Continuation of B10. Significance:

#### Historic Context

The permit issued on July 5, 1906, to R. W. Kinney for his plumbing supply warehouse at 580 Howard Street (Block 3721, Lot 092) was the first permit issued after the 1906 Earthquake and Fire. Due to eleven fires that started in the area and the neighborhood's high concentration of wood-frame buildings, very few structures survived the disaster. Unlike other areas of the San Francisco that were rebuilt immediately after the disaster, such as North Beach and the financial district, South of Market developed unevenly. Some sections, like this area on Howard between First and Second Streets, was rebuilt immediately, while other portions were not developed for up to a decade. The immediate construction of the Kinney Building, quickly followed by similar buildings housing construction services, transformed this area from a primarily residential neighborhood, as shown on the 1899 Sanborn Map (Vol. 2, Sheet 129), to a commercial and light industrial area. This transformation was part of the changing character of the South of Market neighborhood as commercial buildings and warehouses replaced the burnt out remains of apartments and houses.

The building's original owner Ralph W. Kinney was born in 1866 in Wisconsin. Based on the 1900 U. S. Federal Census, Kinney, along with his wife Jenny and several servants, lived in Berkeley. Kinney lists his occupation as a merchant. The 1904 City Directory lists the Barker & Kinney Plumbing Supply firm on Second Street. By 1906, Kinney was the president of the R. W. Kinney Company and the plumbing supply company continued to operate at 580 Howard Street into the mid-1920s, when the company moved down the street. Another occupant of the building during the early twentieth century was the Western Press printing company. The building continued to be used for office and warehouse space until the early 1950s. The Dahl-Beck Electrical Company, an electrical repair company focusing on marine motors and generators, moved into the building in 1952 and continued to occupy it for almost 40 years. In 1998 the Martin Building Company turned the building into 14 live-work lofts and a penthouse suite.

Bay Area architect Alfred William Smith designed the commercial loft building in 1906. Born in 1864 in Louisiana, Smith grew up in Oakland. Smith started working as a contractor in the 1880s and was listed as an architect by the early 1890s, but was never formally educated as an architect. Smith designed more than 400 buildings during his forty-year career. Working primarily in the East Bay, he focused on houses and small to medium-sized commercial and industrial buildings, as well churches and institutional buildings (Alameda Architectural Preservation Society 2006). Smith's most notable work appears to be his bungalow designs, which were featured several times in *Architect & Engineer*. Other notable work was the Polytechnic Business College in Oakland, the Ebell Club, Gibson Engineering School, and sorority and fraternity houses in Berkeley (*Architect & Engineer* 1933: 53). He died in 1933.

#### Significance and Evaluation

The building at 580 Howard Street appears to be eligible for the National Register of Historic Places (NRHP)/California Register of Historical Resources (CRHR) under Criterion A/1 for its role in the rapid reconstruction of the area centered on Second and Howard Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires. Constructed in 1906, the Kinney Building was among the first to be erected on Howard Street and defined the character of the surrounding area. Historian Anne Bloomfield states that the construction of the Kinney building as a plumbing supply company "may have triggered the whole District's specialization in construction services" (Bloomfield 1998:7). The materials provided by Kinney and the other construction supply companies that quickly opened in the area would have provided much needed supplies for the city's initial reconstruction period. The success of these businesses in turn transformed Howard Street and the surrounding streets to the west and south into a light industrial and commercial area, a trend away from the nineteenth-century residential neighborhood pattern, and a trend that continued for most of the twentieth century.

The building does not appear to be significant under Criterion B/2. The original owner R. W. Kinney was a successful

**Continuation of B10. Significance:**

wholesale merchant but he does not appear to be a significant figure in the local, state, or national history. No other significant person appears to be associated with the building.

The building appears to be eligible under Criterion C/3 as a representative example of a Commercial Style masonry building with limited Renaissance-Baroque detailing in the South of Market neighborhood. The building's masonry construction; grid of original paired wood-sash, double-hung, windows; and prominent sheet metal cornice with modillion blocks make this an excellent example of a Commercial Style building in the neighborhood. The building is also significant for its association with architect A. W. Smith.

The building appears to retain a high level of integrity, including its integrity of location, design, materials, workmanship, association, and feeling. The building was renovated in 1998 following the Secretary of the Interior's Standards. Alterations to the façade consist of modifications to the ground floor windows and entrances to allow for separate entrances for two live-work units. The main entrance was modified too. The ground floor pilasters appear to be original, and the building's façade retains major character-defining features, including the fenestration, brick construction, metal fire escape, transom band, and the cornice. While modifications have occurred to the surrounding neighborhood over the last hundred years, many small-scale commercial and light industrial buildings for the early twentieth century still stand in its immediate environment, so it still retains a good level of integrity of setting.

*Previous Evaluations*

580 Howard Street is a contributing building to the National Register Second and Howard Street District. According to San Francisco Planning Department records, 580 Howard Street has been assigned California Historical Resource Status Code 1D. In the 2008 Transit Center District Survey, Kelley & VerPlanck also assigned the building California Historical Resource Status Codes 3CD indicating that the building it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

\_\_\_\_\_. "A. W. Smith...Architect Extraordinaire." *Alameda Architectural Preservation Society*, January 2006:1.

\_\_\_\_\_. "A. W. Smith." *Architect and Engineer* (February 1933): 53.

\_\_\_\_\_. "The Bloomfield Legacy: Getting it on the National Register." *Heritage News* 29, no. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building Files, 580 Howard Street. San Francisco Planning Department.

Building permit records, 580-588 Howard Street. San Francisco Department of Building Inspection.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Maps, "San Francisco, California," 1913, Vol. 2, sheet 129.

U.S. Federal Census, 1900-1910. <http://www.ancestry.com> (accessed January 13, 2010).

San Francisco Landmarks Preservation Advisory Board. "A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940." San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

Smith, A. W., vertical file. San Francisco Architectural Heritage.

Smith, A. W. "The Real California Bungalow." *Architect & Engineer* 6, no. 1 (August 1906): 31-33.

\_\_\_\_\_. "An Attractive Oakland Bungalow." *Architect & Engineer* 14, no. 1 (August 1908): 45-47.

Shurell, Robert. "580 Howard Street—100 Years Young." *SF Apartment Magazine*, April 2006: 16-17.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 101 Second Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 101 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721089

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

101 2nd Street occupies a 27,560 s.f. lot on the southeast corner of 2nd and Mission streets. Designed by Skidmore, Owings, & Merrill and built in 1999-2000, the 26-story, steel-frame office building is designed in the Modern style. Clad in pre-cast concrete panels and green-colored glass, the building steps back from Second Street in three successive volumes, beginning with a large four-story pavilion on 2nd Street, to a mid-rise tower, to the full 26-story high tower behind. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

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



P5b. Photo: (view and date)

View toward southeast, 9.21.07, 100\_3938.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

2000, Assessor's Office

\*P7. Owner and Address:

Hines 101 Second St. Lp  
 101 California St #1000  
 San Francisco, CA 94111

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.060.7

\*P10. Survey Type:

Intensive: Transit Center District EIR

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

<b>State of California — The Resources Agency</b>		Primary # _____	
DEPARTMENT OF PARKS AND RECREATION		HRI # _____	
<b>PRIMARY RECORD</b>		Trinomial _____	
		NRHP Status Code _____	
<b>Other</b>			
Listings _____			
Review Code _____		Reviewer _____	
Date _____			
Page 1 of 1	*Resource name(s) or number (assigned by recorder)		100 1st Street
P1. Other Identifier:	100 First Plaza		
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted		
*a. County:	San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.		
*b. USGS 7.5' Quad:	San Francisco North	Date:	1994
*c. Address:	100 1ST ST	City:	San Francisco
		Zip:	94105
d. UTM: Zone: 10		mE/	mN (G.P.S.)
e.	Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #:3721001, 3721002, 3721003, 3721004, 3721005, 3721087		
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)			
<p>100 1st Street occupies a 256' x 160' lot on the southwest corner of 1st and Mission streets. Designed by Heller Manus Architects and built in 1988, the 27-story, steel-frame office building is designed in the Postmodern style. Clad in pre-cast concrete panels and smoke-colored glass, the building steps back in faceted volumes similar to an 1930s-era skyscraper. A one-story garage pavilion to the west of the main tower has a roof-garden. The building appears to be in good condition.</p>			
*P3b. Resource Attributes: (list attributes and codes)		HP7. 3+ Story Commercial Building	
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other			
		P5b. Photo: (view and date)	
		View toward southwest, 9.19.07, 100_3735.JPG	
		*P6. Date Constructed/Age and Sources:	
		<input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
		1988, Assessor's Office	
		*P7. Owner and Address:	
		100 First Plaza Property LLP One Federal St. 26th Fl. %Be Boston, MA 02110	
		*P8. Recorded by	
		Christopher VerPlanck Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
		*P9. Date Recorded:	
11.06.07			
*P10. Survey Type:			
Intensive: Transit Center District EIR			
*P11. Report Citation: (Cite survey report and other sources, or enter "none")		None	
*Attachments: <input checked="" type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)			

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 22 Minna  
 P1. Other Identifier: 100 First Plaza Parking Structure  
 \*P2. Location:  Not for Publication  Unrestricted  
 \*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.  
 \*b. USGS 7.5' Quad: San Francisco North Date: 1994  
 \*c. Address: 22 MINNA ST City: San Francisco Zip: 94105  
 d. UTM: Zone: 10 mE/ mN (G.P.S.)  
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721084

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

22 Minna Street is located on the westernmost section of the 100 First Street property. Designed by Heller Manus Architects and built in 1988, the small above-ground section of the parking structure is one-story in height with a roof-top garden. Clad in pre-cast concrete panels and stucco, the structure is physically part of the 100 First Plaza building next door. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP4. Ancillary Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)  
 View toward south, 9.19.07,  
 100\_3737JPG

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
 1988, Assessor's Office

\*P7. Owner and Address:  
 100 First Plaza Property LLP  
 One Federal St. 26th Flr. %Be  
 Boston, MA 02110

\*P8. Recorded by  
 Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:  
 11.06.07

\*P10. Survey Type:  
 Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 545 Mission Street

P1. Other Identifier: Greenwood Estate Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 545 MISSION ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

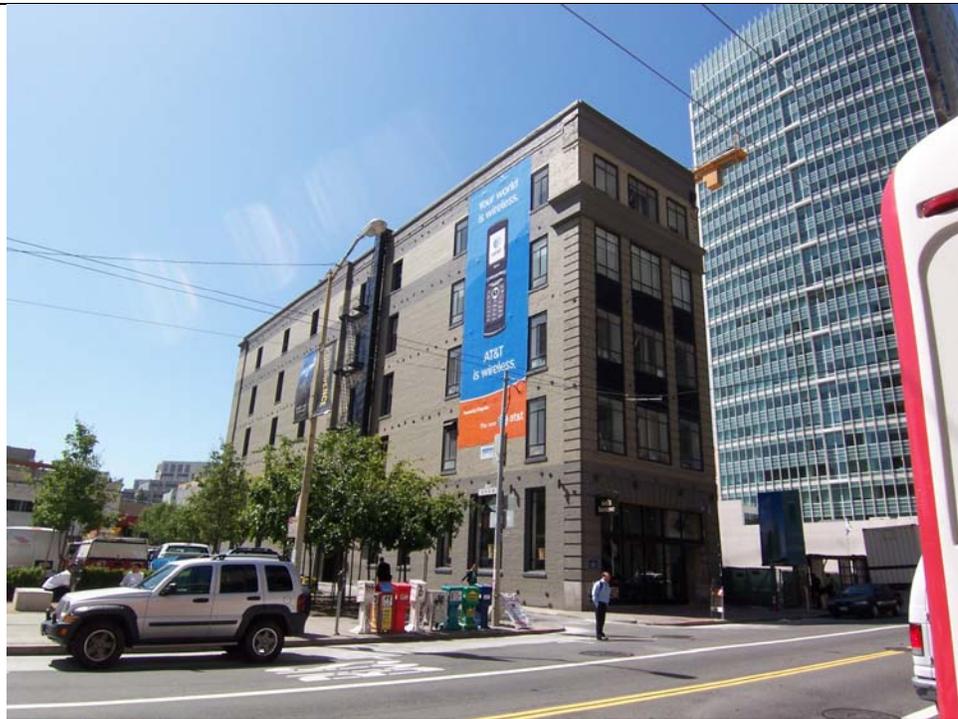
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721082

