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 Location: ☐ Not for Publication ☒ Unrestricted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)

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*Resource Name or # : 205-215 2nd Street

B1. Historic Name: Bothin Building
B2. Common Name:
B3. Original Use: Commercial building
B4. Present Use: Commercial building
***B5. Architectural Style:** Renaissance Revival
***B6. Construction History:** Constructed in 1906.

***B7. Moved?** ☑No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Frank S. Van Trees
b. Builder: Cullen and Matthies
***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 brick commercial building at 205-215 2nd 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).

Historic Context
Henry E. Bothin filed a building permit to erect the three-story brick commercial building at 205-215 2nd Street (Block 3736, Lot 096) in July 1906, just months 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 (See continuation sheet.)

B11. Additional Resource Attributes:

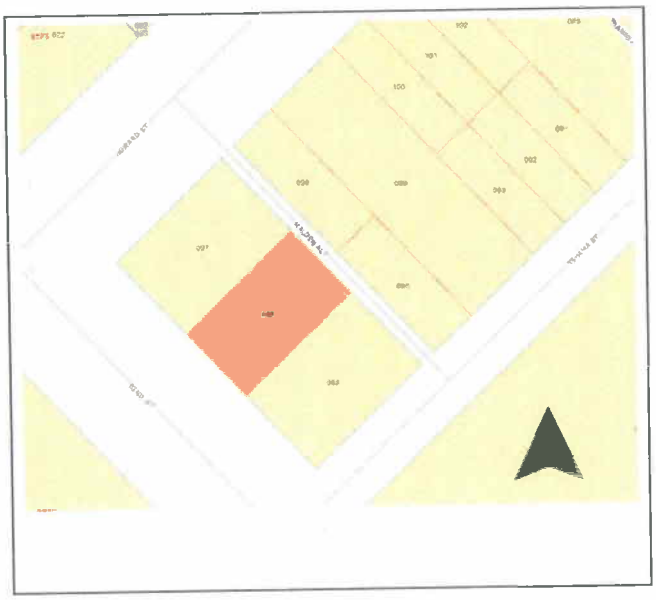
***B12. References:**

See continuation sheet.

B13. Remarks:

***B14. Evaluator:** Carey & Co., Inc.

***Date of Evaluation:** March 18, 2010



*Required information

*Recorded by: Carey & Co., Inc. *Date: March 18, 2010 ☑ Continuation ☐ Update

Continuation of B10. Significance:

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, 1st, Folsom, and 2nd 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 those properties, including 205-215 2nd Street.

Continuation of B10. Significance:

Prominent San Francisco architect Frank S. Van Trees designed 205-215 2nd 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 2nd 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 2nd 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 205-215 2nd 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 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 2nd 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 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 2nd 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.

*Recorded by: Carey & Co., Inc. *Date: March 18, 2010 ☑ Continuation ☐ Update

Continuation of B10. Significance:

Previous Evaluations
According to San Francisco Planning Department records, 205-215 2nd 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 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 2nd 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. *Date: March 18, 2010 ☑ 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)	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)

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*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).

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 Howard Street. Construction supply companies tended to settle in this area around Howard and Second Streets, and the

B11. Additional Resource Attributes:

***B12. References:**

See continuation sheet.

B13. Remarks:

***B14. Evaluator:** Carey & Co., Inc.

***Date of Evaluation:** March 18, 2010

*Required information

Continuation of B10. Significance:

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, such as the stucco cladding and Renaissance Revival detailing like the sheet metal cornice with box modillions;

Continuation of B10. Significance:

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): 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)

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*Resource Name or # : 547-549 Howard Street

B1. Historic Name: Greeley Building
B2. Common Name:
B3. Original Use: Commercial building
B4. Present Use: Commercial building
*B5. **Architectural Style:** Renaissance Revival
*B6. **Construction History:** Constructed in 1907.

*B7. **Moved?** ☑No ☐Yes ☐Unknown **Date:** **Original Location:**
*B8. **Related Features:**

B9a. Architect: Oliver Everett
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 building **Applicable Criteria:** N/A

Summary of Findings
The Greeley Building at 547-549 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).

Historic Context
John J. Greeley filed a building permit to erect the two-story brick commercial building at 547-549 Howard Street (Block 3736, Lot 110) in February 1907, less than a year 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 (See continuation sheet.)

