



SAN FRANCISCO PLANNING DEPARTMENT

Article 11 Nomination Case Report Designation and Change of Designation of Buildings Conservation District Boundary Change HEARING DATE: JUNE 6, 2012

Date: May 31, 2012
Case No.: 2007.0558MTZ
Project Address: **Transit Center District Plan**
Designation of Buildings – Amending Appendices A, C, and D of Article 11
Boundary Change and Change of Name for the New Montgomery-Second Street Conservation District – Amending Appendix F of Article 11 and Section 1103.1

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PROJECT DESCRIPTION

The Transit Center District Plan (TCDP) Area covers a section of the eastern South of Market Area (SOMA) bound by Market, Main, Tehama, and New Montgomery streets. The TCDP is an outgrowth of the 1985 Downtown Plan, in particular the latter document's policy of extending the City's urban core south of Market Street. The plan will result in new planning policies and controls for land use, urban form, building design, and improvements to private- and publicly-owned properties to enhance the public realm. As part of the Plan process, an architectural resources survey was undertaken of the plan area. The survey identified a number of buildings that bear a strong association with San Francisco's past and possess distinctive architectural characteristics. The Landmarks Preservation Advisory Board adopted a survey and historic context statement for the Plan area in 2008 and updated findings were adopted by the Historic Preservation Commission (HPC) in 2012. Based on the findings of the historic context statement and surveys, the Plan recommends policies that would recognize and protect historic resources. Such policies include proposed expansion of the New Montgomery-Second Street Conservation District pursuant to Article 11 of the Planning Code to include additional historic resources primarily along Mission, Natoma, and Howard Streets and renaming this district the New Montgomery-Mission-Second Street (NMMS) Conservation District.

The San Francisco Planning Department proposed amending the General Plan, Planning Code, and Zoning Maps of the City and County of San Francisco to implement land use policy changes contained in the TCDP. The Planning Commission approved a resolution of intent to initiate such amendments at its regular hearing on May 3, 2012. Associated actions related specifically to Article 11 of the Planning Code were initiated by the Historic Preservation Commission at its regular hearing on May 2, 2012.

The Planning Commission, at a duly noticed public hearing on May 24, 2012, recommended adoption of the Plan and related ordinances to the Board of Supervisors. At this same hearing, the Planning Commission provided review and comment on the proposed boundary change and adopted Resolution No. 18632 finding that the proposal was consistent with the General Plan and priority policies of Section 101.1 and with regional housing and environmental sustainability policies (see Appendix A).

ENVIRONMENTAL REVIEW STATUS

The Department published the Draft Environmental Impact Report on September 28, 2011. The Planning Commission adopted Motion No. 18628 certifying the Final Environmental Impact Report for the Transit Center District Plan in accordance with the California Environmental Quality Act (CEQA). The Planning Commission also adopted Motion No. 18629 adopting CEQA Findings related to the Transit Center District Plan. (Note: The Planning Commission CEQA Findings Draft Resolution has been included in the information packet for the Transit Center District Plan Review and Comment item.)

REQUIRED COMMISSION ACTIONS

The items before the Historic Preservation Commission are:

- 1) Consider recommendation to the Board of Supervisors to amend Planning Code Section 1103.1 and Appendix F of Article 11 for a boundary change to the New Montgomery-Second Street Conservation District and change of name to New Montgomery-Mission-Second Street Conservation District; and,
- 2) Consider recommendation to the Board of Supervisors to amend Appendices A, C, and D of Article 11 to designate twenty-seven (27) properties (two (2) properties as Category I (Significant), thirteen (13) properties as Category III (Contributing), and twelve (12) properties as Category IV (Contributing)) and to change designation for two (2) properties from Category III (Contributing) to Category IV (Contributing). There are also sixteen (16) properties that would be classified as Category V (Unrated) for which no amendment to the Planning Code is necessary.

On each of these items, the HPC may choose to take an action in the form of a resolution. If the HPC approves or modifies the proposed designations or boundary change in whole or in part, this recommendation shall be sent to the Board of Supervisors.

Alternatively, the Commission may request additional research and information from the Planning Department to justify any of these actions, and may continue the discussion to a future hearing pending submittal of any additional information the Commission may require.

OTHER ACTIONS REQUIRED

If the HPC decides to make recommendation on the Boundary Change to the New Montgomery-Second Street Conservation District and/or the designation and change of designation of properties under Article 11 at the June 6, 2012 hearing, these recommendations shall be forwarded to the Board of Supervisors.

The Transit Center District Plan will require review and action by the Historic Preservation Commission, Planning Commission, and Board of Supervisors. The following outlines a potential schedule for such actions:

At its May 3, 2012 hearing, the Planning Commission initiated Planning Code, Zoning Map, and General Plan Amendments associated with the TCDP. The Planning Department subsequently provided public notice for a hearing on the proposed amendments and scheduled such hearing on May 24, 2012.

At the May 24, 2012 hearing, the Planning Commission certified the Final Environmental Impact Report (FEIR), adopted the TCDP, recommended adoption of related Ordinances, and provided review and comment on the proposed Boundary Change of the New Montgomery-Second Street Conservation District.

On June 6, 2012, the Historic Preservation Commission will consider nomination of the Article 11 Conservation District Boundary Change and Designation of Buildings to the Board of Supervisors and will provide review and comment on the overall TCDP and associated Planning Code, Zoning Map, and General Plan Amendments.

Final actions on the TCDP and associated Planning Code, Zoning Map, and General Plan Amendments, including Article 11 amendments, will be undertaken by the Board of Supervisors.

BACKGROUND / PREVIOUS ACTIONS

The Transit Center District Plan

The TCDP Area covers a section of the eastern South of Market Area (SOMA) bound by Market, Main, Tehama, and New Montgomery streets.

The draft TCDP is an outgrowth of the 1985 Downtown Plan, in particular the latter document's policy of extending the City's urban core south of Market Street. The plan will result in new planning policies and controls for land use, urban form, building design, and improvements to private- and publicly-owned properties to enhance the public realm.

The Transit Center District Survey

As part of ongoing long-range planning efforts in the TCDP, the City and County of San Francisco contracted with Kelley & VerPlanck Historical Resources Consulting (KVP) to survey the TCDP Area and prepare a Historic Context Statement that summarized historical patterns of development, described existing historic resources, and examined the cumulative impact of several major new projects in the Plan Area. The Transit Center District Historic Context Statement and Survey (Transbay Survey), prepared by KVP, was adopted by the Landmark Preservation Advisory Board in August 2008.

Since that time, additional research and information-gathering was conducted in the 2010 Carey & Company Survey Update. This survey update provided a more complete perspective of properties that meet eligibility standards for federal and State registers as individual historic resources and/or as historic district contributors, of areas that qualify for consideration as historic districts, and of properties that do not qualify for historic status. The previous phase of the survey included information for some, but not all, properties located within the survey area. The survey update was adopted by the Historic Preservation Commission on February 1, 2012.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11 – Conservation Districts

Planning Code Section 1107 authorizes the designation or boundary change of a Conservation District through amendment of Section 1103.1 of Article 11 if they contain “...substantial concentrations of buildings that together create subareas of special architectural and aesthetic importance” (Section 1103). The designation of an area of the C-3 District as a Conservation District or the change of District boundaries may be initiated by motion of the Board of Supervisors, by resolution of the Planning Commission or the Historic Preservation Commission [former Landmarks Preservation Advisory Board], by application of the owners of greater than 25 percent of the structures in the area proposed for designation, or by any historic preservation organization or group, or upon the verified application of at least 150 registered voters of the City. Once initiated, the proposed designation is referred to the Planning Commission for review and comment on the designation or boundary change of a Conservation District.

If the Historic Preservation Commission approves the designation or boundary change, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation or boundary change (Section 1107(d)). If the Historic Preservation Commission disapproves the proposed designation or boundary change, such action shall be final, except upon the filing of a valid appeal.

ARTICLE 11 – Designation of Buildings

Planning Code Section 1106 authorizes the designation or change of designation of a building through amendment of Appendices A, B, C and D of Article 11. Such designation or change of designation of a building may be initiated by motion of the Board of Supervisors, by resolution of the Planning Commission or the Historic Preservation Commission [former Landmarks Preservation Advisory Board], by application of the owner of the affected property, or by application of any historic preservation organization or group, or by the application of at least 50 registered voters of the City.

If the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1106(d)). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal.

Pursuant to Planning Code Section 1106(h), the designation of a building may be changed if changes in Conservation District boundaries warrant such reclassification, or if physical changes to the building warrant such reclassification, or if due to passage of time, the building has become at least 40 years old and, therefore, eligible for reclassification, or if new information makes the building eligible for reclassification.

OWNER NOTIFICATION AND COMMUNITY OUTREACH

The following includes a timeline of the notifications, announcements, and outreach activities that have occurred for the Transit Center District Area Plan.

NOTIFICATION, ANNOUNCEMENT, AND OUTREACH ACTIVITY	DATE
Public Workshop #1 (Introduction to the planning effort and key objectives)	July 25, 2007
Public Workshop #2 (Land Use/Growth, Draft Urban Form, Historic Preservation, Public Realm Concepts)	April 30, 2008
Public Workshop #3 (Quality of Place: Urban Design, Open Space, Zoning, Historic Resources, and Sustainability)	September 17, 2008
Public Workshop #4 (Public Benefits/Financial Plan and Final Proposals)	May 26, 2009
Publication of Draft Plan for public review	November 19, 2009
Publication of Draft Environmental Impact Report	September 28, 2011
Comment Period Closes on Draft EIR	November 28, 2011
Mailed Notice by Certified Mail (to properties proposed for designation and/or inclusion in amended Conservation District)	April 13, 2012
Mailed Notice by Postcard (to properties within 300 foot radius of proposed amended Conservation District)	April 13, 2012

PUBLIC COMMENT

Since hearing notices were mailed out, the Department has received several telephone calls from property owners with general questions regarding the historic status codes, review process, the Transfer of Development (TDR) program, and designation process. Earlier, the Department received a letter from the property owner of 240 Second Street (Marine Firemen’s Union) opposing the nomination of this building as a San Francisco Landmark under Article 10 and opposing Designation under Article 11 as a Category III (Contributing) building (see Appendix B). Since the initiation hearing, Planning Department staff met with this property owner to discuss their concerns.

The Department has also received a letter from the property owner of 133 2nd Street who is disappointed that this property is proposed to remain as Category IV (Contributing) rather than being reclassified as a Category I (Significant) as initially proposed in the draft Transit Center District Plan (see Appendix B).

Boundary Change to existing Article 11 Conservation District

DESCRIPTION

The New Montgomery-Second Street Conservation District is proposed to be expanded to create the New Montgomery-Mission-Second (NMMS) Conservation District, which is also identified as a California Register-eligible district. The district consists of masonry commercial loft buildings and light industrial buildings constructed or reconstructed between 1906 and 1933 – the district’s period of significance – in

an area that encompasses both the locally designated New Montgomery-Second Street Conservation District and the Second and Howard National Register District as well as a surrounding belt of undesignated post-1906 commercial loft buildings and smaller-scale machine shops that are contemporaneous to and compatible with the designated historic districts. The district boundaries are proposed to be expanded to include twenty-six (26) additional properties, primarily along Mission, Natoma, and Howard Streets. The amended district would contain approximately 77 individual parcels encompassing 64 contributing resources (Category I-IV) and 13 non-contributing resources (Category V). The period of significance for the district is also proposed to be amended from 1906-1929 to 1906-1933.

RECOMMENDATION

The Department recommends that the HPC adopt a resolution recommending that the Board of Supervisors amend Planning Code Section 1103.1 and Appendix F of Article 11 to expand the boundary of the New Montgomery-Second Street Conservation District to include twenty-six (26) additional properties, primarily along Mission, Natoma, and Howard Streets and to change district name to the New Montgomery-Mission-Second Street Conservation District. Within the expanded Conservation District, 18 out of 26 properties are proposed to have a change of designation as follows: two (2) properties as Category 1 (Significant), thirteen (13) properties as Category IV (Contributing), and three (3) properties as Category V (Unrated). The existing designations for the remaining eight (8) out of 26 properties are not proposed to be changed. Documentation to support the proposed Boundary Change and district expansion is included in Appendices C, D, E, and F.

BASIS FOR RECOMMENDATION

- The district expansion meets the eligibility requirements for listing on both the California Register of Historical Places and as a San Francisco Article 11 Conservation District.
- The subject twenty-six (26) buildings appear to meet the criteria for designation as Category 1 (Significant), Category IV (Contributing), or Category V (Unrated) buildings as specified in Planning Code Section 1102(a-e).
- The proposed district expansion contains substantial concentrations of Significant and Contributory Buildings and possesses substantial overall architectural, aesthetic or historic qualities justifying additional controls in order to protect and promote those qualities as required in Planning Code Section 1103.
- The properties in the proposed expansion advance the basic principles of the Downtown Plan and reinforce the unique sense of place provided by the Conservation District. The proposed expanded area contains some notable buildings and relates strongly to the context of the District and strengthens its overall historic character.
- The core of the New Montgomery-Mission-Second Street Conservation District is a product of the post-1906 reconstruction of downtown San Francisco. Rebuilt between 1906 and 1933 this district represents a collection of masonry commercial loft buildings that exhibit a high level of historic architectural integrity and create a cohesive district of two-to-eight story masonry buildings of similar scale, massing, setback, materials, fenestration pattern, style, and architectural detailing.

- Based on the information presented, the Planning Department concurs with the findings found in DPR D Form for the New Montgomery-Mission-Second Historic District (attached) and supports expansion of the Article 11 Conservation District pursuant to Article 11 of the Planning Code.
- The proposed boundary change is consistent with the objectives and policies embodied in the General Plan and Priority Policies of Section 101.1. Specifically, expansion of the New Montgomery-Second Street Conservation District, and associated designation of buildings under Article 11, is consistent with the policies and objectives outlined in the “Preserving the Past” section of the Downtown Plan.
- The Planning Commission reviewed the proposal and provided comments in Resolution No. 18632 (see Appendix A). A summary of the Planning Commission comments:
 - The boundary change proposal is consistent with policies regarding housing outlined in the General Plan, Downtown Plan, and Transit Center District Plan.
 - The boundary change proposal is consistent with policies regarding transit-oriented growth outlined in the General Plan, Downtown Plan, and Transit Center District Plan.
 - Although it is part of the broader Transit Center District Plan, the proposed Boundary Change would not require any specific amendments to the General Plan or Downtown Plan.
 - Balancing the large-scale new construction envisioned in the TCDP with preservation and retention of existing historic buildings addresses sustainability goals as preservation is an inherently sustainable practice.
 - The proposed Boundary Change does not appear to be in conflict with the Sustainable Communities Strategy for the Bay Area, which is an a regional blueprint for transportation, housing and land use that is focused on reducing driving and associated greenhouse gas emissions.

Article 11 Designation and Change of Designation of Individual Buildings

RECOMMENDATION

The Department recommends that the HPC adopt a resolution recommending that the Board of Supervisors amend Appendices A, C, and D of Article 11 to designate twenty-seven (27) properties (two (2) properties as Category I (Significant), thirteen (13) properties as Category III (Contributing), and twelve (12) properties as Category IV (Contributing)) and to change designation for two (2) properties from Category III (Contributing) to Category IV (Contributing). There are also sixteen (16) properties that would be classified as Category V (Unrated) for which no amendment to the Planning Code is necessary. Documentation to support the proposed Designation and Change of Designation of Buildings is included in Appendices E and F.

BASIS FOR RECOMMENDATION

- The subject forty-three (43) properties appear to meet the criteria for designation as Category 1 (Significant), Category III (Contributing), Category IV (Contributing), or Category V (Unrated)

buildings as specified in Planning Code Section 1102(a-e).

- The subject two (2) properties currently designated as a Category III (Contributing) would be located within the boundaries of the expanded Conservation District and would meet the historic context of such district, and should be appropriately designated as a Category IV (Contributing) building as specified in Planning Code Section 1102(c).
- The adopted survey forms for the forty-five (45) properties, prepared by Kelley & VerPlanck Historical Resources Consulting (KVP) and by Carey & Company, document the architectural and historic significance of these buildings, and provide the grounds for change of designation required by Planning Code Section 1106(h).
- The properties proposed for designation advance the basic principles of the Downtown Plan and reinforce the unique sense of place of the Transit Center District Plan Area. The Plan Area contains some notable buildings that exhibit strong architectural and historic significance.
- The proposed designations are consistent with the objectives and policies embodied in the General Plan and Priority Policies of Section 101.1. Specifically, designation of buildings under Article 11 is consistent with the policies and objectives outlined in the “Preserving the Past” section of the Downtown Plan.

ATTACHMENTS

Draft Resolution: Boundary Change

Draft Resolution: Designation and Change of Designation of Individual Buildings

Appendix A: Planning Commission Resolution No. 18632 – Boundary Change

Appendix B: Public Comment (Letters from owners of 133 Second Street and 240 Second Street)

Appendix C: Map of Existing and Proposed Conservation District Boundaries

Appendix D: New Montgomery-Mission-Second Historic District DPR 523-D Form

Appendix E: Map of proposed property classifications under Article 11

Appendix F: DPR 523-A & 523-B Forms

Properties proposed as Category I (Significant)

Properties proposed as Category III (Contributing)

Properties proposed as Category IV (Contributing)

Properties proposed as Category V (Unrated)

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. XXXX

HEARING DATE: JUNE 6, 2012

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE SAN FRANCISCO PLANNING CODE BY: 1) AMENDING APPENDIX F OF ARTICLE 11 TO EXPAND THE BOUNDARIES OF THE NEW MONTGOMERY-SECOND STREET CONSERVATION DISTRICT TO INCLUDE AN ADDITIONAL TWENTY-SIX (26) PROPERTIES; 2) AMENDING SECTION 1103.1 TO CHANGE THE CONSERVATION DISTRICT NAME TO THE NEW MONTGOMERY-MISSION-SECOND STREET CONSERVATION DISTRICT; AND 3) MAKING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

WHEREAS, Section 4.105 of the City and County of San Francisco Charter mandates that the Planning Commission shall periodically recommend amendments to the Planning Code to the Board of Supervisors; and the San Francisco Planning Department ("Department") is proposing to amend the Planning Code to implement the Transit Center District Plan and to bring Planning Code regulations governing this area into consistency with the Transit Center District Plan ("the Plan").

The Historic Preservation Commission, at a duly noticed public hearing on May 2, 2012, initiated the proposed Boundary Change, change of name of the Conservation District, and designation of properties and related Planning Code amendments to Article 11, including various appendices, which are integrated into the Transit Center District Plan Planning Code amendments.

The Planning Commission, at a duly noticed public hearing on May 3, 2012 and in accordance with Planning Code Section 302(b), initiated the Planning Code amendments related to the Plan. The Plan enhances and augments the Downtown Plan's patterns of land use, urban form, public space, circulation, and historic preservation, and makes policy recommendations, including enlarging the New Montgomery-Second Street Conservation District.

Prior to considering relevant amendments to the General Plan, Planning Code, Zoning Maps and other actions related to implementing the Transit Center District Plan, the Planning Commission adopted Motion No. 18628 certifying the Final Environmental Impact Report for the Transit Center District Plan in accordance with the California Environmental Quality Act (CEQA). The Planning Commission also adopted Motion No. 18629 adopting CEQA Findings related to the Transit Center District Plan. The Historic Preservation Commission incorporates by reference the CEQA Findings related to the Transit Center District Plan as set forth in Planning Commission Motion No. 18629.

The Planning Commission, at a duly noticed public hearing on May 24, 2012, recommended adoption of the Plan and related ordinances to the Board of Supervisors. The Planning Commission also adopted Resolution No. 18632 recommending adoption of amendments to Planning Code Article 11 and various

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Appendices related to a boundary change to expand the New Montgomery-Second Street Conservation District to include an additional twenty-six (26) properties, and to change name to the New Montgomery-Mission-Second Street Conservation District.

The Historic Preservation Commission, at a duly noticed public hearing on June 6, 2012, recommends adoption of the Planning Code amendments to Article 11 related to expansion of the New Montgomery-Second Street Conservation District to include an additional twenty-six properties and to change the name to the New Montgomery-Mission-Second Street Conservation District.

The HPC finds that the proposed Boundary Change advances the basic principles of the Downtown Plan and reinforces the unique sense of place provided in the downtown area; and

1. The Historic Preservation Commission reviewed the supporting documentation for the New Montgomery-Mission-Second District and finds that the expanded district appears to contain substantial concentrations of Significant and Contributory Buildings that together create a subarea of special architectural and aesthetic importance to meet the eligibility requirements of Section 1103 of the Planning Code and warrants consideration for Article 11 designation.
2. The supporting documentation was reviewed by the Historic Preservation Commission and has been determined to be accurate and adequate for the purposes of this hearing. Kelley & VerPlanck Historical Resources Consulting and Carey & Company prepared supporting documentation in accordance with Resolution 527 and in conformance with the requirements of Article 11 of the Planning Code.
3. The HPC finds that the proposed expanded area contains some notable buildings and relates strongly to the context of the District and strengthens its overall historic character; and,
4. The properties in the proposed expansion advance the basic principles of the Downtown Plan and reinforce the unique sense of place provided by the Conservation District.
5. The boundaries and the list of contributing and non-contributing buildings, as identified in the documentation, should be considered for preservation under the proposed Conservation District Boundary Change designation as the New Montgomery-Mission-Second (NMMS) Conservation District as they appear to relate to the district's historical significance and to retain historical integrity.
6. All proposed alterations to exterior features of Significant or Contributory buildings or any buildings within a Conservation District shall be subject to review and approval by the Historic Preservation Commission, or as delegated to Planning Department staff by HPC Motion No. 0122, in accordance with Sections 1111 through 1111.6 of the Planning Code and Section 4.135 of the City Charter.
7. The proposed boundary change will not require specific amendment of the General Plan and will promote the following relevant objectives and policies:

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 2: CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5: Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7: Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

POLICY 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

The proposed boundary change would preserve notable landmarks and areas of historic, architectural or aesthetic value by recognizing their cultural and historical value and providing mechanisms for review of proposed alterations as well as incentives for property owners to maintain and preserve their buildings. Designating significant historic resources as Significant and Contributing buildings will further continuity with the past because the buildings will be preserved for the benefit of future generations. Designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

DOWNTOWN PLAN

The Downtown Plan grows out of an awareness of the public concern in recent years over the degree of change occurring downtown – and of the often conflicting civic objectives between fostering a vital economy and the retaining the urban patterns and structures which collectively form the physical essence of San Francisco. The Plan foresees a downtown known the world over as a center of ideas, services and trade, and as a place for stimulating experiences. In essence, downtown San Francisco should encompass a compact mix of activities, historical values, and distinctive architecture and urban forms that engender a special excitement reflective of a world city.