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

545 Mission Street occupies an irregularly shaped 5,693 s.f. lot on the south side of Mission Street, between Shaw Alley and 2nd Street. Built in 1906, the five-story, cast iron and heavy timber-frame, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in buff-colored brick and aluminum panels, is capped by a flat roof. The primary facade, which faces Mission Street to the south, is an enframed window wall. A secondary facade, seven bays wide, faces Shaw Alley to the east, and a tertiary facade faces Minna Street to the south. At street level the primary facade consists of a non-historic but compatible aluminum storefront. Elements of the historic storefront remain, including the rusticated brick surround and granite bulkheads. The upper three floors feature steel casement windows with aluminum spandrel panels. Rusticated piers divide the windows. A sheet metal intermediate cornice separates the fourth and fifth floors. The facade terminates with a simple parapet molding; the original cornice has been removed. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward south, 9.29.07, 100\_4778.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1906, Assessor's Office

\*P7. Owner and Address:

Mission & Shaw LLC  
 2376 Ironwood Place  
 Alamo, CA 94507

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.06.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3CS

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 545 Mission Street

B1. Historic Name:	Greenwood Estate Building		
B2. Common Name:	545 Mission		
B3. Original Use:	Industrial	B4. Present Use:	Commercial
*B5. Architectural Style:	Renaissance Revival		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
545 Mission Street was designed by architect Henry A. Schulze and built in 1906-07 for the Greenwood Estate. The façade was remodeled in 1950 according to designs drawn up by Hertzka & Knowles.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None

B9a. Architect: Henry A. Schulze b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930 Property Type: Commercial Applicable Criteria: 1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

545 Mission Street was designed by architect Henry A. Schulze and constructed in 1906-07 by the Greenwood Estate to house their Pacific Coast Paper Company. According to building records, 545 Mission was the first major commercial loft building constructed in the South of Market after the 1906 Earthquake. Pacific Coast Paper, which manufactured paper bags, wrapping, and twine, occupied most of the building, remaining there until 1925. In 1943, another paper company, Andre Paper Box Company, occupied 545 Mission Street, remaining there until 1963. From the 1960s on, the building became home to businesses that served the nearby Financial District, including print shops, graphics firms, and typewriter sales and repair. By the late 1980s, the building's tenant mix took on a more professional nature as engineers, architects, and other professional service providers moved in. Henry A. Schulze began his career in San Francisco in 1888, in partnership with George C. Meeker. In 1890, Schulze went to work for himself, operating a successful statewide practice, completing several important projects for San Francisco's Silver Barons and the "Big Four" railroad magnates. Much of Schulze's work was destroyed during the 1906 Earthquake. In 1905, Schulze formed a brief partnership with Arthur Brown Jr.

545 Mission appears eligible for listing in the California Register under Criterion 1 (Events) for its role in the post-1906 reconstruction of San Francisco's South of Market. Built as a paper company facility by an important real estate trust, 545 Mission appears to have been the first notable commercial/industrial building completed after the 1906 Earthquake in the South of Market. Although the façade was remodeled in 1950 by Hertzka & Knowles in a more up-to-date fashion, the building retains a moderate degree of integrity as a good (and increasingly rare) example of a major brick commercial loft structure in the South of Market. The building retains integrity of location, design, materials, and workmanship.

B11. Additional Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

\*B12. References:

San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950  
"Among the Architects." *The Architect & Engineer of California* (June 1906), 73.

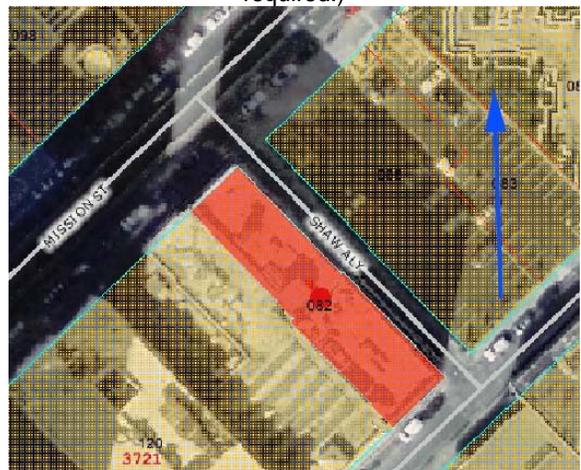
B13. Remarks: Transit Center District Plan EIR, Heritage "C"-rated building

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 03.26.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 121 2nd Street

P1. Other Identifier: Drexler Estate Building, Rapp Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 121 2ND ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721071

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

121 2nd Street occupies a 60' x 74' lot on the northwest corner of 2nd and Minna streets. Built in 1907, the seven-story, reinforced-concrete commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco, cast iron, and cast cement, is capped by a flat roof. The primary facade, which faces 2nd Street to the west, is four bays wide. A similarly detailed secondary elevation, five bays wide, faces Minna Street to the south. At street level both facades consist of intact cast iron and glass storefronts divided by cast concrete square piers. The primary entrance, which is located in the northernmost bay on 2nd Street, features an elaborately detailed bracketed hood capped by a pair of acroteria. The upper six floors feature a grid of paired window openings each occupied by double-hung wood windows. The only exception is the sixth floor which features segmental arched openings with elaborate keystones. Intermediate cornices separate the first and second, second and third, and sixth and seventh floors. The facade terminates with a substantial modillioned cornice featuring egg and dart and dentil moldings. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward northeast, 9.21.07, 100\_3952.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1907, Assessor's Office

\*P7. Owner and Address:

Field FAMILY LP  
 515 FOLSOM ST., 2ND FLR.  
 SAN FRANCISCO CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.06.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 83 Minna Sreet  
 P1. Other Identifier: John G. Rapp Co. Machine Shop  
 \*P2. Location:  Not for Publication  Unrestricted  
 \*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.  
 \*b. USGS 7.5' Quad: San Francisco North Date: 1994  
 \*c. Address: 83 MINNA ST City: San Francisco Zip: 94105  
 d. UTM: Zone: 10 mE/ mN (G.P.S.)  
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721052

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
 83 Minna Street occupies a 42' x 80' lot on the south side of Minna Street between 1st and 2nd streets. Built in 1911, the one-story, brick industrial building is designed in the Commercial style. The rectangular-plan building, finished in brick laid in American Bond, is capped by a trussed gable roof. The primary facade, which faces Minna Street to the north, is three bays wide. At street level the primary facade consists of an infilled window in the left bay, a vehicular entry in the center bay, and a pedestrian entry in the right bay. The facade terminates with a stepped parapet. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building  
 P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)  
 View toward south, 9.21.07, 100\_3981.JPG  
 \*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
 1911, Assessor's Office  
 \*P7. Owner and Address:  
 Patrick & Co.  
 James Patrick M.  
 611 Greenwood Estate Building St. 2nd Fl.  
 San Francisco, CA 94105  
 \*P8. Recorded by  
 Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131  
 \*P9. Date Recorded:  
 11.06.07  
 \*P10. Survey Type:  
 Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None  
 \*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 83 Minna Street

B1. Historic Name: John G. Rapp Building

B2. Common Name:

B3. Original Use: industrial

B4. Present Use: restaurant

\*B5. **Architectural Style:** American Commercial

\*B6. **Construction History:** Constructed in 1911. Window and door bricked-in after 1982. Converted to house a restaurant in 2008.

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:** none

B9a. Architect: unknown

b. Builder: unknown

\*B10. **Significance: Theme:** post-earthquake urban redevelopment, architecture

**Area:** South of Market district, San Francisco, CA

**Period of Significance:** 1911

**Property Type:** building

**Applicable Criteria:** 1, 3

**Summary Evaluation**

83-85 Minna Street does not appear to be eligible for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) either individually or as a contributor to a historic district.

**Historic Context**

John G. Rapp commissioned this one-story masonry industrial building at 83-85 Minna Street in 1911. The original permit for this building was not found and the architect and builder were not identified. This Commercial style building was part of the flurry of construction that followed the 1906 earthquake and fire. In the South of Market neighborhood, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. The 1913 Sanborn maps reveals that the side streets and alleyways in the area were dominated

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc. (revised by Planning)

\***Date of Evaluation:** March 18, 2010 (revised March 28, 2012)



**Continuation of B10. Significance:**

primarily by industrial concerns often in one- to three-story buildings, similar to 83-85 Minna Street.

Rapp is listed in the 1910 city directory as the president and general manager of John Rapp & Son, Rainier Beer distributor. In 1907 he commissioned the Reid Brothers to design a seven-story commercial building at 121-131 Second Street, which is a contributor to the Second and Howard Street National Register District. He resided at 1461 Page Street. The building's original tenants appear to be the Pacific Copper Works and the 1913 Sanborn map identifies the building as a copper works. In the 1930s L. Wagner & Sons, coppersmiths, occupied the building. By the 1950s the building housed a gas engine repair shop and was used as a warehouse. The building was later used for an artist workshop. In 2008 the Anchor & Hope restaurant opened in the building.

**Evaluation**

83-85 Minna Street does not appear to be individually eligible for the NRHP/CRHR under Criterion A/1, for its association with events or broad trends in history. Constructed in 1911, during the first phase of the South of Market district's post-earthquake redevelopment, the building fit pre-existing patterns of development that saw the transformation of the area from a dense, working-class neighborhood to a landscape of commercial warehouses and light industrial buildings on the main streets and industrial buildings on the side streets.

The building also does not appear to be eligible for the NRHP/CRHR under Criterion B/2, as it is not known to be associated with persons of historical significance. John G. Rapp does not appear to be a significant figure. An ordinary masonry industrial building with an unadorned stepped parapet as its only defining feature, this building is not a good example of a building type or method of construction, cannot be called the work of a master architect, and does not achieve artistic qualities. Thus, 83-85 Minna Street does not appear individually eligible under Criterion C/3.

83-85 Minna Street does not appear to be eligible for the NRHP/CRHR under any criterion as a contributor to the eligible New Montgomery, Mission and Second Historic District. While the construction date for the subject property is consistent with an identified historic context, the property does not appear to have made a significant contribution to the reconstruction of the area and is not significant under Criterion A/1. Additionally, the subject property does not appear to be eligible under Criterion C/3 as it does not bear a strong association with the district, which is almost exclusively made up of medium- to large-scale commercial structures built just after the 1906 earthquake and fire and up until the 1930s, and is not part of a group of buildings that are significant examples of an architectural style or building typology.

*Integrity*

83-85 Minna Street appears to retain a fair level of integrity. It has not been moved and retains its integrity of location. The building retains its shaped parapet and original scale, but the bricked-in original door and window openings obscure their segmented arches and the removal of the vehicular door to accommodate a recessed entrance and fenestration for the restaurant detracts from the original design, materials, and workmanship of this unadorned and simple building. Ongoing development has removed the surrounding modest-scale commercial warehouse and light industrial architecture and has impacted this building's integrity of setting, feeling, and association. Thus, it retains its integrity of location, setting, feeling, and association.

*Previous Surveys*

According to San Francisco Planning Department records, 83-85 Minna Street received a rating of V in the City's Downtown Master Plan, a C rating from the 1977-1978 San Francisco Architectural Heritage Survey, and was part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 83-85 Minna Street. City and County of San Francisco Department of Building and Inspection.

83-85 Minna Street, vertical files. San Francisco Architectural Heritage.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Co. "San Francisco," (1913 & 1950), sheet 130.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

United States Federal Census, 1860-1930, [www.ancestry.com](http://www.ancestry.com), accessed January 14, 2010.