B11. Additional Resource Attributes:

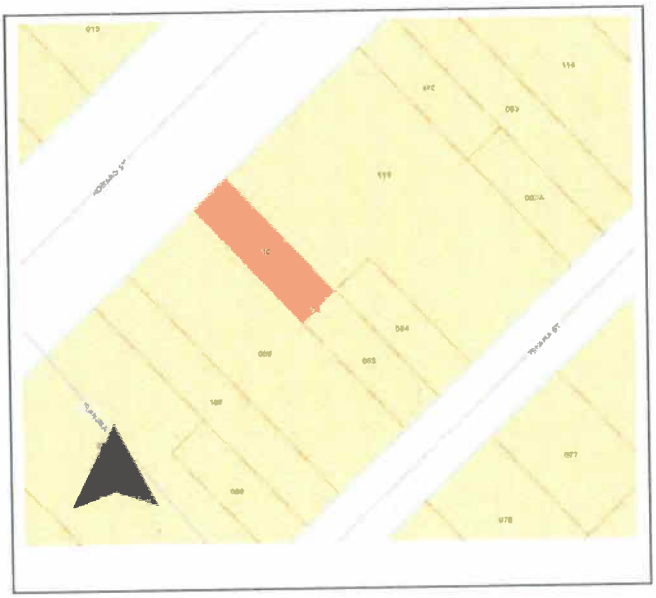
*B12. **References:**

See continuation sheet.

B13. Remarks:

*B14. **Evaluator:** Carey & Co., Inc.

***Date of Evaluation:** March 18, 2010



*Required information

Continuation of B10. Significance:

were rebuilt 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 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 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

Continuation of B10. Significance:

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.

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): 555 Howard Street

P1. Other Identifier: Aaron Kahn Building, 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: 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

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

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.

*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, 100.4074

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1911, Assessor's Office

*P7. Owner and Address:
Descalso-Howard Street Fmly
2145 East Francisco Blvd.
San Rafael, CA 94901

*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 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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*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 individual listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) due to its lack of integrity.

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
(See continuation sheet.)

B11. Additional Resource Attributes:

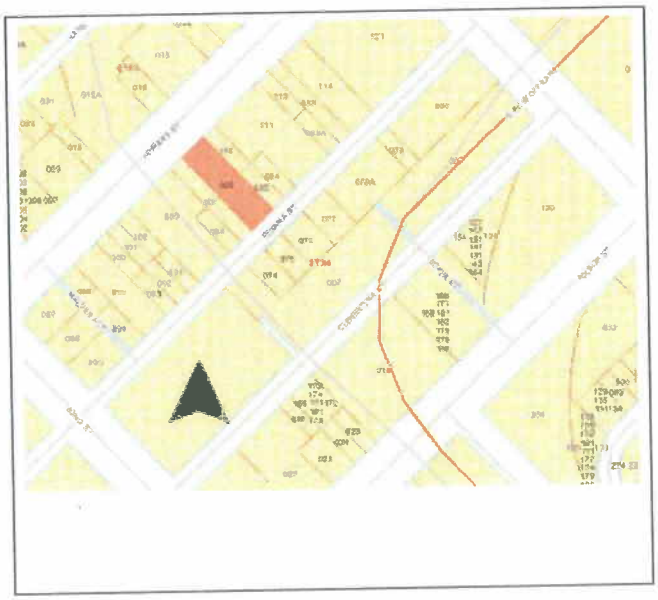
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: March 18, 2010



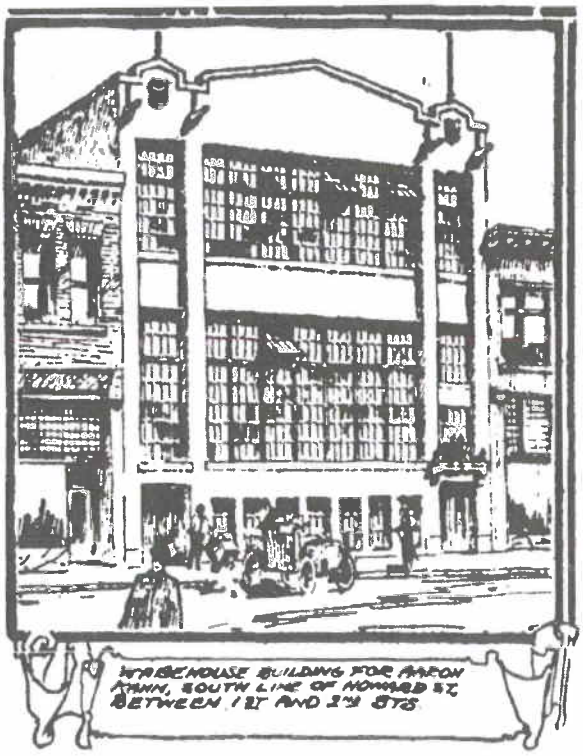
*Required information

*Recorded by: Carey & Co., Inc. *Date: March 18, 2010 ☑ 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.