Objectives and Policies

OBJECTIVE 1: MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

OBJECTIVE 12: CONSERVE RESOURCES THAT PROVIDE CONTINUITY WITH SAN FRANCISCO'S PAST.

Policy 12.1: Preserve notable landmarks and areas of historic, architectural, or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 12.2: Use care in remodeling significant older buildings to enhance rather than weaken their original character.

The proposed boundary change is consistent with the objectives and policies of the Downtown Plan as it would increase the number of notable landmarks and expand areas of historic, architectural or aesthetic value by expanding the size of the New Montgomery-Second Street Conservation District. Designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

TRANSIT CENTER DISTRICT PLAN

The historic preservation objectives and policies of the Transit Center District Plan build upon the preservation principles of the Downtown Plan. They are intended to provide for the identification, retention, reuse, and sustainability of the area's historic properties. As the area continues to change and develop, historic features and properties that define it should not be lost or their significance diminished through demolition or inappropriate alterations. As increased densities will provide a contrast to the traditional lower-scale, masonry, pre-war buildings, new construction with the historic core of the Transit Center District should respect and relate to its historic context. The District Plan regulations sound treatment of historic resources according to the Secretary of the Interior's Standards; in encourages the rehabilitation of historic resources for new compatible uses, and it allows for incentives for qualifying historic properties.

Historic Preservation Objectives

OBJECTIVE 5.1: PROTECT, PRESERVE, AND REUSE HISTORIC PROPERTIES THAT HAVE BEEN IDENTIFIED AND EVALUATED WITHIN THE TRANSIT CENTER PLAN AREA.

OBJECTIVE 5.2: PROVIDE PRESERVATION INCENTIVES, GUIDANCE, AND LEADERSHIP WITHIN THE TRANSIT CENTER DISTRICT PLAN AREA.

OBJECTIVE 5.3: FOSTER PUBLIC AWARENESS AND APPRECIATION OF HISTORIC AND CULTURAL RESOURCES WITHIN THE TRANSIT CENTER PLAN AREA.

OBJECTIVE 5.4: PROMOTE WELL DESIGNED, CONTEMPORARY INFILL DEVELOPMENT WITHIN THE HISTORIC CORE OF THE TRANSIT CENTER PLAN AREA.

The proposed boundary change is consistent with the objectives and policies of the Transit Center District Plan as it would increase the number of notable landmarks and expand areas of historic, architectural or aesthetic value by expanding the size of the New Montgomery-Second Street Conservation District. Designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

8. The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

- a. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed boundary change will not impact neighborhood-serving retail uses or ownership/employment opportunities in such businesses. Many of the buildings proposed for inclusion in the enlarged Conservation District have a history of mixed-use, generally with commercial or retail at the ground floor. Retention of historic fabric that contributes to this mixed-use character, and related uses, would be encouraged within the Conservation District.

- b. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed boundary change will encourage conservation and protection of neighborhood character as all proposed alterations to exterior features of Significant or Contributory buildings or any buildings within a Conservation District shall be subject to review and approval by the Historic Preservation Commission, or as delegated to Planning Department staff by HPC Motion No. 0122, in accordance with Sections 1111 through 1111.6 of the Planning Code and Section 4.135 of the City Charter. Enlargement of the Conservation District will encourage retention of existing buildings by providing a preservation incentive in the form of eligibility for Transfer of Development Rights (TDRs).

- c. That the City's supply of affordable housing be preserved and enhanced;

The proposed boundary change will not negatively impact the City's supply of affordable housing. The proposed amendments to Article 11 will not affect affordable housing supply and are consistent with the policies and objectives related to housing outlined in the Transit Center District Plan and Downtown Plan.

- d. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Boundary Change and expansion of the New Montgomery-Mission-Second Street Conservation District will not impede transit service or overburden our streets or neighborhood parking.

- e. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed designations would not impact the diversity of economic activity.

- f. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed boundary change would not modify any physical parameters of the Planning Code or other Codes. It is furthermore not anticipated that the proposed designations would result in any building activity and therefore would have no affect on the City's preparedness for an earthquake.

- g. That the landmarks and historic buildings be preserved;

Initiating the proposed boundary change and designation of buildings under Article 11 will further continuity with the past because the character-defining features of buildings within the district will be preserved for the benefit of future generations. Designation will require that the Planning Department and the Historic Preservation Commission review any proposed work that may have an impact on character-defining features of buildings within the district. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made. The proposed designations will not have a significant impact on any of the other elements of the General Plan.

- h. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed boundary change would not impact or facilitate any development which could have any impact on our parks and open space or their access to sunlight and vistas.

9. The Transit Center District Plan is exemplary transit-oriented development that promotes the Sustainable Communities Strategies and related transportation, affordable housing, job creation, environmental protection, and climate change goals. The proposed Boundary Change does not appear to be in conflict with the Sustainable Communities Strategy for the Bay Area, which is an a regional blueprint for transportation, housing and land use that is focused on reducing driving and associated greenhouse gas emissions. The boundary change proposal is consistent with policies regarding transit-oriented growth and sustainability outlined in the General Plan, Downtown Plan, and Transit Center District Plan.

NOW, THEREFORE BE IT RESOLVED that the Historic Preservation Commission adopts and incorporates by reference the CEQA Findings in Planning Commission Motion No. _____.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby recommends that the Board ADOPT the proposed Boundary Change and related amendments to Article 11 as such action appears to be consistent with the standards for designation of conservation districts in Article 11 and with the General Plan and Priority Policies of Section 101.1 and will not conflict with regional housing or environmental sustainability policies.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on June 6, 2012.

Linda Avery
Commission Secretary

**Resolution No. XXXX
June 6, 2012**

**Transit Center District Plan
New Montgomery-Second Street Conservation District
Article 11 Boundary Change**

AYES:

NAYS:

ABSENT:

ADOPTED: June 6, 2012



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. XXXX

HEARING DATE: JUNE 6, 2012

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE SAN FRANCISCO PLANNING CODE BY: 1) AMENDING APPENDIX A OF ARTICLE 11 TO DESIGNATE TWO (2) PROPERTIES AS CATEGORY I (SIGNIFICANT); 2) AMENDING APPENDIX C OF ARTICLE 11 TO DESIGNATE THIRTEEN (13) PROPERTIES AS CATEGORY III (CONTRIBUTING) AND TO REMOVE TWO (2) PROPERTIES FROM THIS DESIGNATION; 3) AMENDING APPENDIX D OF ARTICLE 11 TO DESIGNATE FOURTEEN (14) PROPERTIES AS CATEGORY IV (CONTRIBUTING); AND 4) MAKING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

WHEREAS, Section 4.105 of the City and County of San Francisco Charter mandates that the Planning Commission shall periodically recommend amendments to the Planning Code to the Board of Supervisors; and the San Francisco Planning Department ("Department") is proposing to amend the Planning Code to implement the Transit Center District Plan and to bring Planning Code regulations governing this area into consistency with the Transit Center District Plan ("the Plan").

The Historic Preservation Commission, at a duly noticed public hearing on May 2, 2012, initiated the proposed Boundary Change, change of name of the Conservation District, and designation of properties and related Planning Code amendments to Article 11, including various appendices, which are integrated into the Transit Center District Plan Planning Code amendments.

The Planning Commission, at a duly noticed public hearing on May 3, 2012 and in accordance with Planning Code Section 302(b), initiated the Planning Code amendments related to the Plan. The Plan enhances and augments the Downtown Plan's patterns of land use, urban form, public space, circulation, and historic preservation, and makes policy recommendations, including enlarging the New Montgomery-Second Street Conservation District.

Prior to considering relevant amendments to the General Plan, Planning Code, Zoning Maps and other actions related to implementing the Transit Center District Plan, the Planning Commission adopted Motion No. 18628 certifying the Final Environmental Impact Report for the Transit Center District Plan in accordance with the California Environmental Quality Act (CEQA). The Planning Commission also adopted Motion No. 18629 adopting CEQA Findings related to the Transit Center District Plan. The Historic Preservation Commission incorporates by reference the CEQA Findings related to the Transit Center District Plan as set forth in Planning Commission Motion No. 18629.

The Planning Commission, at a duly noticed public hearing on May 24, 2012, recommended adoption of the Plan and related ordinances to the Board of Supervisors. The Planning Commission also adopted Resolution No. 18632 recommending adoption of amendments to Planning Code Article 11 and various Appendices related to a boundary change to expand the New Montgomery-Second Street Conservation

District to include an additional twenty-six (26) properties, and to change name to the New Montgomery-Mission-Second Street Conservation District.

The Historic Preservation Commission, at a duly noticed public hearing on June 6, 2012, recommends adoption of the Planning Code amendments to Article 11 related to the designation of twenty-seven (27) properties and change of designation of two (2) properties, based on the following:

The HPC finds that designation of the subject properties advance the basic principles of the Downtown Plan and reinforce the unique sense of place provided in the downtown area; and

1. The Historic Preservation Commission reviewed the supporting documentation for the subject properties and finds that the properties appear to exhibit strong architectural significance, individually or as contributors to the larger historic context identified with the Plan Area and with the Conservation District, and meet the eligibility requirements of Sections 1102 and 1006 of the Planning Code and warrants consideration for Article 11 designation; and,
2. The supporting documentation was reviewed by the Historic Preservation Commission and has been determined to be accurate and adequate for the purposes of this hearing. Kelley & VerPlanck Historical Resources Consulting and Carey & Company prepared supporting documentation in accordance with Resolution 527 and in conformance with the requirements of Article 11 of the Planning Code.
3. The HPC finds that the subject properties include notable buildings that should be considered for preservation under the proposed Article 11 designation as they appear to relate to the area's historical significance and to retain historical integrity; and
4. The properties in the proposed expansion advance the basic principles of the Downtown Plan and reinforce the unique sense of place provided by the Conservation District.
5. All proposed alterations to exterior features of Significant or Contributory buildings or any buildings within a Conservation District shall be subject to review and approval by the Historic Preservation Commission, or as delegated to Planning Department staff by HPC Motion No. 0122, in accordance with Sections 1111 through 1111.6 of the Planning Code and Section 4.135 of the City Charter.
6. The proposed designations will not require specific amendment of the General Plan and will promote the following relevant objectives and policies:

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 2: CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

- POLICY 2.4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.
- POLICY 2.5: Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.
- POLICY 2.7: Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.
- POLICY 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

The proposed designations would preserve notable landmarks and areas of historic, architectural or aesthetic value by recognizing their cultural and historical value and providing mechanisms for review of proposed alterations as well as incentives for property owners to maintain and preserve their buildings. Designating significant historic resources as Significant and Contributing buildings will further continuity with the past because the buildings will be preserved for the benefit of future generations. Designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

DOWNTOWN PLAN

The Downtown Plan grows out of an awareness of the public concern in recent years over the degree of change occurring downtown – and of the often conflicting civic objectives between fostering a vital economy and the retaining the urban patterns and structures which collectively form the physical essence of San Francisco. The Plan foresees a downtown known the world over as a center of ideas, services and trade, and as a place for stimulating experiences. In essence, downtown San Francisco should encompass a compact mix of activities, historical values, and distinctive architecture and urban forms that engender a special excitement reflective of a world city.

Objectives and Policies

- OBJECTIVE 1: MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.
- OBJECTIVE 12: CONSERVE RESOURCES THAT PROVIDE CONTINUITY WITH SAN FRANCISCO'S PAST.
- Policy 12.1: Preserve notable landmarks and areas of historic, architectural, or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.
- POLICY 12.2: Use care in remodeling significant older buildings to enhance rather than weaken their original character.

The proposed designations are consistent with the objectives and policies of the Downtown Plan as it would increase the number of notable landmarks and expand areas of historic, architectural or aesthetic value by

expanding the size of the New Montgomery-Second Street Conservation District. Designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

TRANSIT CENTER DISTRICT PLAN

The historic preservation objectives and policies of the Transit Center District Plan build upon the preservation principles of the Downtown Plan. They are intended to provide for the identification, retention, reuse, and sustainability of the area's historic properties. As the area continues to change and develop, historic features and properties that define it should not be lost or their significance diminished through demolition or inappropriate alterations. As increased densities will provide a contrast to the traditional lower-scale, masonry, pre-war buildings, new construction with the historic core of the Transit Center District should respect and relate to its historic context. The District Plan regulations sound treatment of historic resources according to the Secretary of the Interior's Standards; in encourages the rehabilitation of historic resources for new compatible uses, and it allows for incentives for qualifying historic properties.

Historic Preservation Objectives

OBJECTIVE 5.1: PROTECT, PRESERVE, AND REUSE HISTORIC PROPERTIES THAT HAVE BEEN IDENTIFIED AND EVALUATED WITHIN THE TRANSIT CENTER PLAN AREA.

OBJECTIVE 5.2: PROVIDE PRESERVATION INCENTIVES, GUIDANCE, AND LEADERSHIP WITHIN THE TRANSIT CENTER DISTRICT PLAN AREA.

OBJECTIVE 5.3: FOSTER PUBLIC AWARENESS AND APPRECIATION OF HISTORIC AND CULTURAL RESOURCES WITHIN THE TRANSIT CENTER PLAN AREA.

OBJECTIVE 5.4: PROMOTE WELL DESIGNED, CONTEMPORARY INFILL DEVELOPMENT WITHIN THE HISTORIC CORE OF THE TRANSIT CENTER PLAN AREA.

The proposed designations are consistent with the objectives and policies of the Transit Center District Plan as it would increase the number of notable landmarks and expand areas of historic, architectural or aesthetic value by expanding the size of the New Montgomery-Second Street Conservation District. Designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

7. The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:
 - a. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed designations will not impact neighborhood-serving retail uses or ownership/employment opportunities in such businesses. Many of the buildings proposed for designation have a history of mixed-use, generally with commercial or retail at the ground floor. Retention of historic fabric that contributes to this mixed-use character, and related uses, would be encouraged.

- b. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed designations will encourage conservation and protection of neighborhood character as all proposed alterations to exterior features of Significant or Contributory buildings or any buildings within a Conservation District shall be subject to review and approval by the Historic Preservation Commission, or as delegated to Planning Department staff by HPC Motion No. 0122, in accordance with Sections 1111 through 1111.6 of the Planning Code and Section 4.135 of the City Charter. Designation of buildings under Article 11 will encourage retention of existing buildings by providing a preservation incentive in the form of eligibility for Transfer of Development Rights (TDRs).

- c. That the City's supply of affordable housing be preserved and enhanced;

The proposed designations will not negatively impact the City's supply of affordable housing. The proposed amendments to Article 11 will not affect affordable housing supply and are consistent with the policies and objectives related to housing outlined in the Transit Center District Plan and Downtown Plan.

- d. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed designations will not impede transit service or overburden our streets or neighborhood parking.

- e. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed designations would not impact the diversity of economic activity.

- f. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed designations would not modify any physical parameters of the Planning Code or other Codes. It is furthermore not anticipated that the proposed designations would result in any building activity and therefore would have no affect on the City's preparedness for an earthquake.

- g. That the landmarks and historic buildings be preserved;

The designation of buildings under Article 11 will further continuity with the past because the character-defining features of buildings within the district will be preserved for the benefit of future generations. Designation will require that the Planning Department and the Historic Preservation Commission review any proposed work that may have an impact on character-defining features of buildings within the district. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made. The proposed designations will not have a significant impact on any of the other elements of the General Plan.

- h. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed boundary change would not impact or facilitate any development which could have any impact on our parks and open space or their access to sunlight and vistas.

NOW, THEREFORE BE IT RESOLVED that the Historic Preservation Commission adopts and incorporates by reference the CEQA Findings in Planning Commission Motion No. _____.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby recommends that the Board ADOPT the proposed designations and related amendments to Article 11 as such action appears to be consistent with the standards for designation in Article 11 and with the General Plan and Priority Policies of Section 101.1.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on June 6, 2012.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 6, 2012



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18632

HEARING DATE: MAY 24, 2012

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415.558.6409

Planning
Information:
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Date: May 17, 2012
Case No.: 2007.0558MTZU
Project Address: **Transit Center District Plan
Boundary Change and Change of Name for the New Montgomery-
Second Street Conservation District – Amending Appendix F of
Article 11 and Section 1103.1**
Staff Contact Pilar LaValley - (415) 575-9084
pilar.lavalley@sfgov.org
Reviewed By Tim Frye – (415) 558-6822
tim.frye@sfgov.org

RECOMMENDING TO THE HISTORIC PRESERVATION COMMISSION THE ADOPTION OF AMENDMENTS TO PLANNING CODE ARTICLE 11 AND VARIOUS APPENDICES RELATED TO A BOUNDARY CHANGE TO EXPAND THE NEW MONTGOMERY-SECOND STREET CONSERVATION DISTRICT TO INCLUDE AN ADDITIONAL TWENTY-SIX (26) PROPERTIES, AND CHANGE OF NAME TO THE NEW MONTGOMERY-MISSION-SECOND STREET CONSERVATION DISTRICT, AS PART OF THE TRANSIT CENTER DISTRICT PLAN, AND MAKING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Section 4.105 of the City and County of San Francisco Charter mandates that the Planning Commission shall periodically recommend amendments to the Planning Code to the Board of Supervisors; and the San Francisco Planning Department is proposing to amend the Planning Code to implement the Transit Center District Plan and to bring Planning Code regulations governing this area into consistency with the Transit Center District Plan (“the Plan”).

The Historic Preservation Commission, at a duly noticed public hearing on May 2, 2012, initiated the proposed Boundary Change and change of name of the Conservation District and related Planning Code amendments to Article 11, including various appendices, which are integrated into the Transit Center District Plan Planning Code amendments pending before this Commission.

The Planning Commission, at a duly noticed public hearing on May 3, 2012 and in accordance with Planning Code Section 302(b), initiated the Planning Code related to the Plan. The Plan enhances and augments the Downtown Plan’s patterns of land use, urban form, public space, circulation, and historic preservation, and makes policy recommendations, including enlarging the New Montgomery-Second Street Conservation District.

The Department published the Draft Environmental Impact Report on September 28, 2011. The Planning Commission certified the Final Environmental Impact Report on the Transit Center District Plan and adoption of CEQA findings at a hearing on May 24, 2012 prior to considering action on related General Plan, Planning Code, and Zoning Map Amendments and other Plan items.

The Planning Commission, at a duly noticed public hearing on May 24, 2012, recommended adoption of the Plan, which incorporates the proposed boundary change, to the Board of Supervisors.

The Planning Commission, at a duly noticed public hearing on May 24, 2012, further recommends adoption the amendments to Article 11, including various appendices, based on the following:

1. The proposed boundary change will not require specific amendment of the General Plan and will promote the following relevant objectives and policies:

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 2: CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5: Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7: Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

POLICY 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

The proposed boundary change would preserve notable landmarks and areas of historic, architectural or aesthetic value by recognizing their cultural and historical value and providing mechanisms for review of proposed alterations as well as incentives for property owners to maintain and preserve their buildings. Designating significant historic resources as Significant and Contributing buildings will further continuity with the past because the buildings will be preserved for the benefit of future generations. Designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

DOWNTOWN PLAN

The Downtown Plan grows out of an awareness of the public concern in recent years over the degree of change occurring downtown – and of the often conflicting civic objectives between fostering a vital economy and the retaining the urban patterns and structures which collectively form the physical essence of San Francisco. The Plan foresees a downtown known the world over as a center of ideas, services and trade, and as a place for stimulating experiences. In essence, downtown San Francisco should encompass a compact mix of activities, historical values, and distinctive architecture and urban forms that engender a special excitement reflective of a world city.

Objectives and Policies

OBJECTIVE 1: MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

OBJECTIVE 12: CONSERVE RESOURCES THAT PROVIDE CONTINUITY WITH SAN FRANCISCO'S PAST.

Policy 12.1: Preserve notable landmarks and areas of historic, architectural, or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 12.2: Use care in remodeling significant older buildings to enhance rather than weaken their original character.

The proposed boundary change is consistent with the objectives and policies of the Downtown Plan as it would increase the number of notable landmarks and expand areas of historic, architectural or aesthetic value by expanding the size of the New Montgomery-Second Street Conservation District. Designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

TRANSIT CENTER DISTRICT PLAN

The historic preservation objectives and policies of the Transit Center District Plan build upon the preservation principles of the Downtown Plan. They are intended to provide for the identification, retention, reuse, and sustainability of the area's historic properties. As the area continues to change and develop, historic features and properties that define it should not be lost or their significance diminished through demolition or inappropriate alterations. As increased densities will provide a contrast to the traditional lower-scale, masonry, pre-war buildings, new construction with the historic core of the Transit Center District should respect and relate to its historic context. The District Plan regulations sound treatment of historic resources according to the Secretary of the Interior's Standards; in encourages the rehabilitation of historic resources for new compatible uses, and it allows for incentives for qualifying historic properties.

Historic Preservation Objectives

OBJECTIVE 5.1: PROTECT, PRESERVE, AND REUSE HISTORIC PROPERTIES THAT HAVE BEEN IDENTIFIED AND EVALUATED WITHIN THE TRANSIT CENTER PLAN AREA.

OBJECTIVE 5.2: PROVIDE PRESERVATION INCENTIVES, GUIDANCE, AND LEADERSHIP WITHIN THE TRANSIT CENTER DISTRICT PLAN AREA.