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 133 2nd Street

P1. Other Identifier: Morton L. Cook Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 133 2ND ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721051

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

133 2nd Street occupies a 30' x 80' lot on the southeast corner of 2nd and Minna streets. Built in 1906, the four-story, heavy timber-frame, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in brick laid in American Bond, is capped by a flat roof. The primary facade, which faces 2nd Street to the west, is an enframed window wall. A similarly detailed secondary elevation, three bays wide, faces Minna Street to the north. At street level both facades consist of largely intact wood and glass storefronts divided by cast iron columns. The primary entrance, which is located in the northernmost bay on 2nd Street, is recessed and features a pair of wood swinging doors. The upper three floors feature a grid of single window openings each occupied by double-hung wood windows with segmental arched headers. Rusticated quoins and pilasters separate the bays. The facade terminates with a substantial modillioned sheet metal cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) Hp3. 3+ Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward southeast, 9.21.07, 100\_3957.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1906, Assessor's Office

\*P7. Owner and Address:

Epstein Living Trust  
 % Selma Epstein  
 5 Sotelo Ave.  
 Piedmont, CA 94611

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.06.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 141 2nd Street

P1. Other Identifier: Hunt-Mirk Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 141 2ND ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721050

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

141 2nd Street occupies a 50' x 80' lot on the east side of 2nd Street, between Minna and Natoma streets. Built in 1907, the five-story, reinforced-concrete commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in terra cotta, is capped by a flat roof. The primary facade, which faces 2nd Street to the west, is an enframed window wall three bays wide. At street level the facade consists of two reasonably intact wood and glass storefronts in the outer bays sheltered beneath oversized awnings. The primary entrance, which is located in the center bay, features a pair of wood doors. The upper four floors feature Chicago windows in the outer bays and pairs of double-hung wood windows in the center bay. Terra cotta ornamental spandrel panels that feature a Greek fret pattern divide the floor levels and terra cotta pilasters divide the bays. A steel fire escape is attached to the center bay. The facade terminates with a paneled frieze and stepped parapet. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward east, 9.21.07, 100\_3962.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907, Assessor's Office

\*P7. Owner and Address:

Carjo Properties  
 % Robert K Brorsen  
 143 Second St. #300  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.06.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 149 2nd Street

P1. Other Identifier: Bothin Real Estate Co. Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 149 2ND ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721049

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

149 2nd Street occupies a 50' x 95' lot on the east side of 2nd Street between Minna and Natoma streets. Built in 1907, the four-story, heavy timber frame, brick commercial building is designed in the American Commercial style. The building has a secondary facade, one bay wide and utilitarian in character, facing Natoma Street to the south. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces 2nd Street to the west, is an enframed window wall two bays wide. At street level the facade consists of two non-historic aluminum storefronts. The upper three floors feature bands of window openings, each containing four double-hung wood windows with pronounced sills. A sheet metal intermediate cornice divides the first and second floors. The facade terminates with a stepped parapet featuring exposed tie rod ends and sheet metal ornament at the corners. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward east, 9.21.07, 100\_3967.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907, Assessor's Office

\*P7. Owner and Address:

149 Second Street LLC  
 92 Natoma St. #300  
 San Francisco CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.06.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 163 2nd Street

P1. Other Identifier: Marcus Modry Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco Date: 1994

\*c. Address: 163 2ND ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721048

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

133 2nd Street occupies a 25' x 75' lot on the northeast corner of 2nd and Natoma streets. Built in 1906, the four-story, heavy timber-frame, brick commercial building is designed in the American Commercial style. The rectangular-plan building, finished in brick laid in American Bond, is capped by a flat roof. The primary facade, which faces 2nd Street to the west, is an enframed window wall. A similarly detailed secondary elevation, five bays wide, faces Natoma Street to the south. At street level both facades consist of non-historic wood and glass storefronts and infilled window openings. The primary entrance, which is located in the easternmost bay on Natoma Street, is recessed and features a wood hood. The upper three floors feature a grid of single window openings each occupied by double-hung wood windows. A steel fire escape occupies the third bay in from 2nd Street. The facade terminates with a corbelled brick cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward northeast, 9.21.07, 100\_3970.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1906, Assessor's Office

\*P7. Owner and Address:

Victor Sotomayor Trust  
 3181-B Lucas Dr.  
 Lafayette, CA 94549

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.06.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 163 2nd Street

\*Recorded by: Christopher

\*Date 11.06.07

Continuation

Update



2<sup>nd</sup> Street Façade, 100\_3968, 9.21.07

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 90 Natoma Street

P1. Other Identifier: Unknown

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 90 NATOMA ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721047

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

90 Natoma Street Street occupies a 20' x 75' lot on the north side of Natoma Street between 1st and 2nd streets. Built in 1913, the one-story, brick industrial building is designed in the Commercial style. The rectangular-plan building, finished in brick laid in American Bond, is capped by a trussed gable roof. The primary facade, which faces Natoma Street to the south, is an enframed window wall. At street level the primary facade consists of two infilled windows in the corner bays, and a vehicular entry in the center bay. The facade terminates with a gabled parapet and a shallow modillioned cornice. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward northwest, 9.21.07, 100\_3978.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1913, Assessor's Office

\*P7. Owner and Address:

Patrick & Co  
 James Patrick M.  
 611 Mission St. 2nd Fl.  
 San Francisco, CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.06.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # :90 Natoma Street

B1. Historic Name: none

B2. Common Name:

B3. Original Use: industrial

B4. Present Use: bar

\*B5. Architectural Style: American Commercial

\*B6. Construction History: Constructed in 1913. Windows bricked-in after 1990. Converted to a bar in the late 1990s or early 2000s.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: post-1906 urban redevelopment, architecture Area: South of Market district, San Francisco, CA  
Period of Significance: 1913 Property Type: building Applicable Criteria: 1,3

**Summary Evaluation**

90 Natoma Street does not appear to be eligible for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) either individually or as a contributor to a historic district.

**Historic Context**

This one-story brick industrial building was designed by San Francisco architectural firm Welsh & Carey for Thomas Ford in 1913. The building was constructed at the end of the first wave of post-1906 reconstruction in the area around Howard and Second Streets in the South of Market district. Initially used as a blacksmith's shop, according to the Sanborn Maps, this building was part of the neighborhood trend of commercial and industrial buildings replacing the residential buildings that were destroyed in the 1906 earthquake and fires. Thomas Ford is listed in the 1914 City Directory as a horseshoer with two business locations, one at 76 Natoma Street and the other at 460 Fulton. He lived at 1311 Steiner in San Francisco.

B11. Additional Resource Attributes:

\*B12. References:

See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc. (revised by Planning)

\*Date of Evaluation: March 18, 2010 (revised April 3, 2012)



**Continuation of B10. Significance:**

Thomas J. Welsh and John Carey formed their partnership in 1904. Welsh, the senior member of the firm, was an influential San Francisco architect. Welsh arrived in San Francisco in the 1850s and opened his own practice in 1872. He was the chief architect for the San Francisco Board of Education; the Irving M. Scott School in the Potrero District is the only extant example. He also designed 16 catholic churches in San Francisco when he served as the primary architect for the Catholic Archdiocese of San Francisco. Several of these were in partnership with Carey, including the restoration of Old St. Mary's Church in 1909. After the 1906 disaster, the firm designed significant buildings such as the Roman Catholic Chinese Mission on Jackson Street, Hotel Proctor on Jones, Hotel Vendome (1907) on Columbus Avenue, and the Malm Building at 2185 Folsom Street. After Welsh's stroke, Carey took over the business and Welsh died in October 1918.

By the 1950s, the building was used as a warehouse according to the Sanborn Maps. The windows on the façade were bricked over after the early 1990s and the building was transformed to a bar, the John Collins lounge.

**Evaluation**

90 Natoma Street does not appear to be individually eligible for the NRHP/CRHR under Criterion A/1, for its association with events or broad trends in history. Constructed in 1913, during the end of the first phase of the South of Market district's post-earthquake redevelopment, the building fit pre-existing patterns of development that saw the transformation of the area from a dense, working-class neighborhood to a landscape of commercial warehouses and industrial buildings. This one-story industrial building contributes to the overall redevelopment and character of the area but it did not play a significant role in either.

The building also does not appear to be eligible for the NRHP/CRHR under Criterion B/2, as it is not known to be associated with persons of historical significance. Thomas Ford was the owner of a horse shoeing business and does not appear to be a significant figure in local, state, or national history.

This one-story industrial brick building, with its fairly simple cornice, brick detailing, and loss of fenestration, does not appear to be a distinguished example of this fairly common building type. Designed by San Francisco architectural firm Welsh & Carey, this building does not appear to be a notable example of their work or significant to the development of the firm. Thus, 90 Natoma Street does not appear to be individually eligible under Criterion C/3.

90 Natoma Street does not appear to be eligible for the NRHP/CRHR under any criterion as a contributor to the eligible New Montgomery, Mission and Second Historic District. While the construction date for the subject property is consistent with an identified historic context, the property does not appear to have made a significant contribution to the reconstruction of the area and is not significant under Criterion A/1. Additionally, the subject property does not appear to be eligible under Criterion C/3 as it does not bear a strong association with the district, which is almost exclusively made up of medium- to large-scale commercial structures built just after the 1906 earthquake and fire and up until the 1930s, and is not part of a group of buildings that are significant examples of an architectural style or building typology.

*Integrity*

90 Natoma Street appears to retain a good level of integrity. Although the windows were bricked in after the early 1990s, the building does retain its original cornice and brick detailing and in general retains its integrity of design, materials, workmanship, and feeling. While the several one-story buildings remain across the street, the removal of the buildings on this side of Natoma Street has impacted this building's setting.

*Previous Surveys*

According to San Francisco Planning Department records, 90 Natoma Street received a V rating in the City's Downtown Master Plan, received a C rating in the 1977-1978 San Francisco Architectural Heritage Survey, and was part of the San

**Continuation of B10. Significance:**

Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

\_\_\_\_. "Death of Thos. J. Welsh," *The Architect & Engineer* (October 1918): 118.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 90 Natoma Street. City and County of San Francisco Department of Building and Inspection.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Co. "San Francisco," (1913 & 1950), sheet 130.

San Francisco City Directories.

Welsh & Carey, vertical files. San Francisco Architectural Heritage.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 77-79 Natoma Street

P1. Other Identifier: Unknown

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 77 NATOMA ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721029

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

77-79 Natoma Street occupies a 2,600 s.f. lot on the south side of Natoma Street between 1st and 2nd streets. Built in 1914, the one-story, brick industrial building is designed in the Commercial style. The rectangular-plan building, finished in brick laid in American Bond, is capped by a trussed gable roof. The primary facade, which faces Natoma Street to the north, is three bays wide. At street level the primary facade consists of multi-lite steel industrial windows in the outer bays, and an arched vehicular entrance infilled with an aluminum storefront in the center bay. Above each of the corner bays are three individual steel industrial windows that appear to contain operable awning sash. The facade terminates with a stepped parapet featuring a round louvered vent at the center and a modified Romanesque corbelled frieze. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward south, 9.21.07, 100\_3986.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1914, Assessor's Office

\*P7. Owner and Address:

Beck Living Trust  
 William R & Carol J. Beck, T.  
 7 Corte Palos Verdes  
 Tiburon, CA 94920

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.06.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # :77-79 Natoma Street

- B1. Historic Name: none
- B2. Common Name:
- B3. Original Use: industrial
- B4. Present Use: art gallery
- \*B5. **Architectural Style:** American Commercial
- \*B6. **Construction History:** Constructed in 1914. Converted to an art gallery in 2002.

- \*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**
- \*B8. **Related Features:** 81 Natoma Street appears to have been an addition to this building, likely constructed in 1924.

- B9a. Architect: unknown
- b. Builder: unknown
- \*B10. **Significance: Theme:** urban reconstruction, architecture **Area:** South of Market district, San Francisco, CA
- Period of Significance:** 1914 **Property Type:** building **Applicable Criteria:** 1,C/3

**Summary Evaluation**

The brick, industrial building at 77-79 Natoma Street appears to be eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criterion C/3 as a representative example of an one-story, brick industrial building with a high level of integrity. Its period of significance dates to 1914 when it was constructed.

**Historic Context**

J. V. Oppel constructed this one-story, brick, factory building at 77 Natoma Street (Block 3721, Lot 029) in March of 1914. The building was intended to be the first of four-stories. While a copy of the original permit was included in the Heritage files for the building, the original permit was not found and the architect and builder are not known. This building was constructed at the end of the first wave of post-1906 reconstruction in the area and was one of many one-story industrial buildings constructed on the side streets of the South of Market neighborhood.

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc.

\***Date of Evaluation:** March 18, 2010



### Continuation of B10. Significance:

John V. Oppel is listed as a brewer in the city directories from the 1910s and 1920s, and came from a family of brewers. He lived at 804 York Street and worked at the Milwaukee Brewery in 1914. However, no record could be found of the building at 77 Natoma Street being used as a brewery. City directory research indicates that the building's first tenant was Pneumatic Vehicle Spring Co., followed by the Gibson Express Company. Both were gone by 1918. The Jamison Steel Co, run by E. E. Jamison occupied the building in the 1920s. Starting in 1940 Vincent Paulucci ran the Paul Sheet Metal Works in the building and the Sanborn Map identifies the building as a sheet metal shop. In 1952, the Dalh-Beck Electrical Company occupied the building. The company became Beck Electric in 1972 and the company remained in the building until 1990, when it relocated to Richmond. 77-79 Natoma Street was remodeled to accommodate an art gallery, Varnish, in 2002.

### Evaluation

77-79 Natoma Street does not appear to be individually eligible for the NRHP or the CRHR under Criterion A/1 for its 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. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. This building was constructed at the very end of a period of rapid reconstruction of the area centered around New Montgomery, Second, and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires. As one of many industrial building constructed on the side streets of the South of Market neighborhood after the 1906 disaster it does not appear to have a particularly specific or significant association with this event to be individually eligible.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history.

The building appears to be eligible under Criterion C/3 as an excellent example of a one-story masonry industrial building in the South of Market neighborhood. In comparison to the one- and two-story masonry industrial buildings on nearby alleyways, such as Minna and Natoma, the building exhibits a high degree of design, particularly its brickwork and its corbelled stepped parapet over the large segmented arched entrance and central louvered vent. Detailed brickwork of a similar quality is uncommon in the south of Market Street area, particularly on buildings of this scale. 77-79 Natoma Street is a good example of South of Market industrial architecture and is a rare example of an one-story masonry building in the neighborhood with this level of detailing.