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 2nd 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 Schroepfer was born around 1874 in New York City to Albert and Minna Schroepfer. Albert's father was also an architect. By 1910 he had married Florence Schroepfer. 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 Schroepfer are noted San Francisco-based architects, the building does not appear to be eligible for its association with them.

Continuation of B10. Significance:

However, the Kahn Building does not appear to retain a suffiecient 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.

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. 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:

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).

"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.

Continuation of B12. References:

"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): 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 #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*Resource Name or # : 557 Howard Street

B1. Historic Name:
B2. Common Name:
B3. Original Use: Commercial building
B4. Present Use: Commercial building
***B5. Architectural Style:** Renaissance Revival
***B6. Construction History:** Constructed in 1922.

***B7. Moved?** ☑No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Willis C. Lowe
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 building **Applicable Criteria:** N/A

Summary of Findings
The reinforced-concrete commercial building at 557 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).

Historic Context
Andrew Dalziel erected the two-story, reinforced concrete commercial building at 557 Howard Street (Block 3736, Lot 107) in 1922. Dalziel was born around 1866 in California to Scottish immigrants, Robert and Agnes Dalziel. He worked for his father's Oakland firm Dalziel & Moller, which sold stoves, tinware, and plumbing supplies and was co-owned by William Moller. He worked as a bookkeeper and later as a salesman for the business. In 1897 he married Fannie H. Dalziel, and they resided in Oakland and later Alameda with their three children, Agnes, Helen, Fanny, and Janet. (See continuation sheet.)

B11. Additional Resource Attributes:

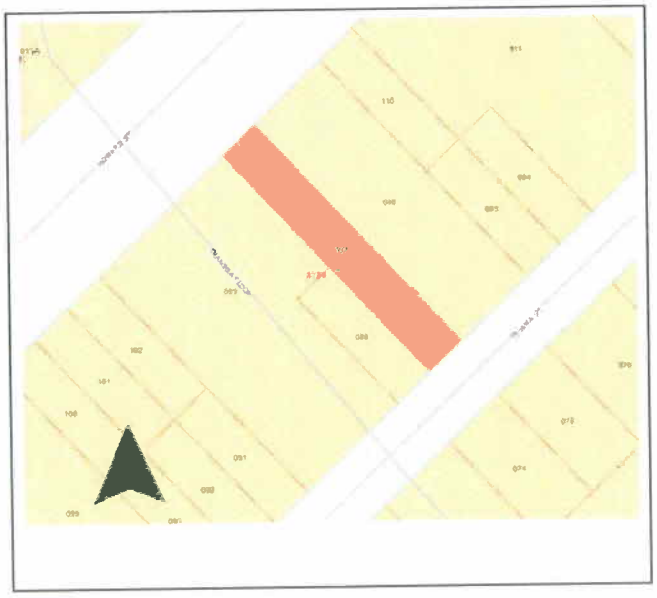
***B12. References:**

See continuation sheet.

B13. Remarks:

***B14. Evaluator:** Carey & Co., Inc.

***Date of Evaluation:** January 19, 2010



*Required information

Continuation of B10. Significance:

Architect Willis Clarence Lowe designed the building for Andrew Dalziel. Lowe was born in San Francisco in 1881 and studied at the California School of Fine Arts from 1899 to 1901, at Vander Nailen's School of Engineering from 1906 to 1907, and the University of California from 1907 to 1909. In 1912, he married Viola May Clark, and they had two children, Viola Louise and Patricia Mae. After being admitted to practice architecture in California, he opened an office in San Francisco in 1909, which he maintained until 1925, when he relocated it to Oakland. Among his noted works are the Med. Arts Building, the Regillus Apartment Building, and the Ray Office Building in Oakland. *Architect & Engineer* featured photographs of the latter building in 1926.

The 1913 Sanborn Map indicates the lot was vacant, so Dalziel's building may have been the first structure erected on the parcel following the 1906 earthquake and fires, which devastated the South of Market district. Following an initial phase of reconstruction lasting from 1906 to around 1913, which transformed the former dense, working-class residential neighborhood to a predominantly light industry and warehouse district, development slowed. Buildings continued to be erected in the area following World War I 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.