OBJECTIVE 5.3: FOSTER PUBLIC AWARENESS AND APPRECIATION OF HISTORIC AND CULTURAL RESOURCES WITHIN THE TRANSIT CENTER PLAN AREA.

OBJECTIVE 5.4: PROMOTE WELL DESIGNED, CONTEMPORARY INFILL DEVELOPMENT WITHIN THE HISTORIC CORE OF THE TRANSIT CENTER PLAN AREA.

The proposed boundary change is consistent with the objectives and policies of the Transit Center District Plan as it would increase the number of notable landmarks and expand areas of historic, architectural or aesthetic value by expanding the size of the New Montgomery-Second Street Conservation District. Designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made.

2. The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

- a. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed boundary change will not impact neighborhood-serving retail uses or ownership/employment opportunities in such businesses. Many of the buildings proposed for inclusion in the enlarged Conservation District have a history of mixed-use, generally with commercial or retail at the ground floor. Retention of historic fabric that contributes to this mixed-use character, and related uses, would be encouraged within the Conservation District.

- b. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed boundary change will encourage conservation and protection of neighborhood character as all proposed alterations to exterior features of Significant or Contributory buildings or any buildings within a Conservation District shall be subject to review and approval by the Historic Preservation Commission, or as delegated to Planning Department staff by HPC Motion No. 0122, in accordance with Sections 1111 through 1111.6 of the Planning Code and Section 4.135 of the City Charter. Enlargement of the Conservation District will encourage retention of existing buildings by providing a preservation incentive in the form of eligibility for Transfer of Development Rights (TDRs).

- c. That the City's supply of affordable housing be preserved and enhanced;

The proposed boundary change will not negatively impact the City's supply of affordable housing. The proposed amendments to Article 11 will not affect affordable housing supply and are consistent with the policies and objectives related to housing outlined in the Transit Center District Plan and Downtown Plan.

- d. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Boundary Change and expansion of the New Montgomery-Mission-Second Street Conservation District will not impede transit service or overburden our streets or neighborhood parking.

- e. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed designations would not impact the diversity of economic activity.

- f. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed boundary change would not modify any physical parameters of the Planning Code or other Codes. It is furthermore not anticipated that the proposed designations would result in any building activity and therefore would have no affect on the City's preparedness for an earthquake.

- g. That the landmarks and historic buildings be preserved;

Initiating the proposed boundary change and designation of buildings under Article 11 will further continuity with the past because the character-defining features of buildings within the district will be preserved for the benefit of future generations. Designation will require that the Planning Department and the Historic Preservation Commission review any proposed work that may have an impact on character-defining features of buildings within the district. Both entities will utilize the Secretary of Interior's Standards for the Treatment of Historic Properties in their review to ensure that only appropriate, compatible alterations are made. The proposed designations will not have a significant impact on any of the other elements of the General Plan.

- h. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed boundary change would not impact or facilitate any development which could have any impact on our parks and open space or their access to sunlight and vistas.

- 3. The Transit Center District Plan is exemplary transit-oriented development that promotes the Sustainable Communities Strategies and related transportation, affordable housing, job creation, environmental protection, and climate change goals. The proposed Boundary Change does not appear to be in conflict with the Sustainable Communities Strategy for the Bay Area, which is an a regional blueprint for transportation, housing and land use that is focused on reducing driving and associated greenhouse gas emissions. The boundary change proposal is consistent with policies regarding transit-oriented growth and sustainability outlined in the General Plan, Downtown Plan, and Transit Center District Plan.

Prior to considering relevant amendments to the General Plan, Planning Code, Zoning Maps and other actions related to implementing the Transit Center District Plan, the Planning Commission adopted Motion No. 18628 certifying the Final Environmental Impact Report for the Transit Center District Plan in accordance with the California Environmental Quality Act (CEQA). The Planning Commission also adopted Motion No. 18629 adopting CEQA Findings related to the Transit Center District Plan.

The Commission adopts and incorporates by reference the CEQA Findings in Commission Motion No. 18629;

NOW, THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Historic Preservation Commission and Board ADOPT the proposed Boundary Change and related amendments to Article 11 as such action appears to be consistent with the General Plan and Priority Policies of Section 101.1 and will not conflict with regional housing or environmental sustainability policies.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 24, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Moore, Sugaya, and Wu

NOES: None

ABSENT: Commissioner Miguel

ADOPTED: May 24, 2012

May 20, 2012

My family owns the building at 133 Second Street at the corner of Second and Minna. My grandfather purchased it more than a half century ago and for three generations our family has taken great pride in it.

We would like you to recognize it as a Category I building under Article 11. The building next door is already a Category I. We think the two structures go together beautifully (please see the attached picture and description). Until recently, this was the proposed rating for our building. In the survey it was given a status code of 1D so it is already a contributor to a National Register Historic District. We want to guarantee that future generations will not alter the building and by so doing we can help preserve the historic flavor of the South of Market district for all time.

If you visit the property, you will see that we keep it in very good condition, which is a manifestation of how much we honor it. We feel it is an important historic landmark, not only for our family, but also for the city of San Francisco.

Thank you for your help with this.

A handwritten signature in cursive script that reads "Kenneth N. Epstein". The signature is written in dark ink and is positioned above the printed name.

Kenneth N. Epstein, Ph.D.

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 133 2nd Street

P1. Other Identifier: Morton L. Cook Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 133 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721051

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

133 2nd Street occupies a 30' x 80' lot on the southeast corner of 2nd and Minna streets. Built in 1906, the four-story, heavy timber-frame, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in brick laid in American Bond, is capped by a flat roof. The primary facade, which faces 2nd Street to the west, is an enframed window wall. A similarly detailed secondary elevation, three bays wide, faces Minna Street to the north. At street level both facades consist of largely intact wood and glass storefronts divided by cast iron columns. The primary entrance, which is located in the northernmost bay on 2nd Street, is recessed and features a pair of wood swinging doors. The upper three floors feature a grid of single window openings each occupied by double-hung wood windows with segmental arched headers. Rusticated quoins and pilasters separate the bays. The facade terminates with a substantial modillioned sheet metal cornice. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) Hp3. 3+ Story Commercial Building

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



P5b. Photo: (view and date)
 View toward southeast, 9.21.07,
 100_3957.JPG

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
 1906, Assessor's Office

*P7. Owner and Address:
 Epstein Living Trust
 % Selma Epstein
 5 Sotelo Ave.
 Piedmont, CA 94611

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

*P9. Date Recorded:
 11.06.07

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

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

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

Marine Firemen's Union

AFFILIATED WITH THE SEAFARERS INTERNATIONAL UNION OF N.A.
AFL-CIO

BRANCHES
Seattle, Washington
Wilmington, California
Honolulu, Hawaii

240 Second Street
San Francisco, California 94105-3129
(415) 362-4592
Dispatcher: (415) 362-7593



March 9, 1010

Mr. Joshua Switzky, Project Manager
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Dear Mr. Switzky:

Re: Transit Center District Plan for Public Review

The Marine Firemen's Union submits the following comments regarding the Transit Center District Plan Draft for Public Review:

- 1) Land Use - The Marine Firemen's Union supports the proposed control to rezone the entire plan area to C-3-O (SD) and eliminate the maximum 18:1 Floor Area Ratio (FAR) limit on development in this zone.
- 2) Land Use - The Marine Firemen's Union supports the proposed control to establish a minimum FAR for new development of 9:1 on development sites larger than 15,000 square feet.
- 3) Historic Preservation - Page 96 and 97 of the document improperly refers to our property as the *Marine Fireman's and Oilers and Watertenders Hall*.

The official name of our organization is Pacific Coast Marine Firemen, Oilers, Watertenders and Wipers Association; the legal short title is Marine Firemen's Union. The 240 Second Street property is not simply "a hall"; it is our Headquarters building. We suggest that the document refer to our property by the correct name: Marine Firemen's Union Headquarters or Marine Firemen's Union Headquarters building.

4) Historic Preservation - The Marine Firemen's Union opposes the nomination of our Headquarters building for listing within Article 10 of the San Francisco Planning Code as a City Landmark and opposes the proposed Article 11 reclassification of our Headquarters building found in the Appendix of the Transit Center District Draft Plan.

5) The basis for nomination of the Marine Firemen's Union Headquarters building as a historical landmark, the *Transit Center District Survey* prepared by Kelley & VerPlanck Historical Resources Consulting contains several errors.

Mr. Joshua Switzky, Project Manager
San Francisco Planning Department
Page 2 of 3
March 9, 2010

a) The building is improperly identified in the Primary Record as the Marine Firemen And Oilers And Watertenders Union Hall.

The proper name of the building is Marine Firemen's Union Headquarters.

b) The building is improperly identified in the Primary Record as a Community Center/Social Hall.

Marine Firemen's Union Headquarters is an administrative office and a hiring hall.

c) The Building, Structure, and Object Record states that the "building was used to dispatch oilers, boilermen, and other marine engineers to ships operating out of San Francisco".

The building not only was used to dispatch unlicensed engine personnel to ships, it is still used to dispatch unlicensed engine personnel to ships. More importantly, the building has served and still serves as the administrative headquarters for the Union.

d) The Building, Structure, and Object Record states that "The building appears eligible under Criterion 1 (Events) for its associations with the Marine Firemen, Oilers, and Watertenders (MFOU) union, one of the maritime unions *once active* in the Rincon Hill area..."

The Marine Firemen's Union is *still active* in the area.

e) The Building, Structure, and Object Record states that "Marine Firemen participated in various waterfront strikes in San Francisco, including 1886, 1901, 1906, 1921 and the famous 1934 Waterfront Strike. Important victories regulating hiring practices pay and working hours were won in 1934, 1936 and 1948."

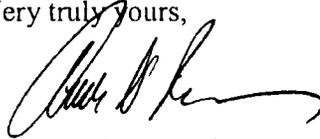
While the Marine Firemen's Union was certainly involved with these events, the 240 Second Street property, completed in 1957, is not associated with these events. In 1901 and 1906, Marine Firemen's Union Headquarters was located in a rented office at 46 Steuart Street. From 1914 to 1949, Marine Firemen's Union Headquarters was located in a rented office at 58 Commercial Street.

While we are impressed that there are those in the community who wish to acknowledge the historical and cultural significance of the Marine Firemen's Union, and San Francisco maritime labor history in general, we are not impressed with the burdens and bureaucracy associated with Article 10 and Article 11 listings and classifications. The future of the Marine Firemen's Union is just as important to us as the past.

Mr. Joshua Switzky, Project Manager
San Francisco Planning Department
Page 3 of 3
March 9, 2010

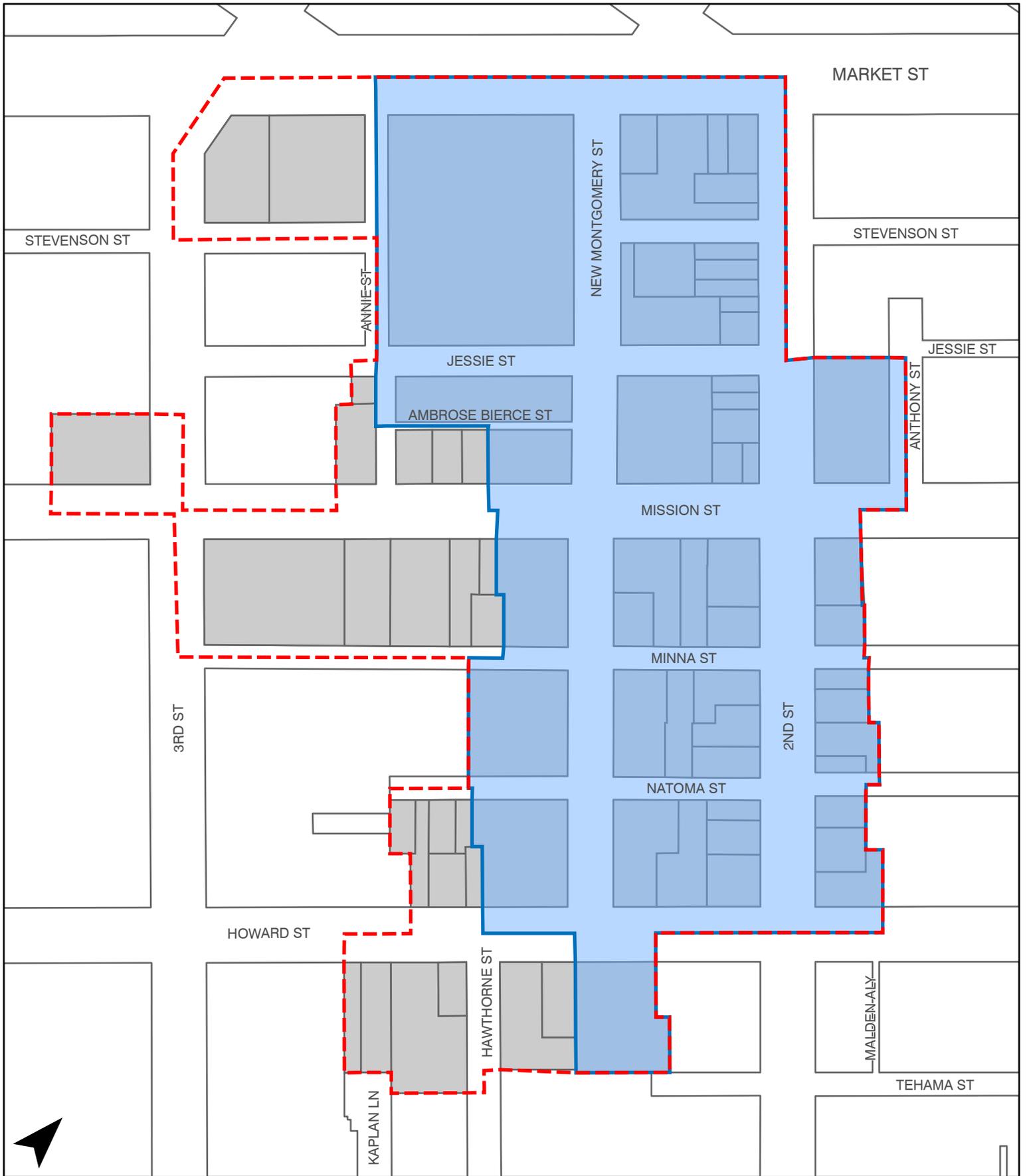
The 240 Second Street property is our organization's most valuable financial asset. Considering the proposed control to rezone the property to C-3-O (SD) and the increased development potential associated with such rezoning, it may well be our most vital future asset. It is our desire and purpose to maintain maximum control of our assets and therefore oppose Article 10 and Article 11 designation.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Anthony Poplawski', with a long, sweeping horizontal stroke at the end.

Anthony Poplawski
President/Secretary-Treasurer

AGP:sds
ope-3-afl-cio (76)



New Montgomery Street, 2nd Street, and Mission Street Conservation District

500 Feet

- Proposed Expanded Conservation District Boundary
- Existing Conservation District Boundary

Primary # _____

HRI # _____

Trinomial _____

Page 1 of 10

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder)

New Montgomery, Mission & Second Historic District

D1. Historic Name South of Market Area

D2. Common Name: Transit Center District

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The New Montgomery, Mission & Second Historic District is located within the eastern part of the South of Market Area in downtown San Francisco. The proposed district is comprised of 77 parcels (64 of which are contributors) located within an area bounded by Market Street to the north, 2nd Street to the east (including the properties on the east side of 2nd), Tehama Street to the south, and 3rd Street to the west (**Figure 1**). The land is generally level although the terrain slopes gently uphill south of Howard Street. The district is entirely built-out and urban in character with no public parkland or open space within its boundaries aside from Mark Twain Plaza, which occupies a portion of the Annie Street right-of-way.

Developed primarily between the years of 1906 and 1930, the district is highly cohesive in regard to scale, building typology, materials, architectural style, and relationship to the street. More than two-thirds of the contributing buildings are three-to seven-story brick or concrete commercial loft buildings constructed during the five years after the 1906 Earthquake. In regard to massing, most buildings are either square or rectangular in plan, some with interior light courts to allow sunlight and air into interiors of the buildings. Nearly all cover their entire parcels and their primary façade(s) typically face the street. Larger and more distinctive buildings generally occupy prominent corner lots, particularly along Market, Mission, and New Montgomery streets. Most of the contributing buildings are designed in the American Commercial style and feature facades divided into a tripartite arrangement consisting of a base, shaft, and capital. The base is the location of retail storefronts and the primary public entrance(s), and sometimes a vehicular loading dock. The shaft typically contains two or more undifferentiated floors expressed on the exterior as a grid of punched double-hung wood or steel casement windows. The capital, if present, is often comprised of a highly ornamented attic story capped by a sheet metal or terra cotta cornice. Ornamentation of district contributors is most often Renaissance-Baroque with later examples of Spanish Colonial Revival, Gothic, and Art Deco. Toward the southern portion of the district, particularly along Tehama Street, there are small-scale machine shops of concrete, brick, and wood-frame construction. Several feature two-story office wings facing the street and a one-story, gable-roofed workspace to the rear. Ornamentation on these building is typically minimal.

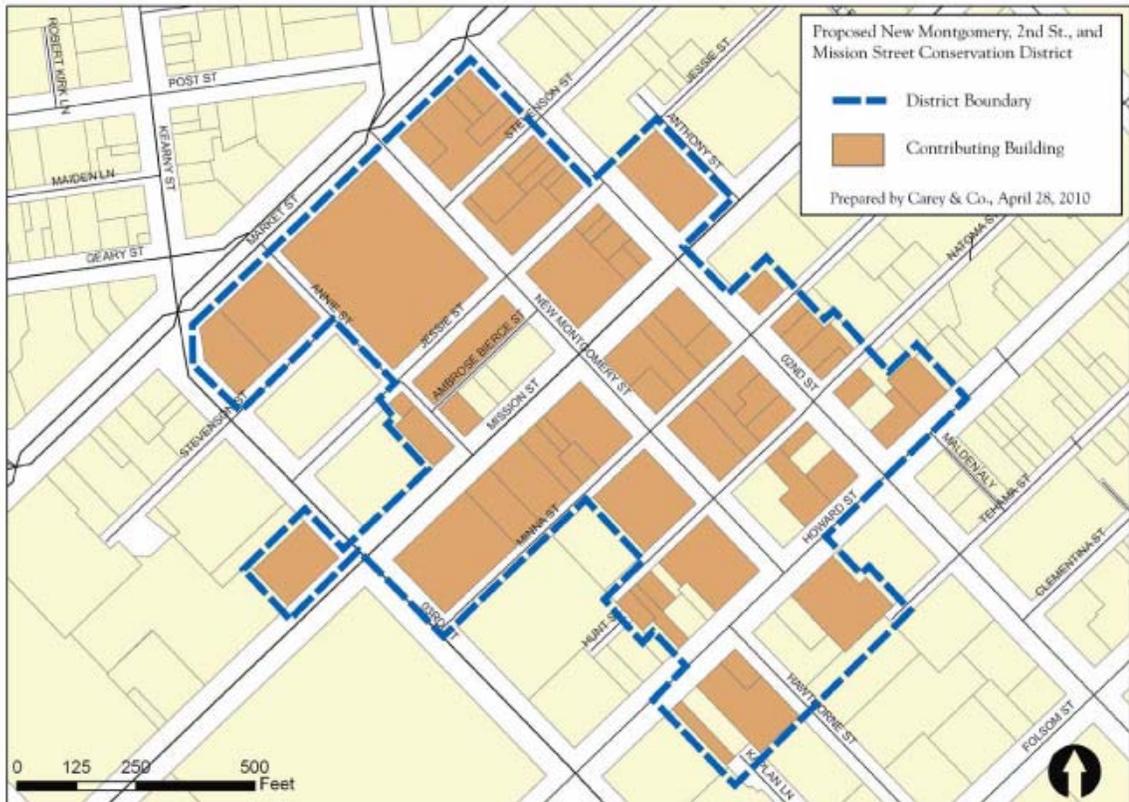


Figure 1. Boundaries of proposed New Montgomery, Mission & Second Historic District
Source: Carey & Company

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The proposed New Montgomery, Mission & Second Historic District is roughly L-shaped and centered on the intersection of New Montgomery and Mission Streets in San Francisco’s South of Market Area. The proposed district is composed of 77 parcels encompassing 64 contributing resources and 13 non-contributing resources. The contributors are identified on the Department of Parks and Recreation (DPR) 523 A (Primary) forms created as part of the accompanying Transit Center District Plan Survey. A list of all contributors is also included in **Table 1** and non-contributors are listed in **Table 2**.

***D5. Boundary Justification:**

The New Montgomery, Mission & Second Historic District includes four contributing buildings constructed between 1898 and 1905, and 60 contributing buildings built between 1906 and 1933. The boundaries were drawn to capture the highest concentration of contributing and contiguous resources. The boundaries omit several enclaves of historic commercial loft buildings separated by later development from the proposed historic district. Most of these area located along 1st, Jessie, Fremont, and Folsom streets. All individually significant buildings outside the proposed district, including several Recent Past resources, have been fully documented on DPR 523 B (Building, Structure & Object) forms included in the Transit Center District Plan Survey. The district boundaries encompass a variety of building types, ranging from the grand Palace Hotel at Market and New Montgomery to several modest machine shops along Natoma Street. What ties this area together is what comes between: a swath of intact three-to seven-story masonry commercial loft buildings that line much of 2nd, Mission and Howard Streets. The eastern boundary has been drawn to include as many resources that meet the historic context as possible, excluding post-1930 construction. The southern boundary excludes later commercial development and transportation infrastructure south of Howard Street. The western boundary continues south from the intersection of 3rd and Market jogging east at Stevenson and Jessie Streets to exclude post-1930 construction and jogging east at Minna Street to exclude the Yerba Buena Center Redevelopment Area. The northern boundary is Market Street, the traditional boundary dividing the Financial District from the vast South of Market Area.