### *Integrity*

Although the building was remodeled to accommodate an art gallery, 77-79 Natoma Street appears to retain a high level of integrity, including its integrity of design, materials, workmanship, location, and feeling, with few apparent alterations to the façade. An aluminum storefront has been installed behind the roll-up door in association with the gallery. The building's setting and association has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north and the aboveground concrete viaduct associated with the terminal building that cuts through the block to its east. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it still retains a good level of integrity of setting.

### *Previous Evaluations*

According to San Francisco Planning Department records, 83 Natoma Street was previously assigned a assigned a California Historical Resource Status Code of 6Y. It received a rating of V in the City's Downtown Master Plan and received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. In 1986, Heritage requested that the building's status be changed from V to III on the grounds that the building "is very good example of an early twentieth century factory building south of Market Street." This request was not approved. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating that it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

77-79 Natoma Street, vertical file. San Francisco Architectural Heritage.

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News* 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building Files, 77-79 Natoma Street. San Francisco Planning Department.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Maps, "San Francisco, California," (1913 & 1950), sheet 130.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. *A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940*. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

U. S. Federal Census, 1900, 1910. <http://www.ancestry.com> (accessed January 21, 2010).

**Update of P3a. Description:**

77-79 Natoma Street consists of the rectangular-plan, brick building with the three-bay façade terminating in a stepped parapet. The building to the west that appears to be attached to 77-79 Natoma is a separate building at 81 Natoma Street.

**Update of P5. Photo:**

77-79 Natoma Street, looking south



77-79 Natoma Street, detail



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 171 2nd Street

P1. Other Identifier: The Electrical Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 171 2ND ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721025

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

171 2nd Street occupies a 47' x 75' lot on the southeast corner of 2nd and Natoma streets. Built in 1912, the five-story, steel-frame, brick commercial building is designed in the American Commercial style. The rectangular-plan building, finished in brick laid in American Bond, is capped by a flat roof. The primary facade, which faces 2nd Street to the west, is three bays wide. A similarly detailed secondary elevation, five bays wide, faces Natoma Street to the north. At street level both facades consist of non-historic glass and steel storefronts divided by terra cotta clad piers. The primary entrance, which is located in the northernmost bay on 2nd Street, is recessed. The second floor, clad in beige terra cotta, consists of three large window openings infilled with non-historic sheet glass windows. The upper four floors feature a grid of Chicago windows each occupied by three double-hung wood windows. The window bays feature terra cotta lintels and molded brick moldings outline each bay. The facade terminates with a simple faceted parapet. The original cornice appears to have been removed at some point prior to 1977. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward southeast, 9.21.07, 100\_3995.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1912, Assessor's Office

\*P7. Owner and Address:

Toy Real Estate Invstmnt. Co.  
 Collier International  
 50 California St. #1900  
 San Francisco, CA 94111

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 171 Second Street

B1. Historic Name: Westinghouse Building

B2. Common Name: Electrical Building

B3. Original Use: office building

B4. Present Use: office building

\*B5. Architectural Style: American Commercial

\*B6. Construction History: Constructed in 1908. Windows added on eastern elevation upper floors during 1930-1950s. Ground and second floors redone in 1950s and 1980s. Cornice removed, date unknown.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features: none

B9a. Architect: John Cotter Pelton

b. Builder: unknown

\*B10. Significance: Theme: urban reconstruction, architecture

Area: South of Market district, San Francisco, CA

Period of Significance: 1906-1909

Property Type: building

Applicable Criteria: 1, C/3

**Summary Evaluation**

The Electrical Building at 171 Second Street is currently a contributing building to the Second and Howard Streets National Register Historic District. The building is also a contributor to the proposed CRHR-eligible New Montgomery, Mission & Second Historic District (see Kelley and VerPlanck 2008). It does not appear to be eligible for individual listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR).

**Historic Context**

In 1908 architect John Cotter Pelton, Jr., design the six-story over basement brick office building at 171 Second Street (Block 3721, Lot 022) in the American commercial style. The building's first tenant was the Westinghouse Electric Company. The building was constructed during the first wave of reconstruction in the South of Market neighborhood, which was leveled after the 1906 earthquake and fires. Due to eleven fires that started in the area and the neighborhood's high concentration of wood-frame buildings, very few structures survived the disaster. The building at 171 Second Street was part of trend in

B11. Additional Resource Attributes:

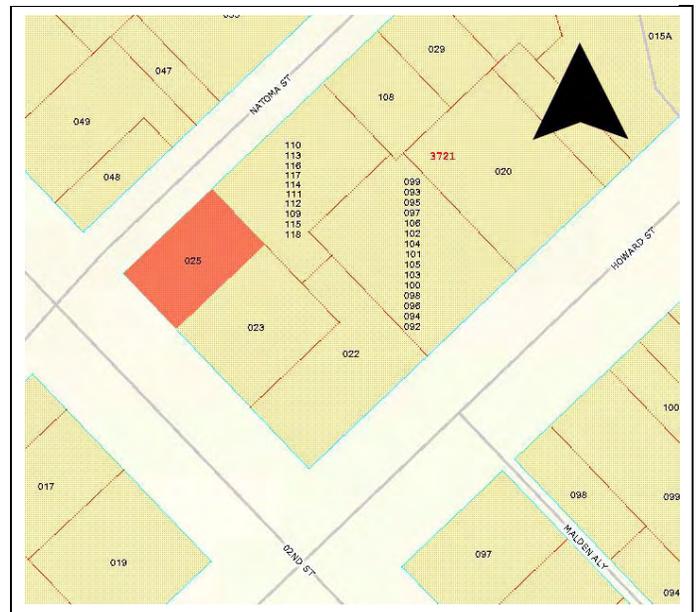
\*B12. References:

See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc.

\*Date of Evaluation: March 18, 2010



**Continuation of B10. Significance:**

the area around Howard and Second Streets that replaced primarily residential structures with loft and commercial buildings, many of which housed construction supply companies and related services.

The Electrical Building was designed by prominent San Francisco and Los Angeles architect John Cotter Pelton, Jr. Born in San Francisco in 1856, Pelton worked as a draftsman in the offices of notable San Francisco architectural firm Wright & Saunders starting in 1875. In 1879 Pelton opened his own firm in partnership with Edward Hatherton. His primary work in San Francisco included some thirty residences designed in the early and mid-1880s. During this period Pelton also produced the architectural patterns and specifications for inexpensive workers' dwellings that became his *Cheap Dwellings* pattern book. By the late 1880s, Pelton moved to Los Angeles for several years and until the 1906 Earthquake and Fire most of his work was in Los Angeles or in Marin County. After the 1906, Pelton designed several building in San Francisco including the Electrical Building, 132 Second Street, and 140-42 Second Street. He died in 1913.

By 1920 the Century Electric Company of St Louis, which supplied alternating current electric motors and fans, occupied the building, and the owner was the General Trading Corporation. During the 1930s J. H. Hayes owned the building, which was used for offices and a store. Building permits show that windows were added on the east wall of the upper floors and were replaced in 1931, 1936, 1946, and 1956. In 1984, the building was seismically upgraded and the glazing on the first and second floors was replaced.

**Evaluation**

The Electrical Building is a contributor in the Second and Howard Streets National Register District, which is listed under Criterion C for containing a significant concentration of three- to seven-story, Commercial Style warehouse, light industrial, and commercial buildings constructed between 1906 and 1909. The buildings' scale and modest detailing differentiates them from the financial district north of Market Street and reflects their initial tenants, which were construction-related businesses. Constructed in 1908, the Electrical Building's brick construction and recessed double-hung windows contribute to the district's continuity of building type and style. The building is also a contributor to the proposed CRHR-eligible New Montgomery, Mission & Second Historic District (see Kelley and VerPlanck 2008).

However, Electrical Building does not appear to be eligible for individual listing in the NRHP or the CRHR. To be eligible under Criterion A/1, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While this building is associated with the general redevelopment of the area after the 1906 disaster, it was part of the general trend of redevelopment in the area already established by 1908 and did not make a significant contribution to the rebuilding of the city.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history. The Electrical Building contributes to the architectural significance of the Second and Howard Streets National Register District and the proposed CRHR-eligible New Montgomery, Mission & Second Historic District, but does not appear to be eligible for individual listing under Criterion C/3. Although the six-story building exhibits common characteristics of Commercial Style buildings constructed in the area after the 1906 earthquake and fires, including its brick construction, deeply recessed windows, along with street level retail space, the loss of the cornice and remodeling of the ground and second floors has altered the original design, and the building does not appear to be a particularly significant example of this style or building typology. The building is associated with prominent San Francisco architect John Cotter Pelton but does not appear to be a significant example of his work. Pelton's primary contribution was the Pelton cottage popularized from his *Cheap Pattern* design book and his residential architectural designs.

The building retains a fair level of integrity of design, materials, and workmanship. The removal of the cornice and the replacement of the street-level and second-floor windows has substantially altered the design of this fairly simple building. Small-scale commercial and light industrial buildings still stand in its immediate environment, so it retains a good level of integrity of setting, association, and feeling.

**Continuation of B10. Significance:**

*Previous Evaluations*

The building is a contributing structure to the Second and Howard Streets National Register District. Therefore, it has been assigned California Historical Resource Status Code 1D, indicating that it is a contributor to the district listed in the NRHP by the Keeper and that is listed in the CRHR. It received a rating of V in the City's Downtown Master Plan and received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Codes 1D and 3CD, indicating that it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

\_\_\_\_. "Novel Method of Steel Reinforcement for Concrete Construction," *Architect and Engineer* 19 (January 1910): 55-59.

\_\_\_\_. "Westinghouse Building," *San Francisco Evening Bulletin*, July 13, 1907.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building files, 171 Second Street. San Francisco Planning Department.

Building permit records, 163-171 Second Street. San Francisco Department of Building Inspection.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

171 Second Street, vertical files. San Francisco Architectural Heritage.

Pelton, John Cotter, vertical files. San Francisco Architectural Heritage.

Sanborn Fire Insurance Maps, "San Francisco, California," (1913 & 1950), sheet 130.

San Francisco Landmarks Preservation Advisory Board. *A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940*. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

San Francisco City Directories, 1908-1938.

VerPlanck, Christopher. "The Story of Dogpatch. Dogpatch Historical Context." Online document accessed, January 25, 2006:  
<http://pier70sf.org/dogpatch/DogHistSig.htm#pelton>

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 181 2nd Street

P1. Other Identifier: Adolph Gasser Photography, Gabriel Moulin Studio

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 181 2ND ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721023

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

181 2nd Street occupies a 66' x 75' lot on the east side of 2nd Street, between Natoma and Howard streets. Built in 1911, the heavily altered two-story, heavy timber-frame, brick commercial building was originally designed in the Renaissance Revival style, but was remodeled in the early 1950s in the Late Moderne style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces 2nd Street to the west, is roughly three bays wide. At street level the facade consists of non-historic aluminum and brick storefronts in the left and center bays and a row of early 1950s-era windows divided by wood mullions in the right bay. The primary entrance, which is located in the center bay, retains elements of the original design, including a pedimented entrance. Located above the storefronts is a mezzanine level comprised of bands of steel industrial windows of various types. Some original detailing in the form of simple pilasters, survived between the windows in the center and right bays. The second floor, which was added after 1950, features two bands of steel awning sash windows. The center bay features applied aluminum letters that spell: "PHOTOGRAPHY." The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward east, 9.21.07, 100\_4002.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1911, Assessor's Office

\*P7. Owner and Address:

Adolph & Marion V Gasser Rev  
 % Adolph & Marion V Gasser  
 5595 Lawton Ave  
 Oakland CA 94618

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 191 2nd Street

P1. Other Identifier: 590-594 Howard Street; Andrew Downey Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 191 2ND ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721022

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

191 2nd Street occupies a 6,024 s.f. lot on the northeast corner of 2nd and Howard streets. Built in 1906, the four-story, heavy timber-frame, brick commercial building is designed in the American Commercial style with Renaissance Revival detailing. The L-plan building, finished in brick laid in Common Bond, is capped by a flat roof. The primary facade, which faces Howard Street to the south, is eight bays wide. A similarly detailed secondary elevation, four bays wide, faces 2nd Street to the west. At street level both facades consist of largely intact wood and glass storefronts divided by artificial stone columns. The primary entrance, which is located approximately midway along the Howard Street facade, is recessed. The rusticated second floor is separated from the first by a simple corbelled frieze. A corbelled stringcourse divides the second and third floors. All three upper floors feature a grid of window openings containing pairs of double-hung wood windows. Steel fire escapes are located near each corner of the Howard Street facade. The facade terminates with a shallow but elaborate corbelled brick cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward northeast, 9.21.07, 100\_4006.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1906, Assessor's Office

\*P7. Owner and Address:

Helsten Partners, LLP, Inc.  
 % Normweil  
 975 Vista Road  
 Hillsborough, CA 94010

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)



### Continuation of B10. Significance:

rebuilt unevenly, the South of Market district near Howard and Second Streets was reconstructed fairly quickly and was primarily a center of construction supply materials.