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 commercial building at 557 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 1922, 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. 557 Howard 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.

557 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 values. 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. While Willis C. Lowe is a noted Bay Area architect, the building does not appear to be among his most significant designs.

The building appears to retain a high level of integrity, including its integrity of design, materials, workmanship, location, and feeling. It has not been extensively altered since its construction in 1922, and retains its reinforced concrete construction; flat roof with a simple shaped parapet; simple sheet-metal cornice; and wood-sash, double-hung windows at the second story. 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 west. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it retains a good level of integrity of setting.

*Recorded by: Carey & Co., Inc. *Date: January 19, 2010 ☑ Continuation ☐ Update

Continuation of B10. Significance:

Previous Evaluations
According to San Francisco Planning Department records, the building has been assigned California Historical Resource Status Code 6, indicating it is not eligible for listing or designation. It also 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:

557 Howard Street, vertical file. San Francisco Architectural Heritage.

"Architects Will Entertain Friends." *San Francisco Call.* May 27, 1910.

"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, 557 Howard Street. San Francisco Planning Department.

Building permit records, 557 Howard Street. Department of Building Inspection.

Detwiler, Justice B., ed. *Who's Who in California: a Biographical Directory, 1928-29.* San Francisco: Who's Who Publishing Co., 1929.

Kelly & VerPlanck. "Transit Center District Survey, San Francisco, California, Final." Prepared for the San Francisco Planning Department. July 22, 2008.

Oakland, Alameda, and Berkeley city directories, 1884, 1889-1891. http://www.ancestry.com (accessed January 18, 2010.)

"Ray Office Building, Oakland, Willis F. Lowe, Architect." *Architect & Engineer* 86, no. 3 (Sept. 1926): 92-93.

Sanborn Fire Insurance Maps, "San Francisco, California," 1913, sheet 131; 1950, sheet 131.

U. S. Federal Census, 1900, 1920, 1930. 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): 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 a 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)

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*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 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
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.

***Date of Evaluation:** March 18, 2010

*Required information

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.

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.

*Recorded by: Carey & Co., Inc. *Date: March 18, 2010 ☑ Continuation ☐ Update

Continuation of B10. Significance:

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 evaluation.

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): 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)

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*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:

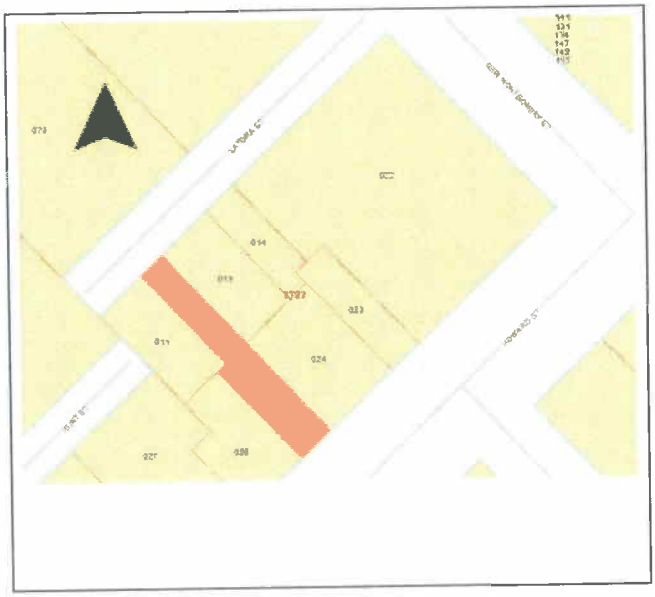
***B12. References:**

See continuation sheet.

B13. Remarks:

***B14. Evaluator:** Carey & Co., Inc.

***Date of Evaluation:** March 16, 2010



*Required information

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 Calavaras 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-2nd 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-2nd 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 surrounding 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

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

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.

California Death Index, www.ancestry.com, accessed January 18, 2010.

"Costly Buildings for Various Streets." *San Francisco Call*. May 4, 1907, p. 15.

File folder for 658 Howard Street. San Francisco Architectural Heritage.

Kelley & VerPlanck. "Transit Center District Survey." Prepared for the San Francisco Planning Department. July 22, 2008.

Reports of the Board of Public Works of the City and County of San Francisco. San Francisco: Commercial Publishing Co., 1903.

"Roomy Building on Howard Street Site." *San Francisco Chronicle*. June 26, 1907. File folder for 658 Howard Street. San Francisco Architectural Heritage.

San Francisco City Directories.