Table 1-Historic District Contributors

Address	APN	Name	Construction Date	Property Type	Existing Status Code	KVP Status Code(s)	Article 11 Category*
20 2 nd Street	3707002	Schwabacher Building	1914	Commercial	3S	3S, 3CB	IV
36 2 nd Street	3707004	Morgan Building	1907	Commercial	None	3CD	IV
42 2 nd Street	3707005	Unknown	1907	Commercial	None	3CD	IV
48 2 nd Street	3707006	Kentfield & Esser Building	1907	Commercial	None	3CD	IV
52 2 nd Street	3707007	Unknown	1907	Commercial	None	3CD	IV
60 2 nd Street	3707008	Unknown	1906	Commercial	None	3CD	IV
70 2 nd Street	3707009	Unknown	1907	Commercial	None	3CD	IV
76 2 nd Street	3707010	Unknown	1908	Commercial	None	3CD	IV
84 2 nd Street	3707011	Unknown	1907	Commercial	None	3CD	V
85 2 nd Street	3708019	Wells Fargo Building	1898 (rebuilt 1907)	Commercial	2D2	2D2, 3CB	I
90 2 nd Street	3707012	Burdette Building	1905	Commercial	None	3CB	IV
121 2 nd Street	3721071	Drexler Estate Building	1907	Commercial	1D	1D, 3CB	I
132 2 nd Street	3722003	Morton Cook Building	1907	Commercial	1D	1D, 3CB	I
133 2 nd Street	3721051	Morton L. Cook Building	1906	Commercial	1D	1D, 3CD	IV
141 2 nd Street	3721050	Hunt-Mirk Building	1907	Commercial	1D	1D, 3CB	I
144 2 nd Street	3722004	Bothin Real Estate Building	1908	Commercial	6X	3CD	IV
149 2 nd Street	3721049	Bothin Real Estate Co. Building	1907	Commercial	1D	1D, 3CD	IV
156 2 nd Street	3722005	Byron Jackson Building	1908	Commercial	1D	1D, 3CD	IV
163 2 nd Street	3721048	Marcus Modry Building	1906	Commercial	1D	1D, 3CD	IV
168 2 nd Street	3722016	Unknown	1907	Commercial	1D	1D, 3CD	IV
171 2 nd Street	3721025	The Electrical Building	1912	Commercial	1D	1D, 3CD	IV
182 2 nd Street	3722019	Knickerbocker Building	1909	Commercial	1D	1D, 3CB	IV
191 2 nd Street	3721022	Andrew Downey Building	1906	Commercial	1D	1D, 3CD	V
17 3 rd Street	3707057	Dave's	1910	Commercial	None	3CD	I
86 3 rd Street	3706093	Aronson Building	1903 (rebuilt 1906)	Commercial	2D	3S, 3CB	I
606 Howard Street	3722020	Merritt Building	1907	Commercial	1D	1D, 3CB	IV
625 Howard Street	3735005	Volker Building	1929	Commercial	3S	3S, 3CB	II
651 Howard Street	3735042	Unknown	1908	Commercial	None	3CD	IV
657 Howard Street	3735041	SF News Co. Building	1922	Commercial	None	3CB	IV

Address	APN	Name	Construction Date	Property Type	Existing Status Code	KVP Status Code(s)	Article 11 Category*
667 Howard Street	3735039	Sharon Estate Building	1907	Commercial	None	3CD	IV
163 Jessie Street	3707032	Hess Building	1912	Commercial	None	3CD	IV
601 Market Street	3707001	Santa Fe Building	1917	Commercial	2S2	2S2, 3CB	IV
609 Market Street	3707002A	Unknown	1914	Commercial	3S	3S, 3CD	IV
619 Market Street	3707062	Hoffman's Grill	1913	Commercial	3S	3S, 3CD	IV
625 Market Street	3707061	Metropolis Trust & Savings Bank	1907	Commercial	2S2	2S2, 3CB	IV
685 Market Street	3707051	Monadnock Building	1906	Commercial	3S	3S, 3CB	I
142 Minna Street	3722058	Unknown	1910	Commercial	None	3CD	IV
601 Mission Street	3722001	Stevenson Building	1907	Commercial	None	3CB	IV
602 Mission Street	3707013	Atlas Building	1906	Commercial	None	3CB	IV
611 Mission Street	3722076	Koret Building	1907	Commercial	None	3CD	IV
617 Mission Street	3722073	Crellin Building	1908	Commercial	3S	3S, 3CB	IV
641 Mission Street	3722070	Unknown	1907	Commercial	None	3CD	IV
647 Mission Street	3722069	Veronica Building	1907	Commercial	None	3CB	I
657 Mission Street	3722068	McLaughlin Building	1907	Commercial	None	3CD	IV
658 Mission Street	3707020	Textile Building	1906	Commercial	None	3CB	I
663 Mission Street	3722067	Grant Building	1909	Commercial	None	3CD	IV
678 Mission Street	3707021	Hundley Hardware	1922	Commercial	2D	2D, 3CB	IV
693 Mission Street	3722257	Williams Building	1907	Commercial	2D	2D, 3CB	IV
116 Natoma Street	3722006	N. Clark & Sons Building	1910	Commercial	1D	1D, 3CB	I
147 Natoma Street	3722013	Underwriters Fire Patrol Building	1909	Commercial	None	3S, 3CB	I
161 Natoma Street	3722011	Emerson Mfg. Co.	1918	Industrial	None	3CD	IV
2 New Montgomery Street	3707052	Palace Hotel	1909	Hotel	3S	3S, 3CB	II

Address	APN	Name	Construction Date	Property Type	Existing Status Code	KVP Status Code(s)	Article 11 Category*
39 New Montgomery Street	3707035	Sharon Building	1912	Commercial	3S	3S, 3CB	I
74 New Montgomery Street	3707033	Call Building	1914	Commercial	3S	3S, 3CB	I
77 New Montgomery Street	3707014	Crossley Building	1907	Commercial	3S	3S, 3CB	I
100 New Montgomery Street	3722071	Rialto Building	1901 (rebuilt 1906)	Commercial	3S	3S, 3CB	I
111 New Montgomery Street	3722072	Standard Building	1907	Commercial	1D	1D, 3CB	IV
134-40 New Montgomery Street	3722080	Pacific Telephone & Telegraph Building	1925	Commercial	None	3S, 3CB	I
137 New Montgomery Street	3722007	Greenwood Block	1907	Commercial	1D	1D, 3CB	IV
170 New Montgomery Street	3722022	SF Furniture Exchange	1920	Commercial	3S	3S, 3CB	IV
111 Stevenson Street	3707044	Palace Garage	1911	Garage	3S	3S, 3CB	I

* Article 11 Category in **bold** denotes new designation.

Table 2-Non-contributors

Address	APN	Name	Construction Date	Property Type	Existing Status Code	KVP Status Code(s)	Article 11 Category*
101 2 nd Street	3721089	101 2 nd Street	2000	Commercial	None	6Z	V
120 2 nd Street	3722002	Unknown	1907	Commercial	None	6Z	IV
176 2 nd Street	3722017	Parking Lot	N/A	Vacant	None	6Z	
181 2 nd Street	3721023	Adolph Gasser	1911	Commercial	6X	6Z	V
125 3 rd Street	3722257	St. Regis Tower	2005	Residential	None	6Z	V
000 Howard Street	3722023	Parking Lot	None	Vacant	None	6Z	V
633 Howard Street	3735050	633 Howard Street	1910	Commercial	None	6Z	V
645 Howard Street	3735047	645 Howard Street	1922	Commercial	None	6Z	V
648 Howard Street	3722024	Gold Club	1923	Commercial	None	6Z	V
658 Howard Street	3722012	Boston Rubber Co. Building	1907	Commercial	None	6Z	V
663 Howard Street	3735040	663 Howard Street	1972	Commercial	None	6Z	V
646 Mission Street	3707018	646 Mission Street	1906	Commercial	None	6Z	V
652 Mission Street	3707019	SPUR	1909	Commercial	None	6Z	V
145 Natoma Street	3722014	Thomas Lile Building	1971	Commercial	None	3CS	I
33 New Montgomery Street	3707062	33 New Montgomery	1986	Commercial	None	6Z	V
90 New Montgomery Street	3707016	90 New Montgomery Street	1988	Commercial	None	6Z	
199 New Montgomery Street	3722083	199 New Montgomery	2004	Commercial/ Residential	None	6Z	

* Article 11 Category in **bold** denotes new designation.

D6. Significance: Theme	Commercial/Industrial Development	Area	New Montgomery, Mission & Second
	Period of Significance		1906-1933
		Applicable Criteria	1, 3

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary Statement of Significance

The New Montgomery, Mission and Second Historic District appears eligible for listing in the California Register under Criterion 1 (Events) and Criterion 3 (Design/Construction) with a period of significance of 1906 to 1933. The district appears eligible under Criterion 1 in part due to its association with the reconstruction of San Francisco's South of Market Area after the 1906 Earthquake and Fire. Although there are four buildings constructed before 1906 within the proposed historic district, only one survived completely intact—the Burdette Building—built in 1905 at 90 2nd Street. Otherwise, the area was entirely rebuilt after the earthquake, justifying 1906 as the beginning of the period of significance. By 1933, the district was built out, justifying 1933 as the end of the period of significance. The 1906 Earthquake and Fire is arguably the single-most important event to have occurred in San Francisco's history. Although much of the rest of the South of Market took many years to recover, the area comprising the New Montgomery, Mission and Second Historic District, an important southerly extension of San Francisco's central business district since the 1870s, was rebuilt quite rapidly, with more than two-thirds of the district contributors constructed or repaired between 1906 and 1910.

The New Montgomery, Mission and Second Historic District appears eligible for listing in the California Register under Criterion 3 as the largest and most intact concentration of masonry commercial loft buildings in San Francisco. As mentioned above, more than two-thirds were rebuilt or constructed anew in a brief four-year period between 1906 and 1910. With some notable exceptions, such as the Rialto or Sharon buildings, most newly constructed buildings in the area were two-to-seven-story steel or heavy timber-frame brick structures designed in the American Commercial style with Renaissance-Baroque ornament. Buildings from this immediate post-quake era continue to line Mission Street between 2nd and 3rd Streets, 2nd Street between Market and Howard Streets, and Howard Street between 1st and 3rd Streets. Smaller industrial and warehouse buildings from this era also exist in pockets along the narrow mid-block Streets including Natoma and Tehama Streets. Fourteen buildings, mostly larger and more expensive commercial buildings, were constructed along New Montgomery and Market Streets between 1911 and 1915. Examples include the Sharon and Call buildings which today remain as some of the most architecturally significant commercial buildings ever constructed in downtown San Francisco.¹ The 1920s-era building boom added another six contributing buildings to the district, including such notable landmarks as the Pacific Telephone & Telegraph Building at 130 New Montgomery Street (1924) and the Volker Building at 625 Howard Street (1929).

Historic Context

An extensive historic context describing the development of the entire survey area is contained in the accompanying Transit Center District Survey Context Statement. In contrast, this district form explores the development of the subject historic district during the period of significance. Although the recovery of the greater South of Market Area to pre-quake levels took more than a decade following 1906, the proposed New Montgomery, Mission and Second Historic District—which had functioned as a southerly extension of the central business district since the 1870s—recovered quite rapidly. Before reconstruction could begin, wrecked buildings had to be demolished and the ruins carted away, insurance claims settled, title questions resolved, land resurveyed, building permits acquired, and materials and contractors secured. Owners of buildings that had been damaged but not entirely destroyed had to decide whether to salvage the remaining structure or build anew.

Reconstruction

Reconstruction of the proposed historic district began with an initial flurry of building activity between 1906 and 1913, with more construction occurring after the First World War between 1918 and 1920, and culminating with a major real estate boom in the mid-1920s. The 1913-15 Sanborn maps covering the proposed district illustrate substantial changes in comparison with the 1899 maps. West of 1st Street along Mission and Howard and the intersecting numbered streets, the 1913-15 Sanborn maps illustrate many substantial new and reconstructed steel and heavy timber-frame loft buildings housing light manufacturing, paper companies, printers and binderies, and wholesale

¹ Only two contributing buildings were constructed in district during the rest of the decade, the Emerson Manufacturing Co. Building at 161 Natoma Street (1918) and the San Francisco Furniture Exchange at 170 New Montgomery Street (1920).

warehouses. Some were pre-quake survivors such as the Wells Fargo Building at 71-85 2nd Street, which was restored in 1907. By 1908, the Aronson Building, which still stands at 700 Mission Street, was outfitted with a new interior. The Sharon Estate, owners of the Palace Hotel at Market and New Montgomery, decided to demolish the shell of the original 1873 hotel and replace it with an entirely new modern structure designed by the New York firm of Trowbridge & Livingston in 1909. In contrast, the owners of the more heavily damaged Rialto Building, constructed in 1902 according to plans drawn up by Meyer & O'Brien, decided to repair their fire-gutted building (**Figure 2**).

Many more buildings within the historic district were newly constructed between 1906 and 1910. The vast majority were designed in the American Commercial style with spare Renaissance-Baroque ornamentation. Substantial concentrations of these buildings, most ranging between three and seven stories and of steel or heavy timber frame construction, went up in rapid succession along 2nd, Howard, and Mission Streets. Although built on a budget, most were architect-designed and of high-quality if mass-produced materials. Examples include the Kentfield & Esser Building at 48 2nd Street (1907), the Drexler Estate Building at 121 2nd Street (1907), the Mercedes Building at 531 Howard Street (1906), and the Veronica Building at 647 Mission Street (1947) (**Figure 3**).

As before the earthquake, the most valuable real estate in the district included the parcels along Market and New Montgomery Streets. Much of the land in this area remained in the hands of wealthy investors, family estates, and realty companies such as the Sharon Estate Company. Formed in 1885 by Francis G. Newlands after the death of Nevada Senator William Sharon (former business partner of William C. Ralston), the Sharon Estate rebuilt the Palace Hotel in 1909, the Sharon Building in 1912 (**Figure 4**), and many of the more significant buildings along New Montgomery Street.² The Palace and the Sharon Building still stand, as do most of the post-quake buildings along New Montgomery Street.

The continued integration of the South of Market Area into the central business district between 1906 and 1929 is reflected in several skyscrapers built along both Mission and Market Streets between 1906 and 1910, including the Metropolitan Trust and Savings Bank at 625 Market Street (1907), the Hearst Building at 691 Market Street (1909), and the Spreckels Building at 703 Market Street (1898, rebuilt 1907). The intersection of 3rd and Mission evolved into another important locus of building activity in the district, eventually bracketed on three corners by important early skyscrapers, including the rebuilt Aronson Building on the northwest corner of 3rd and Mission (1903, rebuilt 1907) and the Williams Building on the opposite corner (1907) (**Figure 5**).³

The initial flurry of post-quake reconstruction was followed by a brief recession. By the end of the First World War, construction had picked up again, with several substantial new office buildings and hotels constructed in the district. Notable examples include the new Call Building at 74 New Montgomery Street (1914) and the Santa Fe Building at 601 Market Street (1917) (**Figure 6**). After subsiding for several more years, the market picked up again in the early 1920s. By the 1920s, concrete construction had become the predominant building material due to its strength and durability, resistance to earthquake and fire damage, and ability to provide large and open unobstructed workspaces. Several notable concrete commercial loft and industrial buildings were erected on the few remaining empty lots toward the southern edge of the historic district, the most notable of which is the Philips Van Orden Building at 234 1st Street (**Figure 7**). Concrete was also well-adapted to the architectural styles popular during the 1920s, including the Spanish Colonial Revival and Art Deco styles. In addition to the Philips Van Orden Building, the Volker Building at 625 Howard (1929) is the most important example of Art Deco design in the district. It is also the last contributor built within the district, its first component completed right before the Stock Market Crash of that year. The ensuing Depression and Second World War essentially put a stop to new construction in the proposed district until the late 1950s.



Figure 2. Rialto Building, 2007

² Anne B. Bloomfield, "A History of the California Historical Society's New Mission Street Neighborhood," *California History* (Winter 1995/96), 385.

³ Michael Corbett, *Splendid Survivors* (San Francisco: California Living Books, 1978), various.



Figure 3. Veronica Building, 2007



Figure 4. Sharon Building



Figure 5. Williams Building, 2007



Figure 6. Santa Fe Building, 2007



Figure 7. Phillips Van Orden Building, 2007



Figure 8. Volker Building, 2007

Eligibility

As mentioned above, the New Montgomery, Mission and Second Historic District appears eligible through survey evaluation for listing in the California Register under Criterion 1 (Events) and Criterion 3 (Design/Construction). Compared with much of the surrounding area that has seen vast physical and demographic changes since the end of World War II, the district consists of the city's highest concentration of intact masonry commercial loft buildings, the majority of which were constructed immediately after the 1906 Earthquake and Fire. West of 3rd Street, the Yerba Buena Redevelopment project removed hundreds of similar buildings. East of 2nd Street, market-driven real estate development has incrementally removed many of the post-1906 commercial and industrial buildings that once existed there. The proposed historic district has survived in part due to the substantial nature of its building stock and the continued suitability of these buildings for evolving business needs. Serving as a southerly extension of the city's central business district, the district contains much of San Francisco's historic wholesale district, as well as several of downtown's most notable office buildings and hotels.

Under Criterion 1, the New Montgomery, Mission and Second Historic District appears eligible for its strong associations with what is arguably the most important event in the history of San Francisco: the 1906 Earthquake and its aftermath when the city's leaders and citizens famously rebuilt the city in a relatively short time. Two-thirds of the district contributors were completed between 1906 and 1910, the height of the Reconstruction period. Many were built by members of San Francisco's business community to replace buildings destroyed in the catastrophe. Undeterred by naysayers, these men and women had confidence in the ability of San Francisco to recover its role as the economic, cultural, and industrial center of the Pacific Slope. The contributing buildings are also a testament to the laborers and craftspeople who completed the Herculean tasks of clearing the rubble and erecting the buildings that continue to stand today.

Under Criterion 3, the New Montgomery, Mission & Second Historic District appears eligible as San Francisco's largest and most intact collection of significant masonry commercial loft buildings and as a district that "embodies the distinctive characteristics of a type, period, and method of construction." Mostly constructed within a very brief period of time, the district presents several unusually cohesive streetscapes comprised of three-to seven-story steel or heavy timber frame American Commercial style loft buildings constructed between 1906 and 1910. Although some were built for a particular industry or use, most were speculative ventures and accordingly designed to accommodate a full range of different uses. Their adaptability and durability is proved by their continued existence.

The New Montgomery, Mission & Second Historic District encompasses the New Montgomery and Second Conservation District and a portion of the Second and Howard National Register District, providing a buffer between these districts and surrounding new construction.

Integrity

Once a resource has been identified as being potentially eligible for listing in the California Register, its historic integrity must be evaluated. The California Register recognizes seven aspects or qualities that, in various combinations, define integrity. These aspects are: location, design, setting, materials, workmanship, feeling and association. In order to be determined eligible for listing, these aspects must closely relate to the resource's significance and must be intact. These aspects are defined as follows:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

The process of determining integrity is similar for both the California Register and the National Register, although there is a critical distinction between the two registers, and that is the degree of integrity that a property can retain and still be considered eligible for listing. According to the California Office of Historic Preservation:

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.⁴

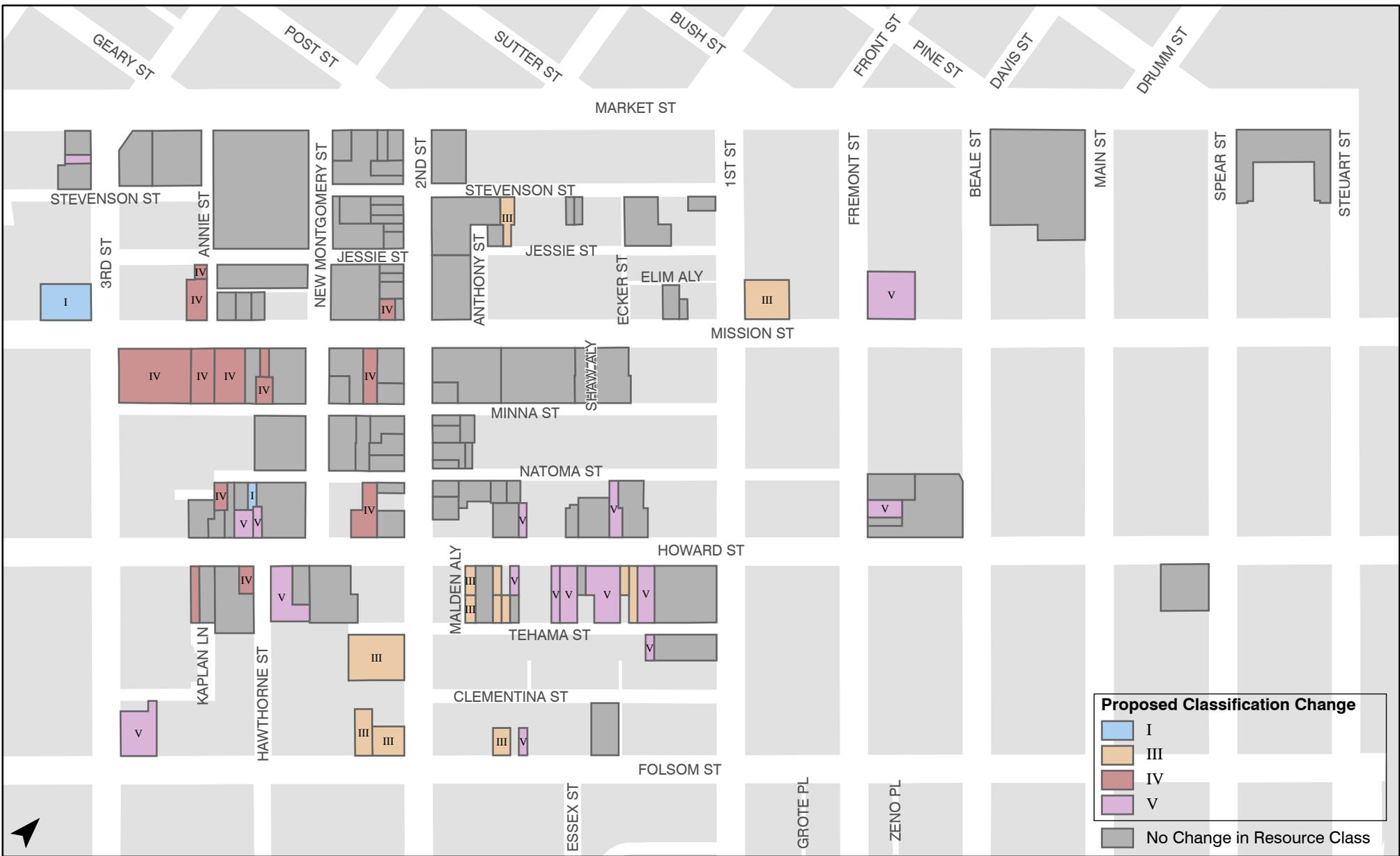
As mentioned above, the New Montgomery, Mission and Second Historic District retains a remarkable degree of integrity. Of 77 individual properties, nearly three-quarters date from the period of significance and retain sufficient individual integrity to be contributors to the district. Constructed of rugged masonry and designed with flexibility and adaptability in mind, the commercial loft buildings that comprise the majority of the district have not typically required extensive remodeling to prolong their serviceable life. The most typical alterations in the area include seismic retrofitting, including the insertion of large X-braces inside several buildings. Some building owners have removed the ornate sheet metal cornices as part of parapet bracing projects. Several buildings have received vertical additions, but in many cases this work has been accomplished without detracting from the individual building's contributory status. Overall, the district retains the aspects of design, materials, and workmanship. Historically built at a larger scale than surrounding areas, property values have not, until recently, justified market-driven redevelopment. Developed to its "highest and best use," the district displays much of its post-quake reconstruction character, also retaining the aspects of location, setting, feeling and association.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

For a full list of references, please see the bibliography in the accompanying Historic Context Statement prepared for the Transit Center District Plan EIR.