Downey contracted prominent Bay Area architect T. Paterson Ross and engineer A. W. Burgren to design this commercial brick building. Ross began working in San Francisco in the early 1890s and started working with Burgren in 1900. The firm was established just after the 1906 earthquake and fires, the firm actively participated in the reconstruction of San Francisco, and also designed 557 Howard Street (extant) and 683 Howard Street (demolished) in the South of Market district. *Architect & Engineer* featured their work in a May 1908 article that highlighted the breadth and diversity of their commissions, which included numerous apartment buildings, hotels, churches, and bungalows. They also designed the Sing Fat Building and the Sing Chong Building in Chinatown, which were billed as fantasies of the "Far East." The seven-story, steel-frame Clunie Building at the northeast corner of California and Montgomery Streets was noted as one of the finest fireproof office buildings in the City at the time of its construction. Born in Edinburgh, Scotland, T. Paterson Ross was also known for his residential work, particularly numerous apartment buildings on Russian Hill.

During the 1910s, the building at 191 Second Street housed a chemical supply company, wholesale liquors, and a confectioners manufacturing company. The 1950 Sanborn Map indicates the building housed a furniture factory, leather manufacturing, and a garment factory.

### Evaluation

The Downey Building is a contributor in the Second and Howard Streets National Register District, which is listed under Criterion C for containing a significant concentration of three- to seven-story, Commercial Style warehouse, light industrial, and commercial buildings constructed between 1906 and 1909. The scale of the buildings in this district and their modest detailing differentiates them from the financial district north of Market Street. It also reflects their initial tenants, construction-related businesses. Constructed in 1906, the Downey Building's modest scale, brick construction, paired double-hung recessed windows, and corbelled cornice and string course contribute to the district's continuity of building type and style.

However, Downey Building does not appear to be eligible for individual listing in the NRHP or the CRHR. To be individually eligible under Criterion A/1, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While this building is associated with the general redevelopment of the area after the 1906 disaster, it was part of the general trend of redevelopment in the area and did not make a significant contribution to the rebuilding of the city. However, the building does qualify as a contributor to a proposed CRHR-district based on its association with the post-1906 reconstruction of this South of Market neighborhood.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history. The Downey Building contributes to the architectural significance of the Second and Howard Streets National Register District but does not appear to be eligible for individual listing under Criterion C/3. The four-story building exhibits common characteristics of Commercial Style buildings constructed in the area after the 1906 earthquake and fires, including its brick construction, deeply recessed paired windows, and simple corbelled brick cornice and therefore is eligible as a district contributor. However, it does not appear to be a particularly significant example of this style or building typology and therefore is not individually eligible. Similarly, the building is one of many buildings that Ross & Burgren designed after the 1906 disaster and it does not appear to be a significant example of their work.

The building retains a good level of integrity of design, materials, and workmanship. The street level wood and glass storefronts are mainly intact and the windows appear to be original or at least compatible wood sash, double hung windows. Small-scale commercial and light industrial buildings still stand in its immediate environment, so it retains a good level of integrity of setting, association, and feeling.

*Previous Evaluations*

**Continuation of B10. Significance:**

The building is a contributing structure to the Second and Howard Streets National Register District. Therefore, it has been assigned California Historical Resource Status Code 1D, indicating that it is a contributor to the district listed in the NRHP by the Keeper and that is listed in the CRHR. It received a rating of V in the City's Downtown Master Plan and received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Codes 1D and 3CD, indicating that appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building files, 191 Second Street. San Francisco Planning Department.

Building permit records, 191 Second Street. San Francisco Department of Building Inspection.

Kelley & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

Ross, T. Paterson and A. W. Burgren, vertical files. San Francisco Architectural Heritage.

Sanborn Fire Insurance Maps, "San Francisco, California," 1913, sheet 130; 1950, sheet 130.

San Francisco Landmarks Preservation Advisory Board. *A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940*. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

San Francisco City Directories, 1906-1938.

"Some of the Recent Work of T. Paterson Ross, Architect, and A. W. Burgren, Engineer." *Architect & Engineer* 31, no. 1 (November 1912): 46-66.

"The Work of T. Paterson Ross and A. W. Burgren." *Architect & Engineer* 13, no. 1 (May 1908).

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 568 Howard Street

P1. Other Identifier: F.C. Janssen Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 568 HOWARD ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721020

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

568 Howard Street occupies a 75' x 100' lot on the north side of Howard Street between 1st and 2nd streets. Built in 1909, the heavily altered three-story-plus-Penthouse, originally heavy timber frame, brick commercial building is designed in the Renaissance Revival style with Postmodern additions. The rectangular-plan building, finished in buff-colored facade brick, is capped by a large penthouse with an irregular roofline. The primary facade, which faces Howard Street to the south, is three bays wide. At street level the facade consists of a non-historic recessed entrance in the left bay and two non-historic aluminum storefronts in the center and right bays. The upper two floors feature a grid of window openings containing non-historic aluminum windows and recessed balconies. An elaborate bracketed sheet metal cornice caps the original portion of the building. Perched atop the roof is a large 1980s-era two-story penthouse addition finished in stucco. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward north, 9.21.07, 100\_4015.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1909, Assessor's Office

\*P7. Owner and Address:

Invesmaster Corporation  
 568 Howard St. # FI  
 San Francisco. CA 94105

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 562 Howard Street

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 562 HOWARD ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721019

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

562 Howard Street occupies a 25' x 100' lot on the north side of Howard Street between 1st and 2nd streets. Built in 1907, the heavily altered two-story, reinforced-concrete industrial building is designed in the Mission Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces Howard Street to the south, is an enframed window wall. At street level the facade consists of a non-historic aluminum storefront. The upper floor features four identical window openings infilled with non-historic aluminum windows. The facade terminates with a bracketed sheet metal cornice capped by artificial "Spanish" tiles. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward north, 9.21.07, 100\_4020.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907, Assessor's Office

\*P7. Owner and Address:

564 Howard Street LLC  
 564 Howard St.  
 San Francisco CA 94109

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 55 Natoma Street

P1. Other Identifier: 540 Howard Street, Federal Security Co. Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 55 NATOMA ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721015

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

55 Natoma Street occupies a 90' x 115' lot on the north side of Howard Street between 1st and 2nd streets. Built in 1908, the three-story, heavy timber frame, brick commercial building is designed in the American Commercial style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces Howard Street to the south, is six bays wide. At street level the facade consists of a vehicular entry in the left bay, a recessed pedestrian entry in the four bay in from the west and the others contain modern aluminum storefronts separated by square piers with cast concrete capital details. The second floor features what were probably Chicago windows, now infilled with contemporary aluminum windows. The third floor is concealed behind the tall parapet which is articulated by pilasters with simple capitals. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward north, 9.21.07, 100\_4024.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1908, Assessor's Office

\*P7. Owner and Address:

Hemming, Jeffrey  
 10655 Exeter Ave.  
 Seattle, Wa 98125

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 55 Natoma Street

B1. Historic Name: Federal Security Company Building

B2. Common Name: 534 Howard Street

B3. Original Use: commercial

B4. Present Use: nightclub, restaurant

\*B5. Architectural Style: American Commercial

\*B6. Construction History: Constructed in 1908. Third-floor added, date unknown. Ground floor reconfigured several times, roll up door removed and ground floor entrance and fenestration upgraded since 2007.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features: none

B9a. Architect: A. W. Cornelius

b. Builder: none

\*B10. Significance: Theme: urban reconstruction

Area: South of Market district, San Francisco, CA

Period of Significance: N/A

Property Type: building

Applicable Criteria: N/A

**Summary Evaluation**

The building at 55 Natoma Street does not appear to be eligible for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) either individually or as a contributor to a historic district.

**Historic Context**

The Federal Security Company bought the property from Magee & Sons in 1903. The Federal Security Company Building at 55 Natoma Street (Block 3721 Lot 015) was constructed in 1908 as a two-story, Class C brick building for stores. The permit was granted in April 1908, almost two years after the fires and earthquake leveled the South of Market neighborhood. Due to eleven fires that started in the area and the neighborhood's high concentration of wood-frame buildings, very few structures survived the disaster. After the disaster, the South of Market area developed unevenly, but fairly rapid development

B11. Additional Resource Attributes:

\*B12. References:

See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Carey & Co., Inc. (revised by Planning)

\*Date of Evaluation: March 18, 2010 (revised March 28, 2012)



**Continuation of B10. Significance:**

occurred along this portion Howard Street.

According to the 1908 building permit, the architect was A. W. Cornelius. Albert W. Cornelius was born in Nova Scotia in 1864 to Irish parents. He immigrated to the United States in the early 1880s and moved to Alameda, California, by the early 1890s. He is listed in 1900 U. S. Census in Alameda as an Architect-Builder and resided with his wife, two daughters, and a servant. Cornelius started out as a builder constructing house in the East Bay. By 1907 he opened an office in San Francisco and in 1908 received a license to practice architecture in California. Cornelius is primarily known for his movie theaters in the East Bay, which include Alameda Theater in Alameda, Fox Theater in Salinas, the California Theatres in Pittsburg and Richmond, and the Strand Theater in Berkeley. *Architect and Engineer* featured his designs in 1915. He also designed homes in San Francisco, the East Bay, and Northern California. Cornelius continued to live with his family in Alameda and, according to architectural historian Michael Corbett, was no longer listed in directories after 1937.

City directory research indicates that the first tenant of 55 Natoma was Waterhouse & Lester Co., a horseshoers' supplies company that turned to vehicle hardware by mid-1910s. Merchand Garage owned the building by the late 1930s and a paper warehouse occupied the building during the 1950s. By the 1980s the building was owned by the Yin's and was used as a night club. The building recently underwent renovations and currently houses a restaurant and night club. The building is now three-stories; however, no available records indicate when the third-story was added.

**Evaluation**

The commercial building addressed as 55 Natoma Street does not appear to be eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) under Criterion A/1. While the building was constructed in 1908, during the initial wave of construction after the 1906 Earthquake and Fire, this building did not individually play a significant role in the reconstruction of the area nor did it establish any significant trends for the neighborhood during the reconstruction period.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California, or national history. While Albert W. Cornelius appears to have been a notable architect in the San Francisco Bay Area, the building does not appear to be eligible under Criterion C/3 as a significant or representative example of his work, which is primarily defined by his theater designs throughout Northern California and the Bay Area. The repeated replacement of all fenestration and entrances along with the addition of a third level has adversely impacted the original design of the building and, therefore, it does not appear to qualify as a good example of a type, period, or style.

The building appears to retain a low level of integrity due to repeated replacement of fenestration and reconfiguring of the entrances and the addition of the third story. The building no longer retains integrity of design, workmanship, materials, association, or feeling. The structure's setting and feeling has been impacted by the ongoing development of the area and the removal of several of early twentieth-century buildings on the block.

55 Natoma Street does not appear to be eligible for the NRHP/CRHR under any criterion as a contributor to the eligible New Montgomery, Mission and Second Historic District. While the construction date for the subject property is consistent with an identified historic context, the property does not appear to have made a significant contribution to the reconstruction of the area and is not significant under Criterion A/1. Additionally, the subject property does not appear to be eligible under Criterion C/3 as it does not bear a strong association with the district, which is almost exclusively made up of medium- to large-scale commercial structures built just after the 1906 earthquake and fire and up until the 1930s, and is not part of a group of buildings that are significant examples of an architectural style or

building typology.

*Previous Evaluations*

According to San Francisco Planning Department records, 55 Natoma Street has been assigned California Historical Resource Status Code 6, indicating it is not eligible for listing or designation. The building received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey and it received a rating of V in the City's Downtown Master Plan. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating that it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

Bloomfield, Anne. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building permit records, 530-534 Howard Street and 55 Natoma Street. San Francisco Department of Building Inspection.

Corbett, Michael R. "History and Evaluation of the Winters Building, Richmond, California." Unpublished report on file with the City of Richmond, Richmond, California, January 2007.

"Development of the Moving Picture Theater." *Architect and Engineer* 40, no. 2 (February 1915): 50-60.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

"Real Estate." *San Francisco Call*. May 10, 1903.

Sanborn Fire Insurance Maps, "San Francisco, California," 1913, sheet 130; 1950, sheet 130.

San Francisco City Directories, 1908-1938.