United States Federal Census, 1860-1930, www.ancestry.com, accessed January 14, 2010.

World War I Draft Registration, 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 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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*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 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:

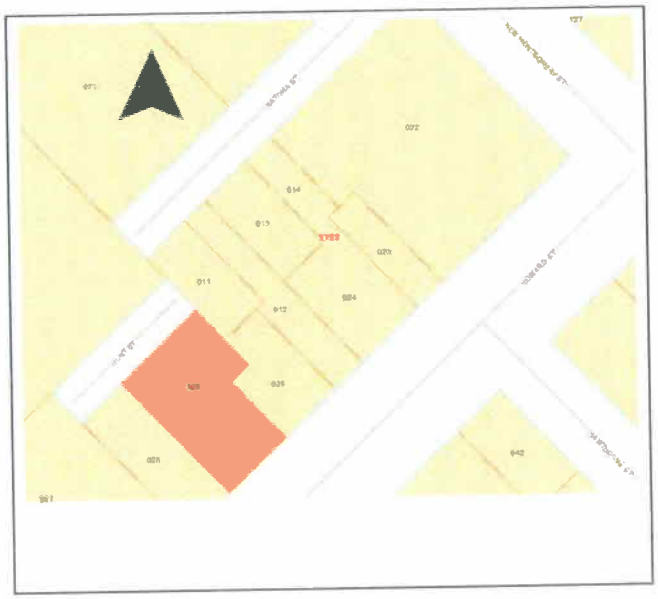
*B12. **References:**

See continuation sheet.

B13. Remarks:

*B14. **Evaluator:** Carey & Co., Inc.

*Date of Evaluation: March 16, 2010



*Required information

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.

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.

*Recorded by: Carey & Co., Inc. *Date: March 16, 2010 ☑ Continuation ☐ Update

Continuation of B10. Significance:

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): 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)

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*Resource Name or # :83 Minna Street

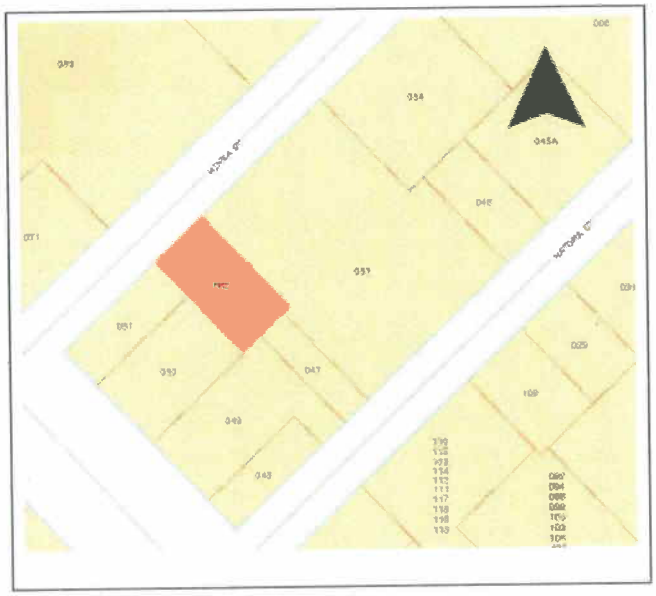
B1. Historic Name: John G. Rapp Building
B2. Common Name:
B3. Original Use: industrial
B4. Present Use: restaurant
***B5. Architectural Style:** American Commercial
***B6. Construction History:** Constructed in 1911. Window and door bricked-in after 1982. Converted to house a restaurant in 2008.

***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).

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.

***Date of Evaluation:** March 18, 2010

*Required information

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.

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, 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): 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)

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*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 individually eligible for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR).

See Continuation Sheet

B11. Additional Resource Attributes:

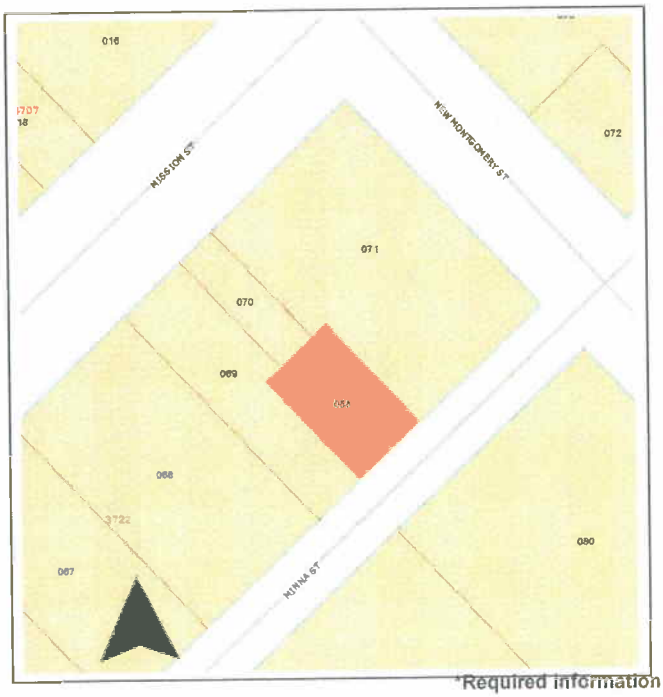
***B12. References:**

See continuation sheet.

B13. Remarks:

***B14. Evaluator:** Carey & Co., Inc.

***Date of Evaluation:** March 16, 2010



*Required information

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 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.

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.

*Recorded by: Carey & Co., Inc. *Date: March 16, 2010 ☑ Continuation ☐ Update

Continuation of B12. References:

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, 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): 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)

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*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).

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:

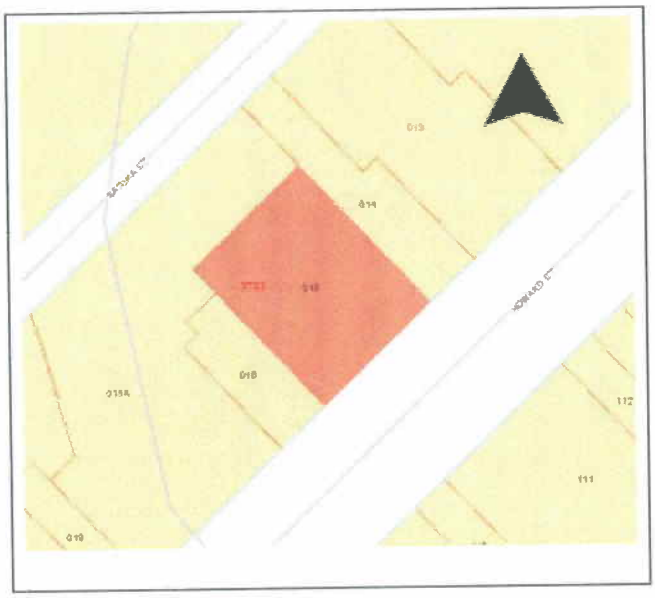
***B12. References:**

See continuation sheet.

B13. Remarks:

***B14. Evaluator:** Carey & Co., Inc.

***Date of Evaluation:** March 18, 2010



*Required information

Continuation of B10. Significance:

occurred along this portion Howard Street.

According 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.

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): 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)

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*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).

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.

***Date of Evaluation:** March 18, 2010

*Required information

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.

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 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): 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)

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*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).

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:

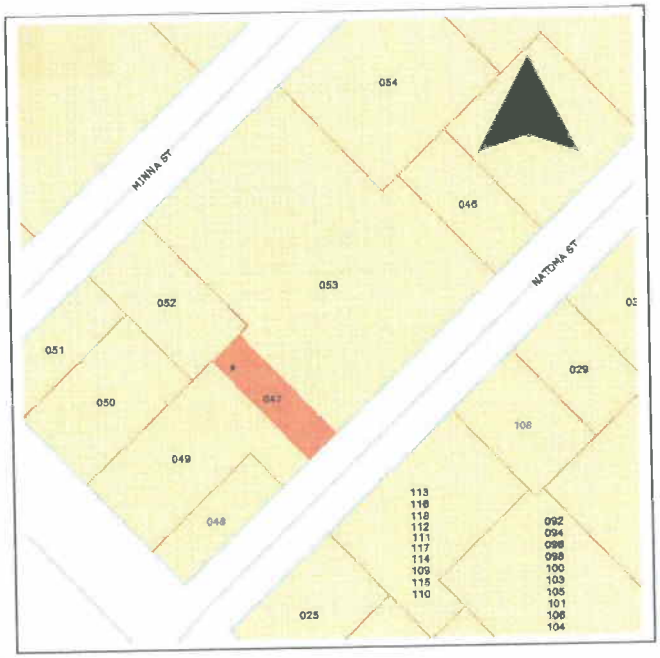
***B12. References:**

See continuation sheet.

B13. Remarks:

***B14. Evaluator:** Carey & Co., Inc.

***Date of Evaluation:** March 18, 2010



*Required information

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.

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 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.