***D8. Evaluator:** Christopher VerPlanck (revised by Planning) **Date:** July 23, 2008 (revised April 12, 2012)
Affiliation and Address Kelley & VerPlanck Historical Resources Consulting
2912 Diamond Street #330, San Francisco, CA 94131

⁴ California Office of Historic Preservation, *Technical Assistance Series No. 6, California Register and National Register: A Comparison* (Sacramento, CA: California Office of State Publishing, November 2004)



Proposed Classifications Under Article 11 of the Planning Code

1,000 Feet

CATEGORY I PROPERTIES

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 17 3rd Street

P1. Other Identifier: Dave's

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 17 -29 Third ST City: San Francisco Zip: 94105

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

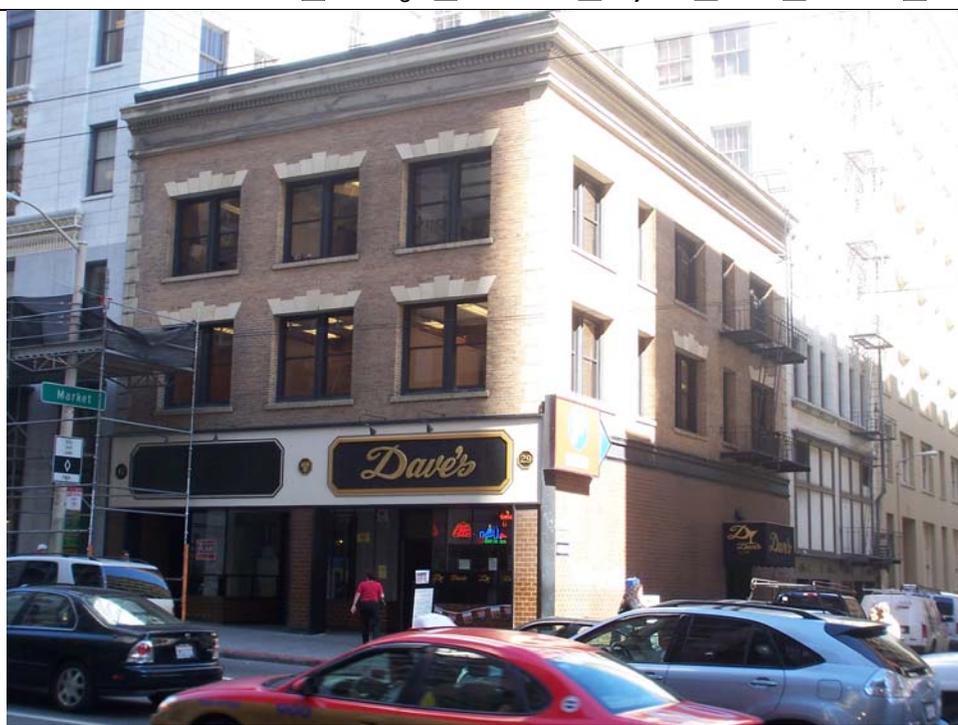
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: H-3707057

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

17-29 3rd Street is located on the northeast corner of Stevenson and 3rd streets. The three-story brick building, though physically still distinct, is now amalgamated with the Hearst Building (recorded separately) as part of parcel 3707057. Built in 1910, the building is designed in the American Commercial style with Renaissance Revival ornamentation. The facades, one three bays wide facing 3rd Street and one five bays wide facing Stevenson Street, display a two-part vertical composition. The primary facade faces 3rd Street to the west. The first floor consists of a pair of modern storefronts capped by signage. The upper upper two floors feature a grid of large window openings that contain pairs of double-hung wood windows with cement stucco jack arched headers. On Stevenson Street, three of the five bays have a similar fenestration pattern; the other two bays feature individual window openings. The facade terminates with a denticulated sheet metal cornice. The building is topped by a flat roof, and appears to be in good condition.

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

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



P5b. Photo: (view and date)

View to NE; 9/26/07; 100_4453.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1910; Assessor's office

*P7. Owner and Address:

The Hearst Corp
 5 3rd St. Ste. 200
 San Francisco, CA 94103

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3S

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 62

P1. Other Identifier: 17-29 Third Street

P2. Location: Not for Publication Unrestricted *a: County San Francisco

and (P2c,P2e, and P2b or P2d. Attach Location Map as necessary.)

*b. USGS 7.5' Quad San Francisco North Date 1956/PR1973 T 2S; R 5W; 1/4 of 1/4 of Sec ; B.M.

c. Address 17-29 Third Street City San Francisco Zip 94105

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 3707/57

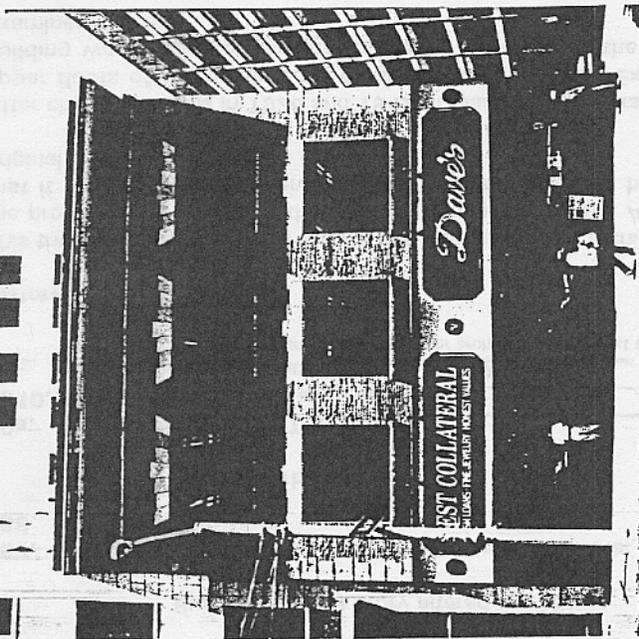
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

17-29 Third Street is a three-story, brick masonry building at the north corner of Third and Stevenson streets. It shares the same parcel with the adjacent twelve-story Examiner Building, which wraps around it on two sides. The ground floor facing Third Street has been altered with aluminum and glass storefronts, glazed brick tiles on the supporting piers, and a stucco mezzanine with recent signage. Above the mezzanine the front wall of the building is tan-colored brick masonry with bricks laid in common bond. There are three, evenly-spaced windows in each of the two upper stories. Each of these six windows consists of paired double-hung wood sashes. Each window opening is spanned by a flat arch of terra cotta voussoirs, and projecting brick sills stretch across the bottom of each window. At the top of the building is a molded sheet-metal cornice with a course of dentils just below it. Brick quoins can be found at the corners on Third and Stevenson streets. On the longer Stevenson Street facade, the treatment of the upper stories is identical, save that narrow double-hung windows without voussoirs alternate with the

see continuation sheet

*P3b Resource Attributes: (List attributes and codes) HP6

*P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)



P5b. Description of Photo:
 (View, date, accession #) 17-29
Third view west; July 4, 1997; by
D. Bradley; Roll C-15

*P6. Date Constructed/Age and
 Source: Historic
 Prehistoric Both
1907

Edwards Abstracts 10/25/07

*P7. Owner and Address:

The Hearst Corp.
17-19 Third St., SF, CA

*P8. Recorded by: (Name,
 affiliation, and address)

Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

*P9. Date Recorded: July 7, 1997

*P10. Survey Type: (Describe)
intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) HASR, Third Street Light Rail
Project, San Francisco, CA

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 17-29 Third Street

- B1. Historic Name: Herman Levy Building
- B2. Common Name: none
- B3. Original Use: restaurant B4. Present Use: office and retail
- *B5. Architectural Style: Renaissance-Baroque
- *B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1907; first story altered ca. 1980s

- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- *B8. Related Features:

granite curbstone

- B9a. Architect: Arthur T. Ehrenfort b. Builder: unknown
- *B10. Significance: Theme newspaper bar Area San Francisco
- Period of Significance 1907-1919; 1931-1975 Property Type office and retail Applicable Criteria C

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

History

This three-story building was built in 1907 to designs by architect Arthur T. Ehrenfort for owner Herman Levy, who had owned the property at the time of the 1906 earthquake and fire. A drawing of this building in *Modern San Francisco* (1907) shows that it was originally conceived as five stories, not three, but in its fenestration and ornaments, the execution matched the original design.

After changing hands in 1928 and 1942, it was sold to Hearst Publications, Inc. in 1947. At some time after this transfer, the upper floors of the building were linked internally to the Examiner Building; the original entrance to the upper floors of this building was eliminated, so that access was only from the Examiner Building; and the parcel was merged with that of the Examiner Building.

The first known businesses to occupy the ground floor of this building were a restaurant owned by Rudolph Rummel and Frank Schmitt, at 27 Third Street (here in 1909 and probably earlier); and a saloon called The News Cafe, owned by William de Curtin and Charles F. Dienger, at 29 Third Street (1910). The latter was named for the Examiner, Call and Chronicle newspapers,

see continuation sheet

- B11. Additional Resource Attributes: (List attributes and codes) _____
- *B12. References:

See continuation sheet.

- B13. Remarks:

(Sketch map with north arrow required)

- *B14. Evaluator: Michael Corbett
- Date of Evaluation: October 31, 1997

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 17-29 Third Street

Recorded by Michael Corbett

*Date July 7, 1997

Continuation Update

Description (continued)

double-width windows. On both facades the cornice, voussoirs, and the quoins are cream colored to contrast with the tan brick walls. On the Stevenson Street side are a fire escape and an early or original door to the bar inside.

Inside, the upper office floors are linked to the Examiner Building at each floor and can be entered only from the Examiner Building. On the ground floor, the store at 17 Third Street has modern finishes and a suspended, acoustical tile ceiling. The space of the bar at 29 Third Street may be original, with its pitched ceiling, but the finishes appear to be newer, including plaster wall surface, paneled beams, and a long wooden bar and back bar built in the late 1960s. On the rear wall is a small brass plate inscribed: "It was here over martinis the San Francisco Shakespeare Festival was conceived in 1982."

History (continued)

located adjacent to or across the street from this building; it persisted until ca. 1917. Prohibition ended the use of this storefront as a bar for a decade. In the mid-1930s William and Jerome Hurley opened a restaurant, Hurley's Editorial Cafe, at 27 Third Street. They moved to the adjacent storefront, 29 Third Street, in the early 1940s. Little is known about the restaurant at this location, but in the 1950s, when it had moved across the street to 38 Third, Hurley's was also a bar and was popular with the newspapermen who worked in the immediate neighborhood. The current tenant (in 1997), Dave Supple, believes that bars under different names have occupied this space continuously since 1946.

After Hurley's moved, the storefront at 27-29 Third was occupied by the Magnet Cocktail Lounge. According to Malcolm Glover, who worked then, and now, as an Examiner reporter, the Magnet was patronized by some of the Examiner pressmen, but most newspaper reporters and other staff preferred to patronize Breen's, Jerry and Johnny's, and Hurley's. All four bars were located on the first block of Third Street, between Market and Mission. The Magnet was succeeded in this location by the Ticker Tape bar between 1975 and 1989. In 1989, the place was bought by Dave Supple and renamed Dave's, which it remains today. According to a plaque at the rear, the idea for the San Francisco Shakespeare Festival was originated here in 1982.

Evaluation

This building is located on the same parcel as the Hearst Building, is linked to it internally, and its upper floors are only entered through the Hearst Building. Because the Hearst Building has previously been evaluated as eligible to the NRHP, this building may also be eligible in association with it. However, because this building is smaller in size, different in appearance, and has a separate history until 1927, it is being evaluated separately here to avoid confusion over its status.

This building appears to be eligible for the NRHP under criterion C at the local level of significance for the period 1907 to 1919 and 1931 to 1975. This is the last building known to survive which housed a newspaper bar, a legendary type of establishment in San Francisco. The space in which the News Cafe and its successors operated has been remodeled but remains a bar.

References

Edwards Abstract from Records. Research by Gary Goss filed in building files at FSF Heritage. October 25, 1907

Glover, Malcolm. Telephone interview by William Kostura. November 4, 1997.

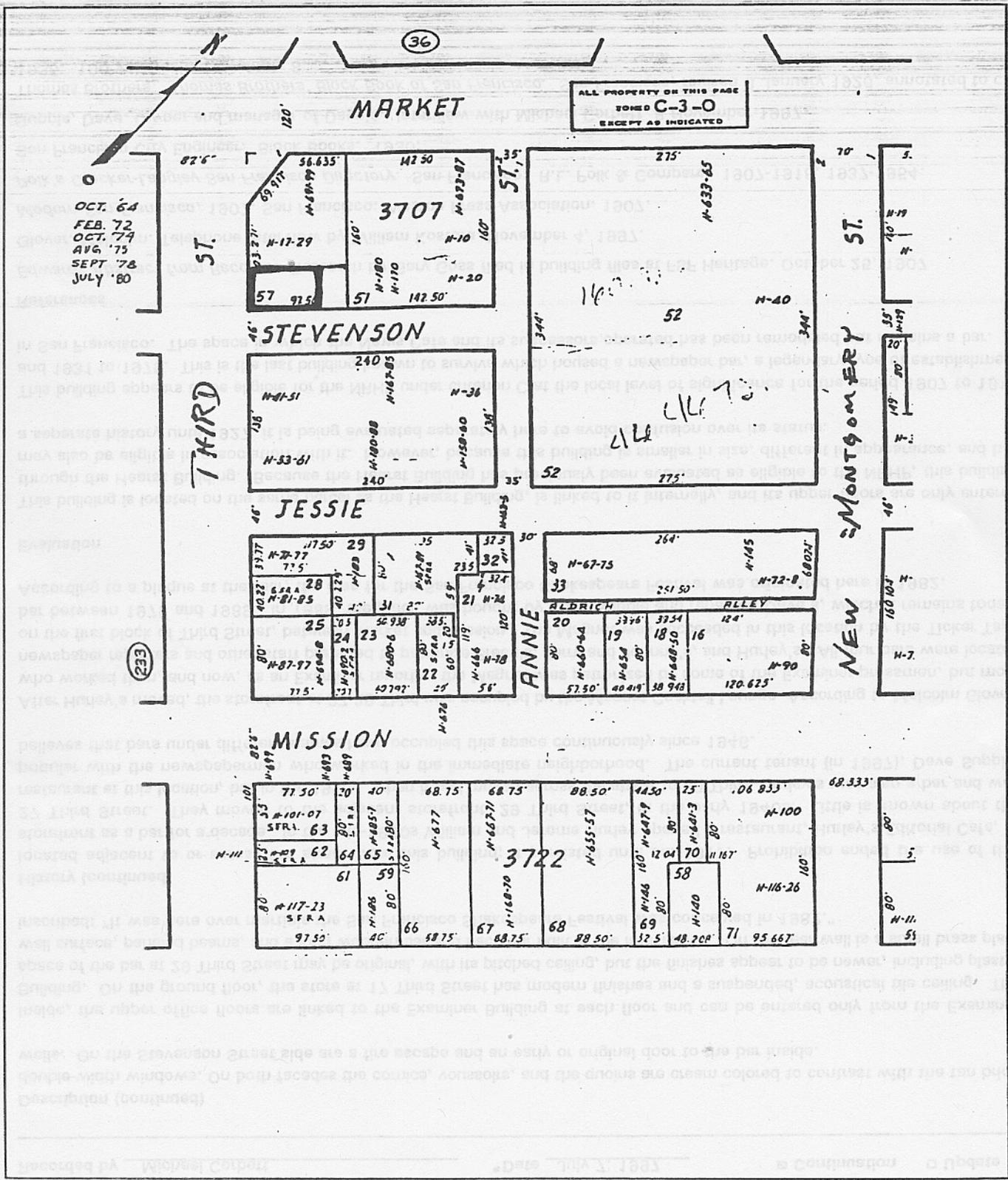
Modern San Francisco, 1907. San Francisco: Weston Press Association. 1907.

Polk's Crocker-Langley San Francisco Directory. San Francisco: R.L. Polk & Company. 1907-1918, 1937-1954.

San Francisco City Engineer. Block Books. 1930.

Supple, Dave. Owner and manager of Dave's. Interview with Michael Corbett, 8 November 1997.

Thomas Brothers. *Thomas Brothers' Block Book of San Francisco*. San Francisco, revised 9 January 1926, annotated to ca. 1935. 100 vara district: volume 8.



CONTINUATION SHEET

*Recorded by: Carey & Co., Inc.

*Date: March 18, 2010

Continuation Update

The following is an update to the DPR 523A (Primary Record) and 523B (Building, Structure, & Object Record) forms prepared for the three-story brick building at 17 3rd Street (Block 3707, Lot 057) in 1997 for the "HASR, Third Street Light Rail Project, San Francisco, CA."



Drawing of 17 3rd Street, 1908. Courtesy of Western Press Association, *Modern San Francisco, 1907-1908*, n. p.

Update to B10. Significance

Carey & Co. does not concur that 17 3rd Street appears to be eligible for individual listing in the NRHP/CRHR, as outlined below. However, it does appear to be eligible as contributor to a proposed historic district. Therefore, it has been assigned a California Historical Resources Status Code 3CD.

17 3rd Street does not appear to be eligible for individual listing the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) under Criterion A/1 for its association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While 17 3rd Street was constructed during a period of rapid reconstruction of the area centered around New Montgomery, Second, and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out.

The 1997 DPR forms state that building appears to be eligible for the NRHP under Criterion C for housing a newspaper bar, a "legendary type of establishment in San Francisco" (Corbett 1997). However, the building would qualify under Criterion A/1 if it were significant for this association. Further research would need to be conducted on the history and prevalence of newspaper bars in San Francisco in the early twentieth century to determine the building would be eligible for the NRHP/CRHR for housing a newspaper bar.

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

Continuation Update

Update to B10. Significance

The building also does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history.

Lastly, the brick commercial building at 17 3rd Street does not appear to be eligible for individual listing in the NRHP/CRHR under Criterion C/3 for being a significant example of a type, period, region, or method of construction; for being the work of a master; or for possessing high artistic values. Although the three-story commercial building exhibits common characteristics of commercial loft buildings constructed in the area, including its brick construction and Renaissance Revival detailing, such as the quoins, jack arched headers at the façade's windows, and sheet metal cornice, it does not appear to be a particularly significant example of this style or building typology. While Arthur T. Ehrenpfort is a noted San Francisco-based architect, the building does not appear to be eligible for its association with him.

The building appears to retain a good level of integrity, including its integrity of design, materials, workmanship, location, and feeling. Most significantly, the building was amalgamated with the Hearst Building (691-699 Market Street) to its north, and the original storefront has been completely replaced. The structure's setting and feeling has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north, the aboveground concrete viaduct associated with the terminal building that cuts through the block to its east, and new construction to its west. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it still retains a good level of integrity of setting.

Previous Evaluations

According to San Francisco Planning Department records, the building has not been evaluated in previous local surveys. However, the building was found to be eligible for listing in the NRHP under Criterion C in 1997. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating that it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

Update to B12. References

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

_____. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building files, 17 3rd Street. San Francisco Planning Department.

Building permit records, 17 3rd Street. San Francisco Department of Building Inspection.

Corbett Michael, and Dames & Moore. 17-29 Third Street Department of Parks and Recreation (DPR) Primary Record (523A) and Building, Structure, and Object Record (523B). "HASR, Third Street Light Rail Project, San Francisco, CA." July 7, 1997.

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

Ehrenpfort, Arthur T., vertical file. San Francisco Architectural Heritage.

*Recorded by: Carey & Co., Inc.

*Date: March 18, 2010

Continuation Update

Update to B12. References

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

Sanborn Fire Insurance Maps, "San Francisco, California," (1913 & 1950), sheet 137.

"Store and Office Building." *Architect & Engineer* 86, no. 2 (August 1926): 118.

Western Press Association. *Modern San Francisco, 1907-1908*. San Francisco: Western Press Association, 1908.