U. S. Census, 1900, Alameda, Alameda County, California.

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 530 Howard Street

P1. Other Identifier: Bothin Real Estate Co. Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 530 HOWARD ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

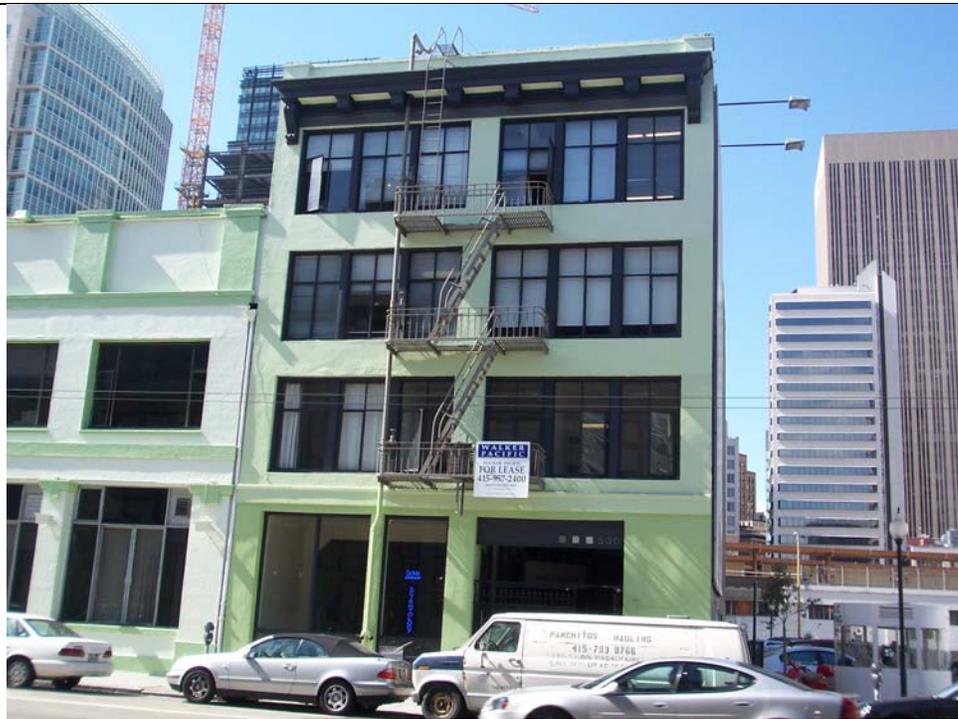
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721014

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

530 Howard Street occupies an irregularly shaped 5,196 lot on the north side of Howard Street between 1st and 2nd streets. Built in 1908, the four-story, reinforced-concrete, commercial building is designed in the Renaissance Revival style. The L-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces Howard Street to the south, is two bays wide. At street level the facade consists of a non-historic aluminum and glass pedestrian entry and storefront in the left bay and a recessed vehicular entry in the right bay enclosed behind a steel fence. The upper floors feature a grid of large window openings containing steel casement windows. The facade terminates with a large bracketed sheet metal cornice. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward north, 9.21.07, 100\_4026.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1908, Assessor's Office

\*P7. Owner and Address:

One Timberlake Inc.  
 DBM Investment Inc.  
 735 Montgomery St. #450  
 San Francisco, CA 94111

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # : 530 Howard Street

B1. Historic Name:

B2. Common Name: Bothin Real Estate Company Building

B3. Original Use: lofts

B4. Present Use: office

\*B5. **Architectural Style:** American Commercial

\*B6. **Construction History:** Constructed in 1908. Two stories added in 1919 along with façade alteration. In 1952 ground floor reconfigured and all fenestration may have been replaced at this time. Ground floor altered again in 1981.

\*B7. **Moved?** No Yes Unknown **Date:**

**Original Location:**

\*B8. **Related Features:** none

B9a. Architect: 1908, unknown; 1919 Arthur S. Bugbee

b. Builder: unknown

\*B10. **Significance: Theme:** urban reconstruction

**Area:** South of Market district, San Francisco, CA

**Period of Significance:** N/A

**Property Type:** building

**Applicable Criteria:** N/A

**Summary of Findings**

The Bothin Real Estate Company Building at 530 Howard Street does not appear to be eligible for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) either individually or as a contributor to a historic district.

**Historic Context**

The Bothin Real Estate Company Building at 530 Howard Street (Block 3712, Lot 14) was constructed in 1908, two years after the 1906 fires and earthquake leveled the South of Market neighborhood. Due to eleven fires that started in the area and the neighborhood's high concentration of wood-frame buildings, very few structures survived the disaster. After the disaster, the South of Market area developed unevenly but fairly rapid development occurred along this portion of

B11. Additional Resource Attributes:

\*B12. **References:**

See continuation sheet.

B13. Remarks:

\*B14. **Evaluator:** Carey & Co., Inc. (revised by Planning)

\***Date of Evaluation:** March 18, 2010 (revised March 28, 2012)



**Continuation of B10. Significance:**

Howard Street. Construction supply companies tended to settle in this area around Howard and Second Streets, and the Magnesia Asbestos Supplies Company, the first occupant of 530 Howard Street, was part of this trend.

The Bothin Real Estate Company was run by Henry E. Bothin of Ross, California. 530 Howard Street was one of the buildings the firm constructed in the South of Market area after the earthquake. Bothin was a prominent real estate owner in San Francisco, and most of his holding were in North Beach and north of Market Street. More elaborate buildings were constructed in 1910 on Fremont Street (*San Francisco Call* 1910). Bothin was also president of the Judson Manufacturing Company. City directory research indicates that neither company occupied the building. By the mid-1910s the building was occupied by Keasby & Mattison Co., a Magnesia pipe covering company.

The original building permit for this building was not found. Based on an August 1919 renovation permit, the building was substantially remodeled and two stories were added to this structural steel and reinforced concrete building. The architect for this addition was Arthur S. Bugbee, who is listed in the San Francisco Planning department files as the original architect for this building. The owner at this time was F. A. Quimby, who was not found in the city directories. The tenant at this time was using the building to warehouse rubber goods.

San Francisco architect Arthur S. Bugbee was born into a family of influential architects who worked in San Francisco by the 1860s. Arthur was a draftsman in the offices of Welsh & Carey in 1907 and started a partnership with another Bugbee by 1911. He designed prominent homes in Northern California and commercial buildings primarily in the South of Market neighborhood in 1920s. Unlike his relations, such as Sumner Bugbee who designed many prominent pre-earthquake buildings in the area, Arthur does not appear to be an influential San Francisco architect.

By the 1950s a leather goods manufacturing company owned the building. According to an 1952 permit application, the company changed the entry doors and added glass block and porcelain enamel to the front of building. The aluminum casement windows may have been installed at this time as well. In the early 1980s, the 530 Howard Street Association owned the building, which was used for offices and retail, and the ground floor store front was remodeled in April of 1981.

**Evaluation**

The Bothin Real Estate Company Building at 530 Howard Street does not appear to be individually eligible for the NRHP or the CRHR, it also does not appear to be eligible as a contributor to a district. The building is not eligible under Criterion A/1 for its 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. Constructed in 1908 this building is associated with the general redevelopment of the area after the 1906 disaster but was following the general trends of redevelopment in the area and did not make a significant contribution to the rebuilding of the city. The building was also substantially altered in 1919 and no longer retains its historical integrity to express its association with the initial reconstruction of the South of Market neighborhood.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history. Although Henry E. Bothin was a prominent San Francisco businessman, this building does not rise to the level of significance in his prolific portfolio of building related projects to be considered important to understanding the significance of his biography.

Additionally, it does not appear to be eligible under Criterion C/3 for being a significant example of a type, period, region, or method of construction; for being the work of a master; or for possessing high artistic values. The building does retain some details of the commercial loft buildings that were constructed in the area after the 1906 Earthquake,

**Continuation of B10. Significance:**

such as the stucco cladding and Renaissance Revival detailing like the sheet metal cornice with box modillions; however, it does not appear to be a particularly significant example of this style or building typology. The original architect was not identified. The 1919 renovation was designed by San Francisco-based architect Arthur S. Bugbee. While Bugbee descended from a line of influential San Francisco architects, Arthur S. Bugbee does not appear to be a significant architect in his own right. Therefore the building does not appear to be eligible for its association with him.

The Bothin Real Estate Company Building has undergone several rounds of alteration, starting with the addition of two-stories and remodeling of the exterior in 1919. The ground floor has been redone several times and all the fenestration has been replaced. The building no longer retains its original design, materials, workmanship, or association. The structure's setting and feeling has been impacted by the ongoing development of the area and the removal of several of early twentieth-century buildings on the block, particularly to the east.

*Previous Evaluations*

According to San Francisco Planning Department records, 530 Howard Street has been assigned California Historical Resource Status Code 6, indicating it is not eligible for listing or designation. In 1983 John Snyder of Caltrans found the building to ineligible. It received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating that it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

**Continuation of B12. References:**

\_\_\_\_. "Revival Points to Good Times Ahead." *San Francisco Call* June 18, 1910, page 9.

\_\_\_\_. "Real Estate." *San Francisco Call* October 16, 1909, page 18.

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

\_\_\_\_. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Bugbee, Arthur S., vertical file. San Francisco Architectural Heritage.

Building files, 530 Howard Street. San Francisco Planning Department.

Building permit records, 530-534 Howard Street. San Francisco Department of Building Inspection.

530 Howard Street, vertical file. San Francisco Architectural Heritage.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

Sanborn Fire Insurance Maps, "San Francisco, California," 1913, sheet 130; 1950, sheet 130.

San Francisco City Directories, 1908-1930.

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 430 Howard Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 430 -440 HOWARD ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3720008

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

430-440 Howard Street occupies a 165' x 275' lot on the northeast corner of 1st and Howard streets. Built in 2003, the 10-story, steel-frame office is designed in the Postmodern style. Clad in glass, aluminum and porcelain-clad panels the building is part of a three-building (eventually four) project centered on the intersection of 1st and Howard streets. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward northeast, 9.19.07, 100\_3710.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 2003, Assessor's Office

\*P7. Owner and Address:

Glenborough Foundry Square  
 400 S. El Camino  
 San Mateo, CA 94402

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource name(s) or number (assigned by recorder) 425 Mission Street

P1. Other Identifier: Transbay Transit Terminal

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: \_\_\_\_\_ City: San Francisco Zip: 94105

d. UTM: Zone: 10 \_\_\_\_\_ mE/ \_\_\_\_\_ mN (G.P.S.)

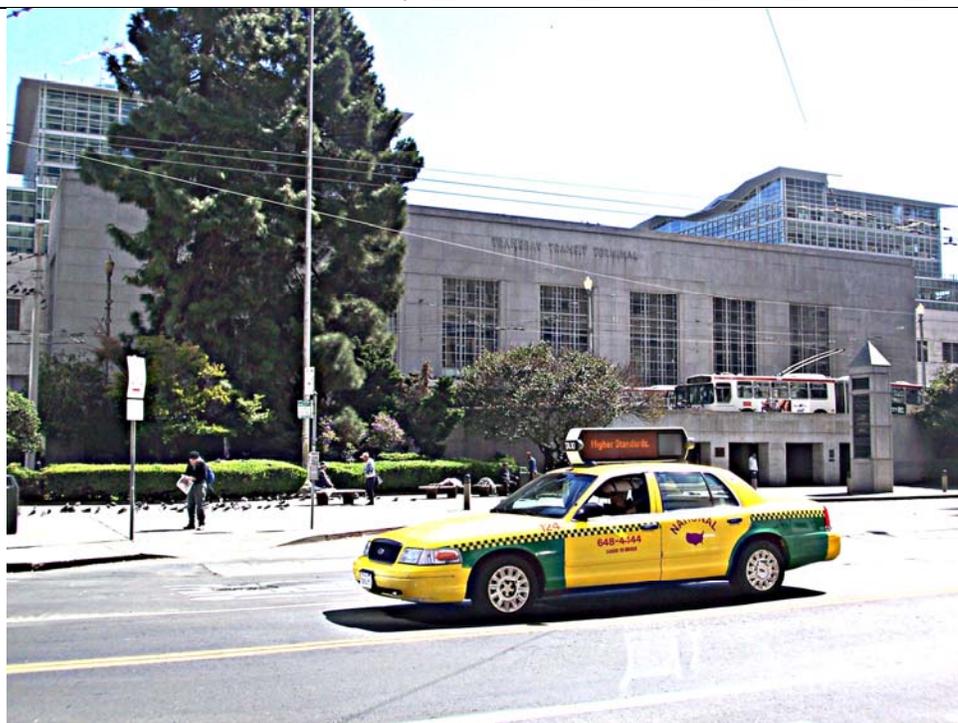
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3720001

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Transbay Terminal occupies a large irregular swath of property encompassing the terminal itself and the oval viaduct. It occupies sections the following publicly owned parcels within the survey area: 3718/025 & 027; 3719/003, 3720/001, 3721/006 & 015A; 3736/007, 018 & 089; 3737/005, 012 & 027; 3738/004, and 3739/008. The terminal proper occupies most of APN 3720 with frontage along Mission, 1st, and Fremont streets. Sections of the terminal extend on viaducts above sections of 1st and Fremont streets. The main concourse building, designed in the Streamline Moderne style, faces a partially landscaped forecourt/bus turn-around facing Mission Street. Its primary facade is an enframed window wall, clad in California granite, that is seven bays (870 feet) long. A canopy shelters the principal entry at grade. Above are seven rectangular windows containing aluminum mullions. Aluminum letters spell the name of the building above. To either side of the main ticket hall are utilitarian wings of concrete and steel featuring steel industrial windows at regular intervals. The interior is organized with a parking garage in the basement, the waiting rooms and ticket booths on the first floor, and the passenger concourse on the second floor. Concrete viaducts form a loop behind the building, providing bus access to I-80 and the San Francisco-Oakland Bay Bridge. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP17. Railroad Depot

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward south, 9.19.07, 100\_3669.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1939, Assessor's Office

\*P7. Owner and Address:

State Property

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 425 Mission Street

\*Recorded by: Christopher

\*Date 11.08.07

Continuation  Update



Mission Street Façade, 100\_3669, 9.19.07



Rear Façade, 100\_3658, 9.19.07

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3S, 3CS

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 425 Mission Street

B1. Historic Name:	Transbay Transit Terminal		
B2. Common Name:	Transbay Terminal		
B3. Original Use:	Interurban Train Depot	B4. Present Use:	Bus Station
*B5. Architectural Style:	Moderne		

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
The Transbay Terminal was constructed in 1939 to accommodate the Key System interurban trains that ran on the Oakland-Bay Bridge between San Francisco and the East Bay.