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 86 3rd Street
 P1. Other Identifier: Mercantile Building, Aronson Building, 700 Mission Street
 *P2. Location: Not for Publication Unrestricted
 *a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.
 *b. USGS 7.5' Quad: San Francisco Date: 1994
 *c. Address: 86 3RD ST City: San Francisco Zip: 94105
 d. UTM: Zone: 10 mE/ mN (G.P.S.)
 e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3706093

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 86 Third Street occupies a rectangular 15,459 s.f. lot on the northwest corner of Mission and 3rd streets. Designed by Hemenway & Miller, and built in 1903, the ten-story, brick commercial building is designed in the American Commercial style with Sullivanesque detailing. The facades: five bays along Mission Street and four along 3rd Street, display a three-part vertical composition. The two-story base features modern storefronts along both elevations, although the original cast iron pilasters remain intact. The second floor retains its original bands of window openings and Ionic Order pilasters although the fenestration has been replaced with non-historic aluminum windows. An intermediate cornice divides the base from the shaft. The shaft is articulated by a grid of paired window openings containing non-historic anodized aluminum windows. Each bay is demarcated by massive piers with Composite capitals. Large Romanesque arched window openings outlined by egg-and-dart moldings occupy the ninth floor. Profuse terra cotta ornamentation embellishes the rest of the ninth floor. An acanthus leaf/fascies molding divides the ninth and tenth floors. The tenth floor, which serves as the capital, features smaller paired openings divided by terra cotta capitals. The facades terminate with an ornate frieze of recessed panels embellished with egg-and-dart moldings and laurel wreaths. Above this is a large modillioned cornice of sheet metal. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building
 P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
 View to NW; 9/27/07; 100_4709.JPG
 *P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
 1903, San Francisco Heritage
 *P7. Owner and Address:
 706 Mission Street Co. LLC
 Millennium Partners
 735 Market St. 3rd Fl.
 San Francisco, CA 94103
 *P8. Recorded by
 Tim Kelley
 Kelley & VerPlanck
 2912 Diamond Street #330
 San Francisco, CA 94131
 *P9. Date Recorded:
 11.08.07
 *P10. Survey Type:
 Intensive: Transit Center District EIR

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None
 *Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 85 3rd Street

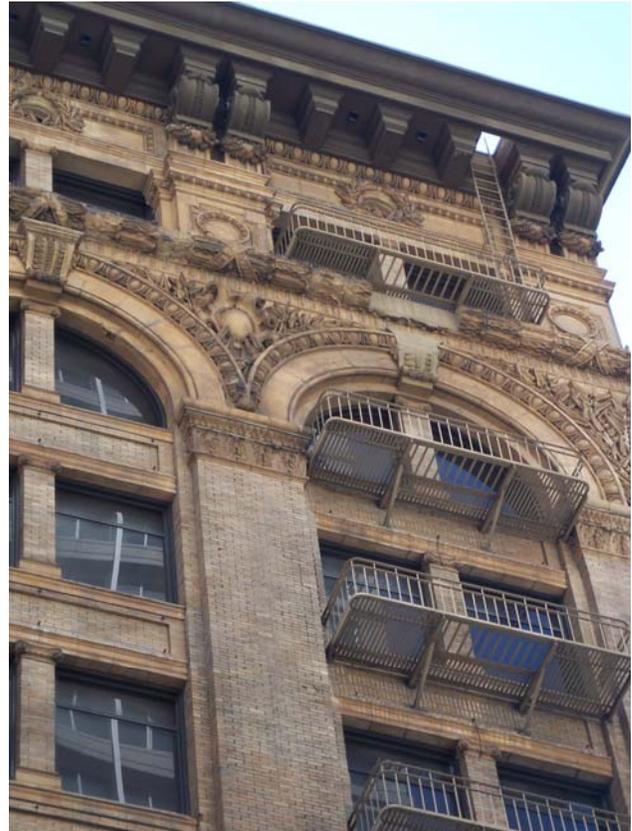
*Recorded by: Tim Kelley

*Date 11.08.07

Continuation Update



View of 3rd Street façade, 100-4714, 9.27.07



Detail of cornice and frieze, 100_4713, 9.27.07

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 7

*NRHP Status Code 3S, 3CB

*Resource Name or # 86 Third Street

- B1. Historic Name: Aronson Building
- B2. Common Name: Mercantile Building
- B3. Original Use: office and retail

B4. Present Use: office and retail

*B5. **Architectural Style:** American Commercial with Sullivanesque detailing

*B6. **Construction History:** Built in 1903, the building was badly damaged in the 1906 Earthquake and Fire and was extensively repaired, including the replacement of the sandstone cladding on the first three floors, structural upgrades, replacement of the cornice and a completely new interior. The ground floor was upgraded in late 1930 but the piers and pilasters remained. The ground floor retail space has been upgraded several times in the following decades and structural upgrades to the first five floors were completed in the mid-1960s.

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:**

none

B9a. Architect: Hemenway & Miller

b. Builder: unknown

*B10. **Significance: Theme:** urban development and architecture

Area: South of Market district, San Francisco, CA

Period of Significance: 1903-1913 **Property Type:** Building

Applicable Criteria: A/1, B/2, C/3

The Aronson Building at 86 Third Street appears to be individually eligible for the NRHP/CRHR under Criteria A/1, B/2, and C/3. The building is also a contributor to the proposed CRHR-eligible New Montgomery, Mission & Second Historic District (see Kelley and VerPlanck 2008). Built in 1903, the building's shell withstood the 1906 earthquake and was quickly renovated. The building helped to define the post-disaster character of Mission Street and the surrounding vicinity of the South of Market neighborhood; it therefore appears to be significant under Criterion A/1. The building was the crowning achievement of Abraham Aronson, an influential San Francisco real estate developer around the turn of the century and a prominent member of the city's Jewish community. Based on this association, the building appears to be significant under Criterion B/2. The building also appears to be significant under Criterion C/3 as a good example of the American Commercial style following the tradition of the Chicago School.

(See Continuation Sheet)

B11. Additional Resource Attributes:

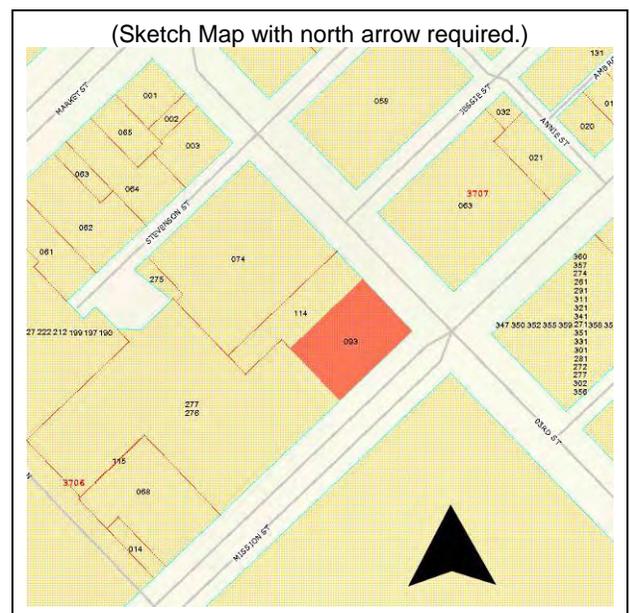
*B12. **References:**

See Continuation Sheet

B13. **Remarks:** Primary Record form for 86 Third Street completed by Tim Kelley, Kelley & VerPlanck, in 2007. See also Kelley & VerPlanck 2008.

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

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



Continuation of B10. Significance:

Historic Context

This ten-story office and retail building designed by San Francisco architectural firm Hemenway & Miller was constructed in 1903 in the American Commercial style and was inspired by the designs of Louis Sullivan and other Chicago architects. Influential real estate developer Abraham Aronson commissioned the building and named it after himself. The Aronson Building, when first proposed, was to be the largest and most expensive, privately-funded South of Market building, west of New Montgomery, with a cost of more than \$400,000 (*SF Chronicle* 1902). When completed, the building expanded the southern extension of the downtown business district, building on the vision of businessman Asbury Harpending and banker William Ralston, while also anchoring Third and Mission Streets as the primary intersection (Kelley & VerPlanck 2008:29). When the building opened it was the most elaborate of those in the immediate neighborhood (Corbett 1975). The building's first tenants included the offices of the Wittmar Woolen Company and the California Glove Company, along with storefronts on the ground floor that contained a cigar shop (*SF Call* 1904; Bronson 1986:58).

Abraham Aronson

Abraham Aronson was an influential and wealthy real estate businessman at turn of the century and owner of Aronson Realty Company. He was born in 1856 in Russian Poland and arrived in San Francisco in 1870. In 1871 he opened a furniture business in North Beach. A prominent member of San Francisco's Jewish community, Aronson purchased the Stockton Street Synagogue, with plans to erect a new building on the land, and helped the congregation to finance its plans for a new synagogue (Meyer 1916:163). Aronson continued purchasing real estate in the city while also running his successful furniture business until 1893, when he turned exclusively to the real estate business. Aronson tended to hold on to the buildings he built, which included some 20 "large well built buildings" by 1906 (*SF Sunday Call* 1906). Amassing more than \$2 million from his real estate investments, Aronson was one of the most successful and most prolific commercial builders in the city, and his main property interest was the Aronson Building (*SF Sunday Call* 1906). Historian Michael Corbett (1975) writes, "Like Flood and Phelan and other powerful San Franciscans, Aronson gave permanent recognition to his success by building a large office block in his own name. He was the first Jew in the city to build such a structure." Martin Meyer in his biographical sketch of Aronson also argues that the building "stands as a monument to his pluck and energy" (Meyer 1916:163). Beyond his success in real estate, Aronson was also an important member of the Jewish community; he was board president and vice president of several Jewish charities and chairman of several temple building committees (Meyer 1916:164).

Hemenway and Miller

San Francisco architects Sylvester W. Hemenway and Washington J. Miller formed the partnership of Hemenway and Miller from about 1900 to 1907. They designed several buildings on Third Street and on Sutter Street, along with several hotels, including the Hotel Regent in 1907. The Aronson Building appears to have been an early and important building for the partners and brought prominence to the firm (Corbett 1978:103,179). The partners also designed the post-earthquake renovation of the French Bank in 1907. Little information was found on Hemenway but Miller went on to design industrial complexes in the East Bay, such as a cannery for Libby, McNeill, & Libby in Oakland, the American Rubber Manufacturing Company factory in Emeryville, a packing and preserving plant, and pottery factory (Architect & Engineer 1919:122).

Post-1906 Redevelopment

After the 1906 earthquake and fires, the burnt out shell of the Aronson Building was one of about seven buildings still standing in the vicinity.¹ Repairs were underway by October 1906, and the building reopened in 1907 after approximately \$200,000 in repairs and upgrades, including replacing the spalled and cracked ground floor cladding, completing structural upgrades, and installing a completely new interior (*SF Examiner* 1906). As many of the prominent rebuilt buildings were north of Market Street and the area south of Market took several years to fill in, the Aronson Building was a significant visual landmark after the disaster (Bloomfield 1995/96:384). During the next few years, following the lead of the Aronson Building, the surrounding area transformed into a southern extension of downtown; early skyscrapers were erected

Continuation of B10. Significance:

on Market and Mission Streets (Kelley & VerPlanck 2008:35). With the rebuilt Aronson Building as the anchor, other buildings of a similar style and stature were constructed at Third and Mission Streets, and the corner became a primary intersection.

The Aronson Building was also the focus of a 1907 United State Geological Survey (USGS) review of the effects of the earthquake and fire on San Francisco's buildings. The building at 86 Mission Street was identified to be a typical and good example of fire-proofing and building construction practices in San Francisco (USGS 1907:78). The building's use of two methods of fireproofed steel support columns (terra cotta tile and concrete) allowed for comparison of the two methods in response to the disaster. The investigation found that columns fireproofed with concrete held and remained in "first-class shape," while those with terra cotta buckled (USGS 1907:32). This review and other investigations of Class A type buildings that withstood the earthquake and fire were influential in determining post-earthquake fireproofing and construction methods, particularly the rise of concrete and its ability to withstand earthquakes and fires. The finding of an *Architecture & Engineering* study states: "The adaption of a method for future connections in 'Class A' buildings to be built in San Francisco will be greatly influenced, if not wholly controlled, by the conditions found to exist in the present buildings" (Leonard 1906).

By 1907 the building's renovation was complete, possibly as earlier as January of that year, and due to the shortage of office and retail space the leases had already been signed by the fall of 1906 (*SF Call* 1906). The 1908 city directories list the following businesses at the Aronson Building: Copper Hewitt Lamp Co.; Corlett Drayage Co.; Dumbarton Land & Improvement Co.; Leslie Salt Refining Co.; Robinson Bros & Co., mfrs agents, along with the return of California Glove Company. By 1913 the city directories show substantial turn over in the building's tenants. At this time office space was occupied by the following firms: Copper, Coate, and Casey Dry Goods; International Typesetting Machine Co.; American Gas & Electric Fixture Co.; The Dentiscope; and California Curtain Mills. In 1918 Rochester Clothing, which started in San Francisco, moved into the ground floor, where it still remains as Rochester Big & Tall (*SF Progress* 1975).

Aronson continued to own the building until June 1938. After the sale to Northwestern Mutual Life Insurance Company, the name changed to the Mercantile Building. The building changed hands several times in the following decades: Bernard Weinstein purchased the building in 1942, Panama Realty Company in 1944, Hilary and Marion Bevis in 1950, R. C. Pauli and Sons in 1958, Larinda Corporation in 1960, and Eighty Six Third Street Association in 1966 (SF Assessor Office Sales Ledgers). In June 1971, the building was transferred to the City and County of San Francisco Redevelopment Agency (SFRA) and was slated for demolition to make way for a plaza and theater as part of the Yerba Buena Center's central block. Proponents of the building fought SFRA to save the building in 1975 (*SF Chronicle* 1975). In June 1975 the City Landmarks Preservation Advisory Board endorsed a recommendation that the Mercantile Building be placed on the National Register of Historic Places (Borsuk 1975). By 1976, the Mayor's Select Committee was studying the retention of the building and its integration into plans for the Yerba Buena Center (Hayward 1976). Ultimately the plans to build a theater and plaza that required the demolition of the Mercantile Building were shelved.

Significance

As stated above, the Aronson Building appears to be NRHP/CRHR eligible under Criteria A/1, B/2, and C/3. The building does not appear to be significant under Criterion D/4. The building's period of significance is from 1903, when the building was constructed, to 1913, marking the conclusion of the first wave of post-Earthquake development in the area. The building has also been identified by Kelly & VerPlanck Consulting as a contributing resource to a proposed CRHR-eligible New Montgomery, Mission & Second Historic District (see Kelley and VerPlanck 2008). Newspaper articles from June 1975 also report that the Landmarks Preservation Advisory Board endorsed a recommendation that the Mercantile Building be placed on the National Register of Historic Places (Borsuk 1975). However, the building was never formally nominated, and a draft nomination was not found in either the San Francisco Planning Department or San Francisco Architectural Heritage files.

Continuation of B10. Significance:

Built in 1903, the Aronson Building marked the expansion of the downtown business district to the south of Market Street. The building was one of a handful of buildings that remained standing in the South of Market neighborhood after the 1906 disaster, and it was quickly repaired to meet the urgent demand for office and retail space. Its survival helped to define the post-1906 character of Mission Street and the surrounding neighborhood while also promoting the continued expansion of the downtown business district to the south of Market Street. Therefore, the Aronson Building appears to be significant under Criterion A due to its survival of the 1906 Earthquake and Fire and its role in influencing the development trends that followed, both of which have had a significant effect on San Francisco's character and urban development. Due to ongoing development in the area, the Aronson Building now is the last indicator of the early twentieth-century expansion of the downtown business district to this portion of South of Market.

The building was the crowning achievement of Abraham Aronson, an influential San Francisco real estate developer and prominent member of the city's Jewish community. Aronson was one of the most prolific and successful real estate men of his day, constructing well over 20 commercial buildings. The Aronson Building was noted to be his primary holding and was the building he chose to memorialize himself. Based on this association, the building appears to be significant under Criterion B.

The Aronson Building is also significant under Criterion C/3 as an excellent example of American Commercial architecture in the tradition of the Chicago School. Inspired by the late nineteenth-century designs of Chicago architectural firms, such as Adler & Sullivan, the Aronson Building employs the three-part vertical composition where the form is inspired by the classical column comprised of the base, shaft, and capital. The first three floors of the Aronson building, which contain ground floor retail and mezzanines, are treated as a base, followed by a grid of recessed, paired windows and inset terra cotta spandrel panels that emphasize the pilasters form the shaft. The two-story capital is comprised of Romanesque arched windows and a prominent modillioned sheet metal cornice. The clear articulation of columns in the pilasters defining the bays of the fourth through ninth floors and the ornate two-story capital make the Aronson Building an excellent example of this style. A central tenet of the commercial style seen in the early Chicago skyscrapers was an accentuation of the building's verticality. Sullivan used the multi-story pilasters to accentuate the verticality of the building along with the repetition of identical office floors and the deliberate uniformity of windows (Koeper 1981:257). Both these elements are clearly defined features in Hemenway and Miller's design for the Aronson Building, particularly the uniformity of the paired windows starting on third floor and carried through to the tenth. Furthermore, the Aronson Building is rare example of this caliber of design in the South of Market area and is notable for surviving the 1906 Earthquake and Fire with little modification to its overall design and exterior. Designed by Hemenway & Miller, the building is a notable pre-earthquake example of the early American commercial building in the tradition of the Chicago school.

The Aronson Building appears to retain its historical integrity of location, design, materials, workmanship, and feeling. Ongoing changes in the area, particularly demolition of most of the adjacent turn-of-the-century buildings, has limited the building's integrity of setting and association. The building has undergone little modification since it was rebuilt in 1907. Historical photographs reveal that little modification to the original design of the exterior occurred during the repairs and that much of the terra cotta cladding is original. The retail space on the ground floor and mezzanine were modernized when Aronson sold the building in the late 1930s, but the general style and much of the materials and workmanship remained (Corbett 1975). Since the mid-1970s, the ground floor has seen minor changes but no other modifications are apparent.

Endnotes

1. The other buildings were the Atlas Building at 602 Mission, the Monadnock Building at 685 Market Street, the Call-Spreckels Building at 26 3rd Street, the Palace Hotel at 2 New Montgomery Street, the Rialto Building at 100 New Montgomery, and the Wells Fargo Building at 85 2nd Street. The only building to completely withstand the fire was the two-story brick Burdette Building, located on the northwest corner of 2nd and Mission Streets.

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 5 of 7

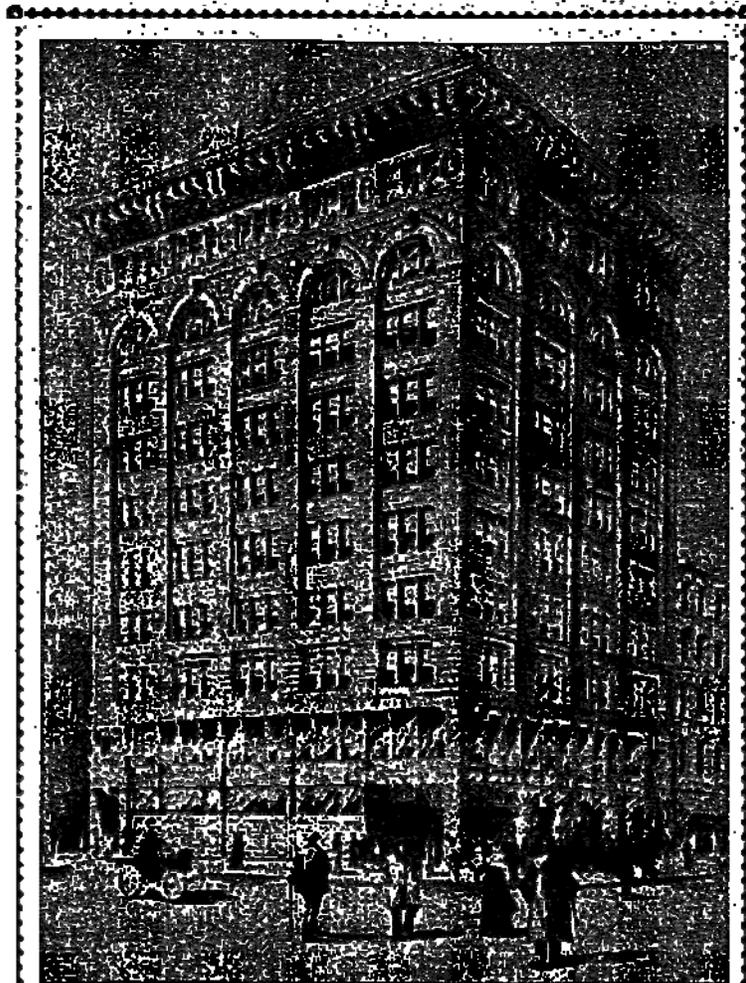
Resource Name or # 86 Third Street

*Recorded by: Carey & Co., Inc.

*Date: March 19, 2010

Continuation

Update



The Aronson Building to Be Erected on the Northwest Corner
of Third and Mission Streets.

1902 Drawing of the Aronson Building (SF Chronicle, 12/28/1902)

Continuation of B12. References:

Architect & Engineer. "Work in Architects Office for 1920" *Architect and Engineer* (December 1919).

Bloomfield, Anne B. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Winter 1995/96. p.372-393.

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_____. "Aronson/Mercantile Center Building, April 1975." On file with San Francisco Architectural Heritage, San Francisco, CA.

Hayward, Winchell T. "Mercantile Building." July 6, 1976. On with the SF Planning Department, San Francisco, CA.

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Sales Ledgers, 1908-1999. San Francisco Office of the Assessor.

SF Call, "Week in Local Reality Market is Quiet with Strong Prices." *San Francisco Call*. June 19, 1904.

SF Call, "Great Activity is Shown On Third." *San Francisco Call*. September, 27, 1906, p. 15.

SF Chronicle, "Third and Mission Street Structure." *San Francisco Chronicle*. December 28, 1902, p.28.

SF Chronicle, "Fans Can't Save an Old Building." *San Francisco Chronicle*. March 15, 1975.

SF Sunday Call "Some Winners in San Francisco Real Estate." *San Francisco Sunday Call*. April 15, 1906.

SF Progress. "Mercantile building to fall to wreckers." *San Francisco Progress*. March 15, 1975.