*B7. Moved? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Unknown	Date:	Original Location:
*B8. Related Features:	Oakland Bay Bridge and associated automobile and bus viaducts	

B9a. Architect:	Timothy Pflueger, Arthur Brown Jr.	b. Builder:	MacDonald & Kahn
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\*B10. **Significance: Theme:** Commercial/Industrial Development | **Area:** South of Market: Transit Center District Plan

<b>Period of Significance:</b>	1906-1930	<b>Property Type:</b>	Transit Station	<b>Applicable Criteria</b>	1 & 3
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(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The completion of the Oakland-Bay Bridge required the construction of a new facility in downtown San Francisco to accommodate the electric Key System interurban trains that ran on the bridge between San Francisco and the East Bay. Designed as a collaboration of Timothy Pflueger, John J. Donovan, and Arthur Brown Jr., the Transbay Transit Terminal was completed in 1939 for the State of California. The building was not designed as a typical rail station on one level but rather as a multi-level facility divided vertically into four zones, facilitating the arrival and departure of passengers at a peak rate of 17,000 commuters every twenty minutes. In 1959, after years of declining ridership, buses replaced the Key System trains. Since then, the Transbay Terminal has operated as a bus station accommodating local commuter bus lines serving the East Bay and San Mateo and Marin counties. Since the early 1970s, several proposals have emerged to demolish the building and replace it with a modern intermodal transportation hub with office buildings above. The latest proposal intends to construct the proposed Transit Tower on top of a new intermodal station accommodating both local bus service, Caltrain, and the future bullet train service from San Diego to San Francisco. The Transbay Terminal is currently part of a Transit Center redevelopment project.

Previous evaluations have found the Transbay Terminal eligible for listing in the National Register under Criteria 1 (Events) and 3 (Design/Construction). As such, the property is also considered to be listed in the California Register.

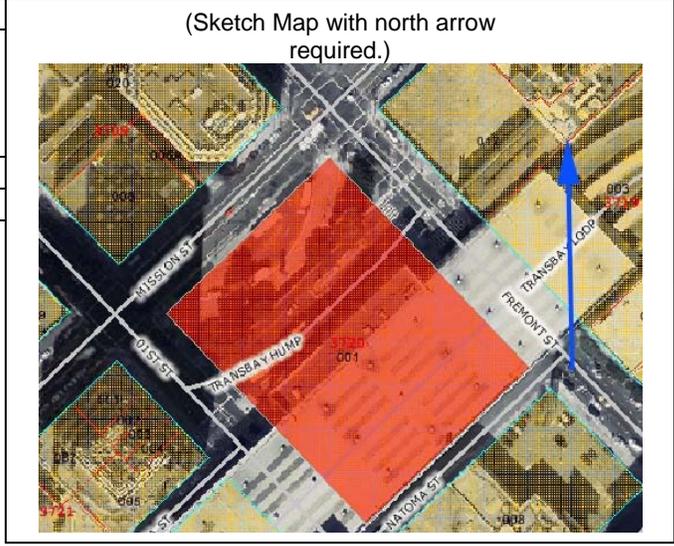
B11. Additional Resource Attributes: (List attributes and codes) | HP17. Railroad depot

\*B12. **References:**  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950

B13. **Remarks:**  
Transit Center District Plan EIR, Heritage "B"-rated building

\*B14. **Evaluator:** Christopher VerPlanck  
\*Date of Evaluation: 03.24.08

(This space reserved for official comments.)



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource name(s) or number (assigned by recorder) 342-356 Howard Street

P1. Other Identifier: Marine Electric Company Building, McIntosh Building, Town Hall Restaurant

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 324 HOWARD ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3719009, 3719018

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

324 Howard Street occupies a portion of an irregularly sized 32,501 s.f. lot on the northeast corner of Fremont and Howard streets. Built in 1907, the three-story, cast iron frame, brick commercial building is designed in the American Commercial style. The rectangular-plan building, faced in brick laid in American Bond, is capped by a flat roof and a modern penthouse. The primary facade, which faces Howard Street to the south, is seven bays wide. A secondary elevation detailed very similarly to the facade, two bays wide, faces Fremont Street to the west. At street level both facades feature wood storefronts bracketed by cast iron brick piers. The upper two floors feature a grid of window openings containing three double-hung wood windows each. The facade terminates with a simple sheet metal frieze. Painted signage is featured on the exposed east wall. The building shares the property with the 27-story, 199 Fremont Center office project, completed in 1999. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward northwest, 9.18.07, 100\_3636.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1907: 342 Howard; 1999: 199 Fremont Center

\*P7. Owner and Address:

GII Fremont Street Partners  
 GII Properties Inc.  
 1981 North Broadway #330  
 Walnut Creek, CA 94596

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 342-356 Howard Street

\*Recorded by: Christopher

\*Date 11.08.07

Continuation  Update



199 Fremont Center, 100\_3555, 9.18.07,

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 3S

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 342-356 Howard Street

B1. Historic Name:	MARINE ELECTRIC COMPANY		
B2. Common Name:	Town Hall Restaurant		
B3. Original Use:	Commercial	B4. Present Use:	Commercial, restaurant and retail
*B5. Architectural Style:	American Commercial Style		

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
342-56 Howard Street was built in 1907. It was rehabilitated as part of the 199 Fremont project in 1999.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: 199 Fremont Center

B9a. Architect: Emil John b. Builder: Unknown

\*B10. Significance: Theme: Commercial/Industrial Development Area: South of Market: Transit Center District Plan

Period of Significance: 1906-1930 Property Type: Industrial Applicable Criteria: 1 & 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

342-56 Howard Street was designed by architect Emil John and constructed in 1907. Built for the Marine Electric Company, one of several nautical engineering companies in the area, the building remained home to the company for almost sixty years, from 1907-60. The building was also home to Foster & Short Printers from 1919 to 1940 and McIntosh-Lachlan, second hand machinery. The building's architect, Emil John, began his practice in San Francisco in 1884. During his career, he partnered with Miecislav Balczynski (1890-1893) and Robert Zimmerman (1886-1887). Following the 1906 Earthquake and Fire, Emil John took part in the reconstruction of downtown San Francisco.

342-56 Howard Street is eligible for individual listing in the California Register as a property previously determined eligible for listing in the National Register. The building was rehabilitated in 1999 as part of the 199 Fremont Center project. 342-56 Fremont retains a very high level of integrity, retaining the following aspects: location, design, setting, materials, workmanship, feeling, and association.

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

\*B12. References:

- San Francisco Architectural Heritage, Building Files
- San Francisco City Directories
- Sanborn: Maps 1899, 1913, 1950

B13. Remarks: Transit Center District Plan EIR

\*B14. Evaluator: Christopher VerPlanck

\*Date of Evaluation: 03.04.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 101 Fremont Sreet

P1. Other Identifier: Millennium Tower

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 101 FREMONT ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3719001, 3719017

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

101 Fremont Street occupies an irregularly shaped 31,733 s.f. lot on the southeast corner of Fremont and Mission streets. Designed by Handel Architects and presently under construction, the 60-story, steel-frame condominium tower is designed in the Modern style. Clad in green colored glass, the fourth-largest building in San Francisco rises sleekly into the air. A 25-story annex is underway next door at 100 Beale Street.

\*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple Family Property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward southwest, 9.18.07, 100\_3590.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

2008, Assessor's Office

\*P7. Owner and Address:

Mission Street Dvlpmnt LLC  
 601 Montgomery St #310  
 San Francisco, CA 94111

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.08.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

<b>State of California — The Resources Agency</b>		Primary # _____	
DEPARTMENT OF PARKS AND RECREATION		HRI # _____	
<b>PRIMARY RECORD</b>		Trinomial _____	
		NRHP Status Code _____	
<b>Other</b>			
Listings _____			
		Review Code _____ Reviewer _____ Date _____	
Page 1 of 2		*Resource name(s) or number (assigned by recorder) 177 Fremont Street	
P1. Other Identifier:		Emilie M. Chabot Warehouse	
*P2. Location: <input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted			
*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.			
*b. USGS 7.5' Quad:		San Francisco North	
		Date: _____	
*c.	Address:	177 FREMONT ST	City: San Francisco
		Zip:	94105
d.	UTM: Zone: 10	mE/	mN (G.P.S.)
e.	Other Locational Data: Assessor's Parcel Number (Map, Block, Lot):		Parcel #: 3719011
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)			
<p>177 Fremont Street occupies a 75' x 137'-6" lot on the east side of Fremont Street between Mission and Howard streets. Built in 1908, the three-story, heavy timber frame, brick warehouse building is designed in the American Commercial style with Renaissance Revival detailing. The rectangular-plan building, finished in stucco on Fremont Street, is capped by a flat roof. The primary facade, which faces Fremont Street to the west, is five bays wide. At street level the facade consists of non-historic wood and glass storefronts and a recessed pedestrian entry containing a pair of glazed wood doors. The upper two floors feature a grid of large window openings containing non-historic tripartite aluminum windows. The facade terminates with a corbelled brick cornice. The building appears to be in good condition.</p>			
*P3b. Resource Attributes: (list attributes and codes)		HP6. 1-3 Story Commercial Building	
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other			
		P5b. Photo: (view and date)	
		View toward east, 9.18.07, 100_3591.JPG	
		*P6. Date Constructed/Age and Sources:	
		<input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
		1908, Assessor's Office	
		*P7. Owner and Address:	
		Fremont Development Funding 601 California St. #1310 San Francisco, CA 94108	
*P8. Recorded by			
Christopher VerPlanck Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131			
*P9. Date Recorded:			
11.08.07			
*P10. Survey Type:			
Intensive: Transit Center District EIR			
*P11. Report Citation: (Cite survey report and other sources, or enter "none")		None	
*Attachments: <input type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input checked="" type="checkbox"/> Building, Structure, and Object Record			
<input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record			
<input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)			

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 177 Fremont Street

B1. Historic Name:	Emilie M. Chabot Warehouse, Hills Bros.		
B2. Common Name:	177 Fremont Street		
B3. Original Use:	Warehouse	B4. Present Use:	Office
*B5. Architectural Style:			

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
177 Fremont was constructed in 1908 by Emilie Chabot. During the 1950s and 1960s, the first floor was reconfigured, the façade stuccoed, and the historic windows replaced with aluminum.

*B7. Moved? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Unknown	Date:	Original Location:
*B8. Related Features:		

B9a. Architect:	William D. Shea	b. Builder:	Unknown
*B10. Significance: Theme:	Commercial/Industrial Development	Area:	South of Market: Transit Center District Plan

Period of Significance:	1906-1930	Property Type:	Warehouse	Applicable Criteria:	N/A
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(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Emilie M. Chabot Warehouse was designed by William D. Shea and constructed in 1908 for businesswoman Emilie Chabot. This building, along with the adjacent building to the north (165 Fremont, demolished ca. 1937), housed Hills Brothers Teas, Coffees, and Spices from 1908 until 1925 when Hills Brothers moved its offices and warehousing operations to 2 Harrison Street. Following the departure of Hills Bros., the warehouse housed several other companies, including Seller Bros. Hardware and Bird & Sons Sales. Sometime after the construction of the Transbay Terminal next door in 1939, the building was converted to office use. Emilie M. Chabot was wife of Anthony Chabot, provider of Oakland's water supply and founder of Chabot Observatory. Among other accomplishments, Emilie Chabot co-founded Fabiola Hospital in Oakland CA (demolished in 1932). At the time of her death in 1916, she was thought to be one of the wealthiest women in San Francisco. William D. Shea (1866-1931) worked in partnership with his brother Frank T. Shea from 1895 until 1908. The Sheas are best-known for their work for the Archdiocese of San Francisco, including the Young Men's Institute and several churches, including Saint Brigid's (1906), Church of Nuestra Senora de Guadalupe (1911), and Saint Ann's Roman Catholic Church (1918), to name only a few.