Continuation of B12. References:

- U. S. Department of the Interior, National Park Service. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. National Register Bulletin 15. Washington, D.C., 1997.
- U.S. Department of the Interior. National Park Service. Office of Historic Preservation. "Second and Howard Streets District." National Register of Historic Places Registration Form 10-900-A. June 30, 1999.
- U. S. Geological Survey (USGS). *The San Francisco Earthquake and Fire of April 18, 1906*. Washington, D. C: Government Printing Office, 1907.

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 145 Natoma Street

P1. Other Identifier: Thomas Lile Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 145 NATOMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722014

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

145 Natoma Street occupies an irregularly shaped 1,868 s.f. lot on the south side of Natoma Street, between New Montgomery and 3rd streets. Built in 1971, the five-story, reinforced-concrete building is designed in the Third Bay Region Tradition. The rectangular-plan building, finished in face brick, is capped by a flat roof. The primary facade, which faces Natoma Street to the north, is one bay wide. At street level the facade consists of a recessed bay containing three arched entrances. The upper four floors feature four projecting open-air balconies supported by curved brackets. An internal stair connects the balconies. The facade terminates with a simple parapet and utilitarian service penthouse. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.29.07, 100_4744.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1971, Assessor's Office

*P7. Owner and Address:

Silvert, Charlotte C.

1328 Sanderling Island

Richmond, CA 94801

*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

*P9. Date Recorded:

11.02.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 3CS

Page 2 of 2

*Resource Name or # (Assigned by recorder) 145 Natoma

B1. Historic Name:	Thomas Lile Building		
B2. Common Name:	145 Natoma Street		
B3. Original Use:	Office and Store	B4. Present Use:	Office
*B5. Architectural Style:	Bay Region Tradition		

*B6. Construction History: (Construction date, alterations, and date of alterations)
145 Natoma Street was constructed 1969-1970 as an office building for the offices of Thomas Lile.

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

*B8. Related Features: None

B9a. Architect: Thomas Lile b. Builder: Unknown

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

Period of Significance: 1969-70 Property Type: Office Applicable Criteria: 3

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

145 Natoma was constructed in 1969-70 by Thomas Lile, who also designed the building, as an office building for his architectural firm. The first floor was originally a restaurant that was subsequently remodeled in 1989. The building remains the home of Thomas Lile Architects. Little is known about the architect. 145 Natoma is nevertheless an excellent example of the late Third Bay Region Tradition. Occupying a narrow interior lot, the building is eloquently organized as a composition of extruded organically formed balconies forming strong horizontal contrast to the vertical orientation of the building and the recessed doors on each floor. Clad in brick, the organic material provides a naturalistic contrast to the concrete-formed building.

145 Natoma Street appears eligible for listing in the California Register under Criterion 3 as a superb example of the late Third Bay Region Tradition.

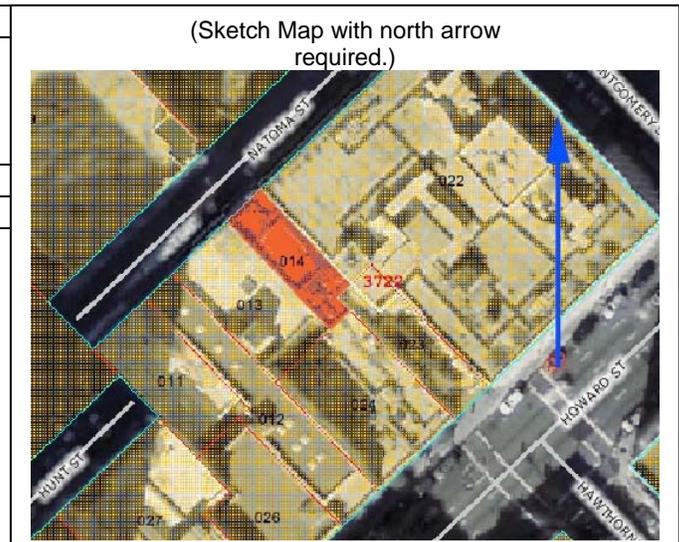
B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:
San Francisco City Directories
San Francisco Architectural Heritage, Building files
Sanborn Maps: 1899, 1913, 1950, 1971, 1974, 1984, 1988, 1990

B13. Remarks: Transit Center District EIR

*B14. Evaluator: Christopher VerPlanck
*Date of Evaluation: 04.03.08

(This space reserved for official comments.)



*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010

Continuation Update

Summary of Findings

Since 145 Natoma Street was constructed in 1970, it does not appear meet the threshold for listing in the National Register of Historic Places (NRHP) under Criteria Consideration G for properties that have achieved significance within the last fifty years. However, the building may become eligible for the NRHP Criterion C, as an excellent example of late twentieth-century modern commercial architecture, once it becomes 45 years old. Sufficient time has passed for 145 Natoma to be considered eligible for the California Register of Historical Resources under Criterion 3. Thus, it deserves Status codes of 3CS (individually eligible for the CRHR) and 7N1 (may become eligible for the NR when it meets specific conditions, namely, 45 years of age).

Historic Context

Architect Thomas Lile designed and constructed 145 Natoma Street for his architectural practice in 1970. The building replaced a one-story-plus-basement concrete carpenter shop that was constructed in 1915. Thomas Robert Lile was born in San Francisco in 1934. He attended California State Polytechnic College and earned a Bachelor of Science degree in architectural engineering from that institution in 1958. In 1962 Lile founded his architectural practice "on the premise that design competence must be accompanied by knowledge of building technology as well as sound business procedures and construction costs" (Lile & Associates). Lile has been licensed in California, Nevada, and Washington. Among his associates were Kenneth A. Housholder and A. Joseph Hansen. Among the firm's notable buildings are the United California Banks in Salinas and the West Portal neighborhood of San Francisco, the Mormon Church in Redwood City, and a medical facilities building on San Miguel Drive in Walnut Creek. Lile is an emeritus member of the AIA.

The composition of simple arches at the ground level topped by a repeated pattern of projecting balconies with heavy brick walls and rounded brackets suggests the strong influence of Frank Lloyd Wright, particularly Falling Water and some of Wright's Prairie Style houses. Although the building is tall and narrow in this alley, the balconies emphasize the horizontal, much like Wright's architecture.

Evaluation

145 Natoma, or the Thomas Lile & Associates Building, does not appear to be eligible under Criterion A/1. Although it replaced a post-earthquake building during the height of the Yerba Buena Center (YBC) controversy, it does not appear to have any specific association with redevelopment of SOMA. The building appears ineligible under Criterion B/2, as it is not known to be associated with persons of significance.

The Thomas Lile & Associates Building appears to be eligible for CRHR under Criterion 3. While Lile was a highly trained architect who founded a an architectural firm that is now nearly fifty years old, more research would have to be completed to determine if the building should be considered the work of a master architect. Lile does not appear to have achieved much attention in the popular or professional press. Nonetheless, with its simple form, ground-level arches, rounded brackets, and wide balcony walls the Thomas Lile & Associates Building achieves high style and possesses high artistic value. The building does not qualify for the NRHP under Criterion G because it is not yet fifty years old and does not appear to be of exceptional importance. When it turns 45 years old, it may qualify under Criterion C for its high style and high artistic value.

145 Natoma retains excellent integrity of location, setting, design, workmanship, materials, feeling, and association. It has not been moved or altered, and the existing streetscape is essentially the same as it was constructed in 1970.

Previous Evaluation

Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CS, indicating it appears to be individually eligible for listing in the CRHR through a survey evaluation.

Bibliography

Building Permits for 145 Natoma Street. City and Counyt of San Francisco Department of Building and Inspection.

Thomas Lile & Associates. "Thomas Lile and Associates," n.d.

"Thomas Lile & Associates, Emeritus Status." AIA San Francisco, <http://www.aiasf.org> (accessed November 20, 2009).

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

Sanborn Fire Insurance Co. "San Francisco," (1913 & 1950), sheet 138.

PRIMARY RECORD

Other _____

Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 147 Natoma Street

P1. Other Identifier: Underwriters Fire Patrol Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 147 NATOMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722013

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

147 Natoma Street occupies a 40' x 80' lot on the south side of Natoma Street, between New Montgomery and 3rd streets. Built in 1909, the three-story, cast iron frame brick commercial building is designed in the Renaissance Baroque style. The rectangular-plan building, finished in face brick and copious amounts of terra cotta, is capped by a flat roof. The primary facade, which faces Natoma Street to the north, is three bays wide. At street level the primary facade consists of a historic arched entrance housed within a classically detailed and bracketed portico bearing a terra cotta panel with the word "headquarters." Located to either side of the main pedestrian entry are transom-capped vehicular entrances that have been infilled with compatible glazed wood doors. The upper two floors feature a grid of pairs (outer bays) and individual (center bay) window openings infilled with double-hung wood windows. A terra cotta panel below the second floor windows reads: "Underwriters Fire Patrol." The windows feature terra cotta hood moldings and corbelled sills. The facade terminates with an elaborate terra cotta cornice consisting of acanthus leaf brackets and bull's eye moldings. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.29.07, 100_4740.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1909, Assessor's Office

*P7. Owner and Address:

Praszker, Kenneth M. & Robert
% Dowd Bros
1 Nob Hill Circle
San Francisco, CA 94108

*P8. Recorded by

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

*P9. Date Recorded:

11.02.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 147 Natoma Street

- B1. Historic Name: Underwriters Fire Patrol
- B2. Common Name:
- B3. Original Use: Office building and fire house
- B4. Present Use: Commercial
- *B5. Architectural Style: Commercial
- *B6. Construction History: Constructed in 1908.

- *B7. Moved? No Yes Unknown Date: Original Location:
- *B8. Related Features: None

- B9a. Architect: Clinton Day
- b. Builder: unknown
- *B10. Significance: Theme: Post-earthquake reconstruction Area: South of Market district, San Francisco, CA
- Period of Significance: 1908-1943 Property Type: commercial Applicable Criteria: A, C

Summary Findings

147 Natoma Street appears to be individually eligible for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criterion A/1, for its association with the reconstruction of SOMA following the earthquake and fires of 1906, as well as Criterion C/3, for its association with master architect Clinton Day and for exhibiting a high level of artistic value. Its period of significance dates from 1908 to 1943, from the date of construction until the Underwriters Fire Patrol was absorbed by the San Francisco Fire Department. The building also appears eligible as a contributor to the proposed New Montgomery, 2nd Street, and Mission Street Conservation District, both for its association with the earthquake and fires of 1906 as well as for its architecture.

See Continuation Sheet

B11. Additional Resource Attributes:

*B12. References:

See continuation sheet.

B13. Remarks:

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

*Date of Evaluation: March 16, 2010



*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010 Continuation

Update

Continuation of B10. Significance:

The Underwriters' Fire Patrol was founded in San Francisco 1875 as a private company of firemen to prevent as much damage as possible to insured property. Insurance companies funded the Underwriters' Fire Patrol. Duties included waterproofing areas of buildings and merchandise threatened by water damage; salvaging business records and merchandise; and monitoring potential fire hazards. Activities like these reduced the expenditures that insurance companies had to pay, which kept insurance rates down for customers. The Underwriters Fire Patrol was incorporated into the San Francisco Fire Department in 1943.

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. The headquarters of the Underwriters' Fire Patrol, which was constructed on Natoma Street in 1903, was among the debris. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings.

The Underwriters' fire patrol applied for a permit to construct a three-story brick building on Natoma Street in March 1908. They cited two primary reasons for the urgent necessity of a new building: Most of the post-earthquake fires continued to take place in the SOMA area, where many temporary wooden buildings had been constructed while insurance issues were settled and more permanent structures could be built. In addition, the rapid reconstruction of the downtown area rendered it "absolutely necessary that an additional fire patrol house be constructed soon" (*Call*, January 17, 1908).

Clinton Day designed the new headquarters. Day was born into an elite family in Brooklyn, New York, in 1847, and moved to California when he was eight years old. His father as the United States Surveyor-General for California and oversaw the construction of the first government highway to the Pacific Coast, and he was an early State Senator from San Francisco. Day graduated from the College of California in 1868, earned his Masters degree from that institution in 1874 (by then the college had relocated to Berkeley and was renamed the University of California), and received an honorary Doctor of Laws degree from Berkeley in 1910. Clinton Day died in 1916, having practiced architecture in the San Francisco Bay Area for over forty years.

Davis' Commercial Encyclopedia summarized the significance of Day's oeuvre in 1912: "Viewing the many imposing edifices which are a physical expression of the art of Clinton Day, it is difficult to realize the obstacles to be overcome in making artistic a structure whose sole purpose is commercial. Yet he executed the City of Paris building, the Uino Trust building, the Wells Fargo Nevada National Bank building, the Spring Valley building, and the Mutual Life building. Perhaps the most noteworthy product of the genius of Mr. Day is the Stanford Chapel at Palo Alto. This building, known throughout the world as an architectural gem, is considered the crowning glory of the group which comprises the Leland Stanford Jr. University" (Mullgardt, 1916)

Evaluation

147 Natoma Street appears to be eligible for the NRHP/CRHR under Criterion A/1, for its association with the reconstruction of SOMA following the earthquake and fires of 1906. The earthquake and fires of 1906 resulted in a desolate landscape in SOMA, much of which was filled with temporary wooden structures that were prone to fire. In addition, the downtown area was being rebuilt rapidly. All of these activities necessitated a new headquarters building for the Underwriters Fire Patrol. The building also appears to be eligible as a contributor to the proposed New Montgomery, 2nd Street, and Mission Street Conservation District for its association with the natural disaster and subsequent rebuilding of SOMA.

The building does not appear to be eligible for the NRHP/CRHR under Criterion B/2, as it is not known to be associated with persons of historical significance. It does appear to be eligible for the NRHP/CRHR under Criterion C/3, for its association with master architect Clinton Day and as an excellent example of Italian Renaissance style commercial architecture. Although not nearly as impressive in scale as some of Day's other post-earthquake buildings, the Underwriters Fire Patrol building presents a modest-scale structure with high design qualities that characterize Day's buildings. The building is also one of the most ornate in the post-earthquake and fires landscape of SOMA, which was predominantly rebuilt with two-to-five-story brick or concrete

*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010 Continuation

Update

Continuation of B10. Significance:

commercial warehouses and industrial lofts. The building's architecture also renders it eligible as a contributor to the proposed New Montgomery, 2nd Street, and Mission Street Conservation District.

147 Natoma retains a high level of integrity. It has not been moved and is still predominantly surrounded on Natoma Street by commercial warehouses and light industrial buildings that were constructed around the same time as this building. Therefore, it retains its integrity of location, setting, and association. The building has undergone few notable alterations and retains many of its Renaissance Revival details, such as the heavy cornice above the entrance, the ornate pediments above the third-story windows, and the embellished, heavy bracket cornice at the top of the building. The building also retains its original signage for the Underwriters Fire Patrol. Therefore, the building retains its integrity of design, materials, workmanship, and feeling.

Previous Surveys

According to San Francisco Planning Department records, 660 Howard Street has not been assigned a California Historical Resource Status Code. It received a rating of I in the City's Downtown Master Plan, a rating of 3 in the 1976 Citywide Survey, and a rating of B as part of the 1977 San Francisco Architectural Heritage survey. The building was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Codes 3S and 3CB, indicating it appears to be eligible for individual listing in the NRHP and CRHR as well as a contributor to a CRHR eligible district through a survey evaluation.

Continuation of B12. References:

"The Affiliated Colleges." *San Francisco Call*. February 6, 1896, p. 9.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

"Building New Home for the Fire Patrol." *San Francisco Call*. April 14, 1903.

Building File for 147 Natoma Street. City and County of San Francisco Planning Department.

Building Permits for 657 Howard Street. City and County of San Francisco Department of Building and Inspection.

"Café Leases in Flood building." *San Francisco Chronicle*. January 26, 1909, p. 13.

"Fire Insurance Patrol to Stay." *San Francisco Chronicle*. November 23, 1893, p. 10.

"The Fire Patrol." *San Francisco Chronicle*. January 20, 1894, p. 13.

"The Fire Patrol." *San Francisco Chronicle*. May 22, 1895, p. 8.

"Fire Patrol in Danger." *San Francisco Call*. November 21, 1893.

"The Insurance War." *San Francisco Chronicle*. April 20, 1895, p. 16.

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

*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010 Continuation

Update

Continuation of B12. References:

"More Fire Patrol Service." *San Francisco Chronicle*. September 22, 1897, p. 12.

Mullgardt, L. C. "Death of Clinton Day, F.A.I.A." *Architect & Engineer* 44, no. 1 (January 1916): 87.

"Opens Quarters of Fire Patrol." *San Francisco Call*. Septmber 26, 1903, p. 14.

San Francisco City Directories.

San Francisco Fire Department Museum. "Underwriters Fire Patrol Companies." <http://guardiansofthecity.org> (accessed November 23, 2009).

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

"Seek Downtown Stores." *San Francisco Call*. July 11, p. 8.

"Tea Garden for Shoppers Will be Feature of the Greater City." *San Francisco Call*. September 17, 1906, p. 4.

"To Build Fire House." *San Francisco Call*. December 28, 1907, p 13.

"Underwriters to Have patrol Post Downtown." *San Francisco Call*. January 17, 1908.

"Union Trust Co. to Build New Home." *San Francisco Call*. July 1, 1908, p. 16.

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 2 *Resource name(s) or number (assigned by recorder) 685 Market Street

P1. Other Identifier: Monadnock Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 685 MARKET ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707051

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

685 Market Street occupies a rectangular 22,800 s.f. lot on the west corner of Market and Annie streets. Designed by Meyer & O'Brien and built in 1906, the ten-story steel frame commercial building with brick curtain walls is a two-part vertical composition with an attic story. The rusticated base has a deeply recessed monumental central arched entrance, with non-historic storefronts flanking it to either side. The upper stories are divided into seven bays on Market Street, each containing three double-hung wooden windows, 1/1. The bays are defined by rusticated columns, with wider end piers. The attic is similarly composed, and is defined by intermediate cornices with brackets marking the pier locations. The facade design wraps around one bay onto Annie Street, with the remainder of the elevation utilitarian in design with deep-set double-hung wood windows. The facade terminates with a modest box cornice featuring modillions and dentils and a parapet embellished with antefixae. The building is topped by a flat roof and appears to be in good condition.

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

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



P5b. Photo: (view and date)

View to the south; 9/26/07;
 100_4463.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1906, Assessor's office

*P7. Owner and Address:

Prudential Insurance Co Of
 685 Market St.
 San Francisco, CA 94105

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 685 Market Street

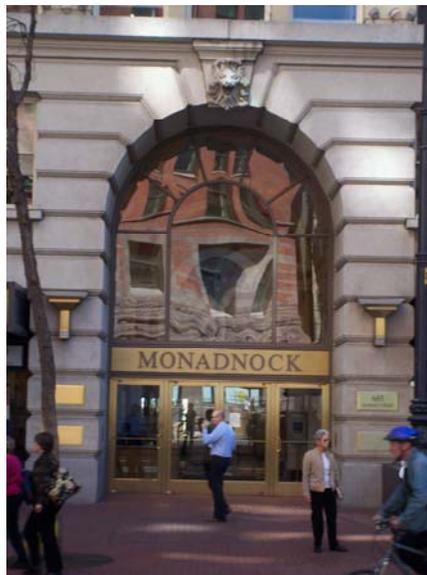
*Recorded by: Tim Kelley

*Date 11.08.07

Continuation Update



Cornice Detail, 100_4465, 9.26.07



Entrance Detail, 100_4466, 9.26.07

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # _____ HRI # _____ Trinomial _____
		NRHP Status Code _____
Other		
Listings _____		
Review Code _____		Reviewer _____ Date _____
Page 1 of 3	*Resource name(s) or number (assigned by recorder) 691 Market Street	
P1. Other Identifier:	Hearst Building, Examiner Building, 5 3rd Street	
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted	
*a. County:	San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.	
*b. USGS 7.5' Quad:	San Francisco North	Date: 1994
*c. Address:	691 MARKET ST	City: San Francisco Zip: 94105
d. UTM: Zone: 10	mE/	mN (G.P.S.)
e.	Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707057	
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)		
<p>691 Market Street (or 5 3rd Street) occupies a five-sided 13,333 s.f. lot on the east corner of Market and 3rd streets. Designed by Kirby Petit & Green (interior by Julia Morgan), and built in 1909, the 13-story reinforced-concrete commercial building is clad in terra cotta. Its chamfered facade is organized in a two-part vertical composition. The two-story base has a monumental entrance on the angled elevation facing the corner of 3rd and Market streets. The entrance is surmounted by a massive broken pediment of terra cotta supported by fluted pilasters with Composite Corinthian capitals. A large cartouche with the letter "H" sits directly above the entrance. A polychrome terra cotta intermediate cornice divides the first and second floors. The transitional third story has another polychrome intermediate cornice. The shaft region is divided into three bays on each of the main elevations. Each bay contains two double hung wood windows and metal spandrel panels. Massive Tuscan piers demarcate the bays. The corner piers have one punched window opening at each floor. The facade terminates with a narrow terra cotta cornice surmounted by antefixes. The building is topped by a flat roof. The building appears to be in good condition.</p>		
*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building		
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input checked="" type="checkbox"/> Element of District <input type="checkbox"/> Other		
	P5b. Photo: (view and date)	
	View to SE; 9/26/07; 100_4457.JPG	
	*P6. Date Constructed/Age and Sources: <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
	1909; Assessor's office	
	*P7. Owner and Address:	
	The Hearst Corp. 5 3rd St. Ste. 200 San Francisco, CA 94103	
	*P8. Recorded by	
	Tim Kelley Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
	*P9. Date Recorded:	
	11.08.07	
*P10. Survey Type:		
Intensive: Transit Center District EIR		
*P11. Report Citation: (Cite survey report and other sources, or enter "none") None		
*Attachments: <input type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input checked="" type="checkbox"/> Continuation Sheet <input checked="" type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)		

Primary# _____

HRI # _____

Trinomial _____

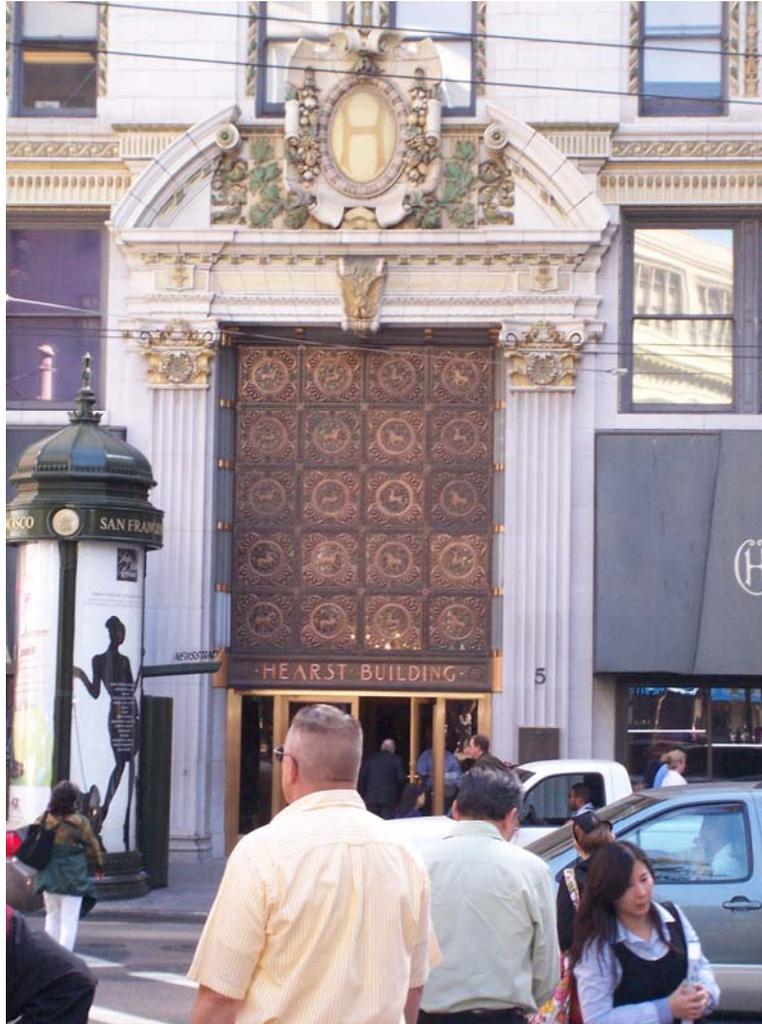
Page 2 of 3

*Resource Name or # (Assigned by recorder) 691 Market Street

*Recorded by: Tim Kelley

*Date 11.08.07

Continuation Update



Main Entrance, 100_4459, 9.26.07

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 3S

Page 3 of 3

*Resource Name or # (Assigned by recorder) 691 Market Street

B1. Historic Name:	Hearst Building, Examiner Building		
B2. Common Name:	Examiner Building		
B3. Original Use:	Office Building	B4. Present Use:	Office
*B5. Architectural Style:	Renaissance Revival		

*B6. Construction History: (Construction date, alterations, and date of alterations)
The Examiner Building was constructed in 1909 for the Hearst Corporation as an office building and printing plant.