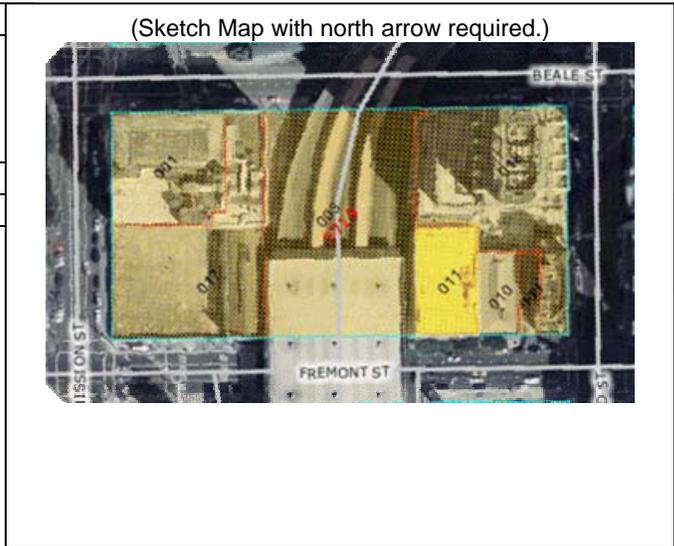
If it retained integrity, 177 Fremont would appear eligible for listing in the California Register under Criterion 1 for its associations with post-1906 Earthquake reconstruction and under Criterion 3 as an example of an immediate post-quake heavy timberframe, brick warehouse. However, the building was heavily altered when it was converted to office use after 1939 and today no longer retains integrity.

B11. Additional Resource Attributes: (List attributes and codes)	HP6. 1-3 story commercial building
--	------------------------------------

\*B12. **References:**  
San Francisco Architectural Heritage, Building Files  
San Francisco City Directories  
*San Francisco Examiner*, "Chabot Million Goes to Four Daughters." (July 13, 1916).  
Sanborn Maps: 1899, 1913, 1950

B13. Remarks:	Transit Center District Plan EIR
*B14. Evaluator:	Christopher VerPlanck
*Date of Evaluation:	03.04.08

(This space reserved for official comments.)



State of California — The Resources Agency  
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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 183 Fremont Street

P1. Other Identifier: C. H. Evans & Co. Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 183 FREMONT ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3719010

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

183 Fremont Street occupies a 50' x 100' lot on the east side of Fremont Street between Mission and Howard streets. Built ca. 1907, the heavily-remodeled two-story, reinforced-concrete industrial building is designed in a 1960s-era interpretation of the American Commercial style. The rectangular-plan building, finished in an applied face brick veneer, is capped by a flat roof. The primary facade, which faces Fremont Street to the west, is three bays wide. At street level the facade consists of three non-historic aluminum and glass storefronts with two recessed pedestrian entries. The upper floor features a three large window openings containing multi-lite aluminum windows. The facade terminates with a simple flat parapet. The building appears to be in fair condition.

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward north, 09.19.07, 100\_3610.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1907, Assessor's Office

\*P7. Owner and Address:

Fremont Development Funding  
 601 California St #1310  
 San Francisco, CA 94108

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 6Z

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 183 Fremont Street

B1. Historic Name:	C. H. Evans & Co.		
B2. Common Name:	183 Fremont		
B3. Original Use:	Industrial	B4. Present Use:	Office
*B5. Architectural Style:	American Commercial		

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
183 Fremont Street was constructed ca. 1907. The entire façade was reconstructed ca. 1965 when the building was converted to office use.

\*B7. **Moved?**  No  Yes  Unknown **Date:** **Original Location:**

\*B8. **Related Features:**

B9a. Architect: Unknown b. Builder: Unknown

\*B10. **Significance: Theme:** Commercial/Industrial Development **Area:** South of Market: Transit Center District Plan

**Period of Significance:** 1906-1930 **Property Type:** Industrial/Office **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

183 Fremont Street was constructed ca. 1907 for Chester H. Evans & Co., a builder of steam steering gears and fly wheel pumps for nautical use. The firm of C.H. Evans & Co. was established in 1875 under the name Thomson & Parker, which was subsequently renamed C. H. Evans & Co. after Evans bought out Parker's interests in 1878. The firm was best-known for its Thomson and Evans fly wheel pumps and the Evans steam steering gear. The firm occupied 183 Fremont from 1908 until 1941. Schoelzer & Harr, a machine shop, occupied the building in 1953. At some point, probably in the mid-1960s, the building was reconfigured as office space and the façade reconstructed using applied brick veneer and anodized aluminum window units.

183 Fremont Street does not appear to be eligible for listing in the California Register under any criteria. Furthermore, the façade has been completely remodeled, bearing no resemblance to its original historic appearance.

B11. Additional Resource Attributes: (List attributes and codes)

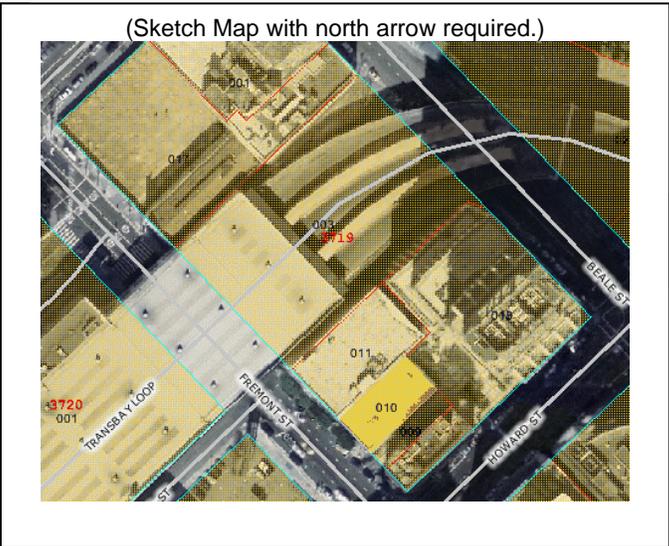
\*B12. **References:**  
*California and Californians.* San Francisco: The Lewis Publishing Company, 1926.  
San Francisco City Directories  
San Francisco Architectural Heritage, Building files  
Sanborn Maps: 1899, 1913, 1950

B13. **Remarks:**  
Transit Center District Plan EIR

\*B14. **Evaluator:** Christopher VerPlanck

\*Date of Evaluation: 03.04.08

(This space reserved for official comments.)



State of California — The Resources Agency  
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Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 201 Mission Street

P1. Other Identifier: Southern Pacific Tower

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 201 MISSION ST City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

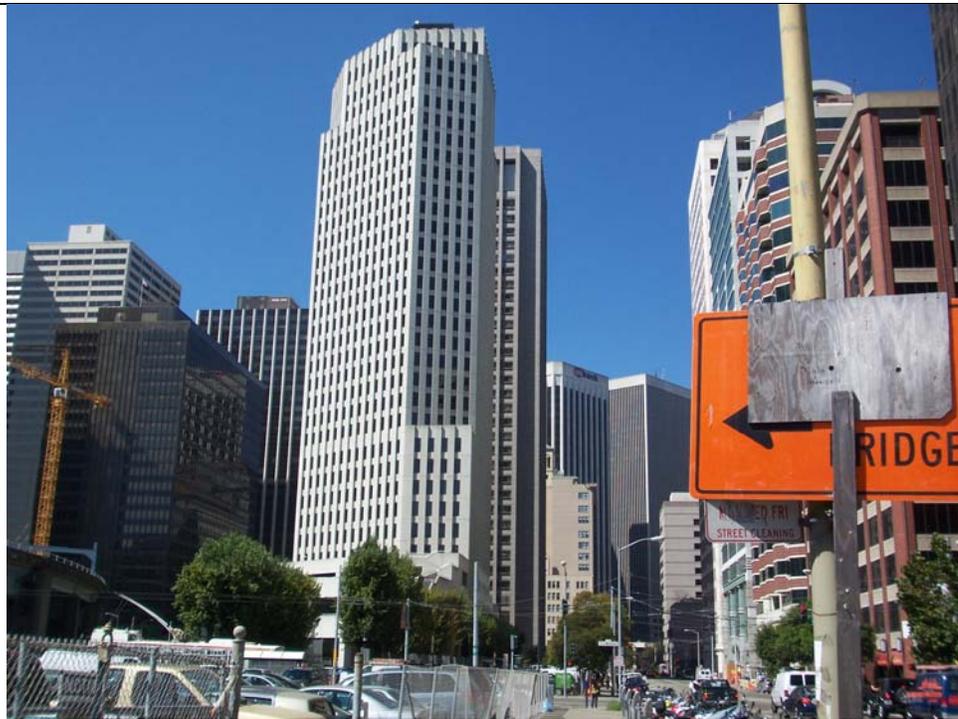
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3718026

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

201 Mission Street occupies an irregularly shaped 69,268 s.f. lot on the south side of Mission Street between Fremont and Main streets. The 30-story, steel-frame office tower is designed in the Postmodern style. Clad in pre-cast panels, the faceted and sculpted tower rises from a three-story podium that is configured to fit the oddly shaped lot that was originally bracketed between the on and off-ramps for the Embarcadero Freeway demolished after the Loma Prieta Earthquake. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward west, 9.18.07, 100\_3506.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
 1981, Assessor's Office

\*P7. Owner and Address:

Equity Office Properties-Ca  
 P O Box A-3879  
 Chicago, IL 60690

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

11.15.07

\*P10. Survey Type:

Intensive: Transit Center District EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

State of California — The Resources Agency  
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**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 134-140 New Montgomery Street

P1. Other Identifier: Pacific Telephone & Telegraph Building

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 134 -140 NEW MONTGOMERY St City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722 080

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

134-140 New Montgomery occupies a 160' x 147' lot on the west side of New Montgomery Street. The property is also bounded by Minna Street to the north and Natoma Street to the south. Built in 1925, the 26-story, steel-frame commercial building is designed in the Art Deco style. The F-plan building, finished in terra cotta glazed to imitate granite, is capped by multiple flat roofs at each setback. The primary facade, which faces New Montgomery Street to the east, is nine bays wide. A nearly identical secondary elevation, eight bays wide, faces Minna Street to the north. A tertiary facade, facing Natoma Street to the south, is three bays wide. At street level all three facades consist of pairs of stacked historic aluminum multi-lite windows in each bay. The primary entrance, located in the center bay of the New Montgomery Street facade, takes the form of a deep triumphant arch ornamented with incised panels. At the rear of the arched entry is large window shielded behind a terra cotta screen depicting abstract Mayan-influenced motifs. Access to the lobby is provided by three original bronze doors. The upper floors soar skyward, stepping back at various floor levels, to the top of the tower, which is indicated by large terra cotta sculptures designed to resemble 1920s-era telephone receivers. Additional ornamental detailing indicating the building's owner and tenant, include ornamental bell motifs, referring to Pacific Bell's corporate symbol. The facade terminates with a staggered parapet embellished with abstract terra cotta ornament and four large terra cotta eagles. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward northwest, 9.27.07, 100\_4591.JPG

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1925, Architect & Engineer

\*P7. Owner and Address:

SBC

San Antonio Texas

\*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

\*P9. Date Recorded:

11.05.07

\*P10. Survey Type:

Intensive: Transit Center District Plan EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page  2  of  2

\*Resource Name or # (Assigned by recorder)

134-140 New Montgomery Street

\*Recorded by:  Christopher

\*Date  11.05.07

Continuation

Update



Façade Detail, 100\_4588, 9.27.07



Entry Detail, 100\_4593, 9.27.07

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource name(s) or number (assigned by recorder) 147 Minna Street

P1. Other Identifier: San Francisco Museum Of Modern Art Garage

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: San Francisco North Date: 1994

\*c. Address: 147 Minna Street City: San Francisco Zip: 94105

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722 019

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The San Francisco Museum of Modern Art (SF MOMA) Garage occupies a 117'-6" x 160' lot behind the museum with frontage on both Minna and Natoma Streets. Built ca. 1980, the eight-story, concrete-frame parking structure is designed in the Brutalist style. The building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP4. Ancillary Building

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)

View toward southwest, 9.27.07, 100\_4577JPB

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

Ca. 1980

\*P7. Owner and Address:

No Data

\*P8. Recorded by

Christopher VerPlanck  
 Kelley & VerPlanck  
 2912 Diamond Street #330  
 San Francisco, CA 94131

\*P9. Date Recorded:

\*P10. Survey Type:

Intensive: Transit District Plan EIR

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)