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

*B8. Related Features: None

B9a. Architect: Kirby Petit & Green (remodeled by Julia Morgan) b. Builder: K.E. Parker Co.

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

Period of Significance: 1906-1930 Property Type: Office Applicable Criteria: 1, 2, & 3

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

The Hearst Building was designed by Kirby Petit & Green and constructed in 1909 for the Hearst Corporation as a replacement for the company's original headquarters destroyed in the 1906 Earthquake and Fire. The Hearst Corporation was founded in 1887 by William Randolph Hearst, son of silver baron George Hearst, when he purchased a minor local newspaper called the *San Francisco Examiner*. Hearst revived the anemic paper by publishing sensational and salacious stories that increased daily readership from 5,000 to 55,000 by 1889. In 1895, Hearst decided to expand his empire beyond San Francisco by purchasing the *New York Morning Journal*. Hearst's papers became famous (or infamous) for "yellow journalism." After playing an instrumental role in sparking the Spanish-American War, Hearst went on to serve as a two-term congressman for New York. In 1919, Hearst returned to San Francisco, where he presided over an empire comprised of over thirty dailies, all of which administered from his suite in the flagship Examiner Building occupying the southeast corner of "Newspaper Angle" at 3rd and Market streets. In 1938, Hearst hired architect Julia Morgan to remodel the interior of the Hearst Building and to build a penthouse for him at the top of the building.

The Hearst Building appears individually eligible for listing in the National Register of Historic Places and also the California Register of Historical Resources under Criteria 1 (Events), 2 (Persons), and 3 (Design/Construction). Under Criterion 1, the Hearst Building is associated with the post-quake reconstruction of San Francisco. Under Criterion 2, the building is closely associated with the life and career of William Randolph Hearst, one of America's most important newspaper publishers. Under Criterion 3, the building is significant as an excellent example of a Renaissance Revival style, fireproof commercial office building in downtown San Francisco, as well as the work of a master, Julia Morgan. The building retains a high level of integrity, retaining the aspects of location, design, setting, materials, workmanship, feeling, and association.

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

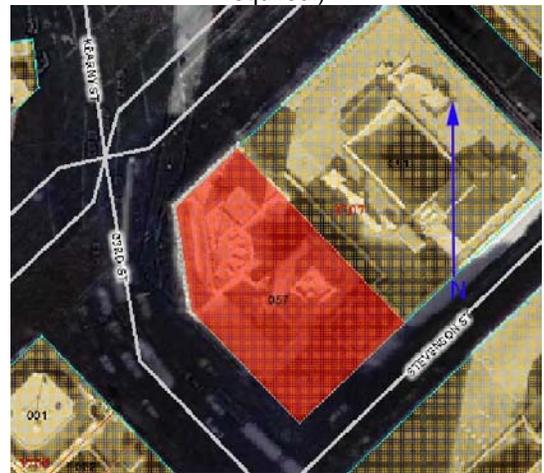
*B12. References: San Francisco Architectural Heritage building files, *San Francisco Examiner* (November 24, 1937); Michael Taylor, "The Reign of S.F.'s 'Monarch of the Dailies,'" *San Francisco Chronicle* (August 7, 1999).

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

*B14. Evaluator: Christopher VerPlanck
*Date of Evaluation: 07.09.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 647 Mission Street

P1. Other Identifier: Veronica Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 647 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722069

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

647 Mission Street occupies an irregularly shaped, 6,159 s.f. lot on the south side of Mission Street, between New Montgomery and 3rd streets. Built in 1907, the five-story, heavy timber-frame brick commercial building is designed in the Renaissance Revival style with unusual Art Nouveau detailing. The rectangular-plan building, finished in yellow brick laid in common bond, is capped by a flat roof. The primary facade, which faces Mission Street to the north, is three bays wide. A secondary elevation, two bays wide and clad in red brick, faces Minna Street to the south. At street level the primary facade consists of non-historic aluminum storefronts housed within non-historic brick infill. The upper four floors feature a grid of large window openings capped by terra cotta jack arches and infilled by what appear to be wood or metal mullions and metal casement windows. The center bay is wider than the corner bays and rusticated pilasters divide the bays. The pilasters are capped by Art Nouveau-styled ornamentation made of terra cotta. A sheet metal intermediate cornice divides the fourth and fifth floors. The pilasters terminate beneath the cornice with sheet metal capitals. The name of the building: "Veronica Building" occupies a terra cotta panel beneath the cornice. The facade terminates with a bracketed sheet metal cornice. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.27.07, 100_4542.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1907, Assessor's Office

*P7. Owner and Address:

K M K & Son Inc
 183 15th Ave
 San Francisco, CA 94118

*P8. Recorded by

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

*P9. Date Recorded:

11.02.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # :647 Mission Street

- B1. Historic Name: Veronica Building
- B2. Common Name:
- B3. Original Use: commercial warehouse
- B4. Present Use: commercial
- *B5. **Architectural Style:** Renaissance Revival
- *B6. **Construction History:** Constructed in 1907. Storefront alterations.

- *B7. **Moved?** No Yes Unknown **Date:** **Original Location:**
- *B8. **Related Features:** None

- B9a. Architect: Salfield & Kohlberg
- b. Builder: unknown
- *B10. **Significance: Theme:** post-earthquake redevelopment **Area:** South of Market district, San Francisco, CA
- Period of Significance:** 1907 **Property Type:** Commercial **Applicable Criteria:** A, C

The Veronica Building, located at 647-649 Mission Street, appears to be eligible for the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under C/3 as the work of master architects and as a particular building type. Specifically, the building was constructed in 1906, just after the earthquake and fires that devastated the city, and it stands as an excellent example of early twentieth-century commercial architecture, designed by the well-known architectural firm of Salfield & Kohlberg.

See Continuation Sheet.

B11. Additional Resource Attributes:

*B12. **References:**

See continuation sheet.

B13. Remarks:

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

***Date of Evaluation:** March 11, 2010



*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010

Continuation Update

Continuation of B10. Significance:

Historic Context

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. Built in 1906, the Veronica Building was designed to accommodate the new light industrial and warehouse landscape of SOMA.

The Veronica Building is named after Veronica Baird, the matriarch of one of San Francisco's prominent families of the late nineteenth and early twentieth centuries. John H. Baird (1822-1880), a native of Kentucky, arrived in San Francisco in 1849 and worked as a clerk for the California Steam Company before becoming captain of a steamer. He later served as a deputy in the Police Department before being elected to and serving one term on the state senate in the 1850s. Baird also invested heavily in property; by 1870 he owned approximately half of the land that makes up the Haight Ashbury neighborhood, including eight blocks along Haight Street from Central to Cole. In 1874 he married Veronica Crane Baird, an eighteen year-old woman from Ireland. They had four children, John, Marie, Miles, and David.

John Baird died in 1880. He bequeathed his vast property holdings to his children, but the land was held in trust and could not be sold or developed until the youngest child came of age. Thus, several blocks fronting on Haight, Page, Waller, Ashbury, Cole, and Shrader Streets, and Masonic Avenue were not subdivided and opened for sale until 1902. All of the properties – developed and not developed by the senior Baird in the Haight Ashbury area as well as the financial district and South of Market neighborhood – were known as the Baird Estate. Veronica Baird grew very rich off of her late husband's investments.

The Baird family was also prone to scandal and tragedy, which the building at 647 Mission Street did not escape. Marie Baird eloped, then was widowed young; Veronica Baird married her late husband's nephew, whom she later divorced, claiming he was a drunk; John Rush Baird died tragically in a car accident near Twin Peaks; David Baird fathered a child out of wedlock and died of a stroke at a young age; Miles Baird sued his mother Veronica for the right to his share of the family trust, only to find himself deemed legally incompetent. Other lawsuits occurred, including one in 1907 between David Baird and the real estate firm of Brown & Holliday over a breach of contract; David Baird was forced to back out of a lease agreement with the real estate company made because his sister deemed the proposed rent too low.

Historical records show that the Baird Estate mostly engaged in real estate transactions rather than building programs, but in 1906 the estate decided to construct a five-story building on Mission Street. It was "designed and arranged so as to suit any line of wholesale business, with ample light, electric passenger and freight elevators and every modern appliance." Warehouse activities constituted the primary type of business activity along this section of Mission Street following the earthquake and fires. With its modestly embellished cornice and terra cotta detailing around the windows and atop the pilasters, the Italianate building achieved a level of high style that relates to the commercial buildings along New Montgomery Street. The Baird Estate used this building to memorialize the (still-living) matriarch of the family, Veronica Baird, by naming it after her.

The architectural firm of Salfield & Kohlberg designed the Veronica Building. David Salfield was born in Illinois in 1861 and raised in Germany where he received his education and studied architecture at various schools. He returned to the United States and settled in San Francisco in 1880. After working as a draughtsman for four years, Salfield partnered with Emil John, a partnership that lasted for just one year. In 1886 Salfield joined forces with Herman Kohlberg, a German-born and educated immigrant who arrived in San Francisco in 1883, to form the prominent and highly respected firm of Salfield & Kohlberg. The firm was prolific, designing between three and four hundred buildings of all types and a variety of revival styles. They were particularly active through the 1890s. Among their most notable buildings were the Sperry Flour Building at California and Front

*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010

Continuation Update

Continuation of B10. Significance:

Streets (1889-1906); the L. L. Dennery & Son Building on Pine Street (1892-1906); shipping magnate Robert Dollar's Marine Building at 150 California Street (ca 1908, demolished); many houses in neighborhoods throughout the city; and the Planters Hotel at 2nd and Folsom (1906). They also designed the San Joaquin County Jail (1889) and the Elks Building (1906) in Stockton. Salfield & Kohlberg dissolved in 1915 when Salfield relocated his family to Stockton where he developed the prestigious Eldorado Heights subdivision and ran a successful dairy farm.

Evaluation

The Veronica Building does not appear to be eligible for the NRHP/CRHR and as a local landmark under Criteria A/1. Constructed in 1907, it is generally associated with the development of the SOMA district during the immediate aftermath of the earthquake and fires of 1906. It does not, however, bear any specific association with that event nor does any evidence indicate that this building influenced the subsequent development of the district. Thus, the building does not appear to be eligible for its association with events or broad trends in history.

The Veronica Building is unlikely to be eligible for the NRHP/CRHR under Criterion B/2. The Baird Estate, with Veronica Baird at its head, was a prominent landowning family in San Francisco. Of all the real estate development that the Baird family engaged in, only the Veronica Building bears the moniker of the family matriarch. She was alive at the time of the building's construction, but her direct role in its development remains unknown.

The building appears to be eligible under Criterion C/3 as a representative example of a Commercial Style masonry office building in the South of Market neighborhood. These buildings are typically clad in brick, terra cotta, or stucco and feature a tripartite arrangement on the façade, with storefronts forming the base, a grid of windows defining the shaft, and a cornice with minimal Renaissance Revival detailing forming the capital. The Veronica Building's masonry construction; grid of original wood-sash, double-hung, three-over-two windows; terra cotta keystones and medals; the rustication; and the prominent cornice make this an excellent example of a moderate-scale Commercial Style building in the neighborhood. It also appears to be eligible under Criterion C/3 as the work of master architects Salfield & Kohlberg. A prolific architectural firm in San Francisco, the Veronica Building at 647 Mission Street stands as a distinct example of the firm's mid-career work.

The Veronica Building appears to retain a high degree of integrity, including location, setting, feeling, association, design, materials, and workmanship. Exterior changes are minor and appear to be limited to the storefront ground floor. The building has not been moved and stands amid one- to-five-story warehouse buildings on the busy thoroughfare of Mission Street. The fenestration also appears to be original and the façade retains its character-defining features, including the keystones and terra cotta detailing, the rustication, cornice, and signage.

Previous Evaluations

According to San Francisco Planning Department records, the Veronica Building at 647 Mission Street has not been assigned a California Historical Resource Status Code. It received a rating of I in the City's Downtown Master Plan and a 1 in the 1976 citywide survey. The 1977-1978 San Francisco Architectural Heritage Survey accorded the building a rating of C, and it was surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CB, indicating it appears to be eligible for listing in the CRHR both individually and as a contributor to a CRHR-eligible district through a survey evaluation.

Continuation of B12. References:

File for 647 Mission Street. Planning Department, San Francisco.

"Baird's Companion Tells How Young Man Died." *San Francisco Call*. December 16, 1905, p. 3.

*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010

Continuation Update

Continuation of B12. References:

"The Baird Divorce Suit." *San Francisco Chronicle*. January 17, 1896, p. 8.

"Baird Estate Blocks." *San Francisco Call*. February 2, 1902, p. 25.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

"A Bridegroom of Nineteen Years." *San Francisco Chronicle*. November 17, 1895, p. 24.

"Building for Baird Estate." *San Francisco Chronicle*. February 7, 1907.

Building Permits for 647 Mission Street. City and County of San Francisco, Department of Building Inspection.

"David Salfield." *History of San Joaquin County, California*. Los Angeles: Historic Record Co., 1923, pp. 1494-1495.

"Divorce for Veronica Baird." *San Francisco Chronicle*. February 7, 1896, p. 7.

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

"Lease Made by Baird Repudiated by Sister." *San Francisco Call*. February 21, 1907, p. 16.

"Legal Battle is Likely in Baird Estate." *San Francisco Call*. December 5, 1908, p. 6.

Salfield & Kohlberg File Folder. San Francisco Architectural Heritage.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical San Francisco, Calif.: Landmarks Preservation Advisory Board. "Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940." San Francisco Department of City Planning. November 1990.

"Says Her Husband was a Drunkard." *San Francisco Chronicle*. February 6, 1894, p. 10.

"Traffic Manager Weds Pretty Widow." *San Francisco Chronicle*. December 6, 1905, p. 7.

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

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 658 Mission Street

P1. Other Identifier: Textile Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 658 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707020

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

658 Mission Street occupies a rectangular 4,600 s.f. lot on the northeast corner of Mission and Annie streets. Built in 1906, the four-story yellow brick commercial building is designed in the Renaissance Revival style. The facades feature a two-part composition, divided into four structural bays along Mission street and six along Annie Street. The ground floor has an entablature supported by rusticated piers on Annie Street and by rectangular columns on Mission Street. At the rusticated second floor level, each bay is occupied by a pair of recessed double-hung vinyl windows. Sheet metal broken pediments surmount each window opening, dividing the two lower floors from the less ornate upper two floors. The facades terminate in a molded sheet metal cornice. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View to NE; 9/26/07; 100_4481.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1906, Assessor's office

*P7. Owner and Address:

660 Mission Street Lp
 3535 Webster St.
 San Francisco, CA 94123

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 658 Mission Street

*Recorded by: Tim Kelley

*Date 11.08.07

Continuation

Update



Annie Street Façade, 100_4485, 9.26.07

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 658 Mission Street

- B1. Historic Name: Textile Building, Graphics Building
- B2. Common Name:
- B3. Original Use: commercial
- B4. Present Use: commercial
- *B5. Architectural Style: American Commercial
- *B6. Construction History: Constructed in 1906. Ground floor altered in late 1970s.

- *B7. Moved? No Yes Unknown Date: Original Location:
- *B8. Related Features: none

- B9a. Architect: unknown
- b. Builder: unknown
- *B10. Significance: Theme: reconstruction, architecture Area: South of Market district, San Francisco, CA
- Period of Significance: 1906 Property Type: building Applicable Criteria: 1, C/3

Summary Evaluation

The four-story brick commercial building at 658 Mission Street (Block 3707, Lot 020) appears to be eligible for individual listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) under Criterion C/3 as a good example of an American Commercial style building in the South of Market neighborhood. The building's period of significance is 1906, when the building was constructed. The building also appears to be a contributor to the proposed CRHR-eligible New Montgomery, Mission & Second Historic District (see Kelley and VerPlanck 2008).

Historic Context

The Ruby Hill Vineyard Company constructed the Textiles Building at the northeast corner of Mission and Anne Streets in 1906. This building was constructed directly after the 1906 earthquake and fire decimated downtown San Francisco and the South of Market area. The building replaced a six-story commercial building finished in 1902 by Ruby Hill Vineyard Company and was occupied by the George H. Fuller Desk Company. After the earthquake the desk company moved across the street to 659 Mission. The building was leased to the Lemie Levy Company, a wine and whiskey company, for

B11. Additional Resource Attributes:

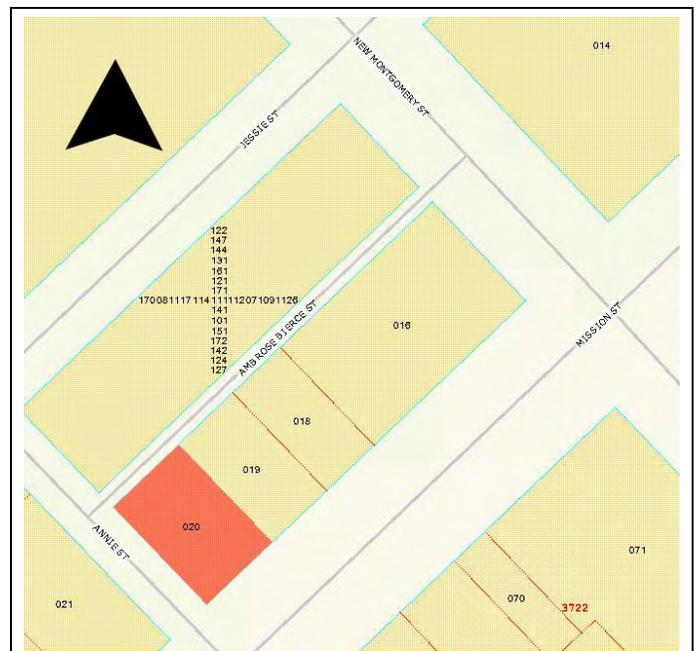
*B12. References:

See continuation sheet.

B13. Remarks:

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

*Date of Evaluation: March 18, 2010



Continuation of B10. Significance:

ten years starting in 1907. Designed in the American Commercial style with Renaissance Revival detailing, the post-1906 building was roughly based on the earlier design, including the yellow brick, rusticated mezzanine, and cornices. The ornamental scrolled pediments, however, were added in 1906. The original permit was not found and the architect and builder were not identified.

The Ruby Hill Vineyard Company was run by E. W. Crellin. The company is listed under vineyards in the city directories of the time and had offices on 3rd Street. The company continued to own the building until 1921. By 1913, the building housed a saloon and stores. A 1935 building permit records that the building was altered to house a workshop and manufacturing. The building is labeled "Paints" on the 1950 Sanborn Map. By the late 1950s the building housed a store with wholesale warehousing on the upper levels. Bechilli Properties owned the building by the early 1960s and continued to own it at least through the 1980s. In the late 1970, the building's ground floor was converted from a store to a restaurant, the Golden Times. The ground floor was likely altered during at this time, as the ground floor was still intact in 1977.

Evaluation

The Textiles Building at 658 Mission Street does not appear to be individually eligible for the NRHP or the CRHR under Criterion A/1 for its association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the building was constructed immediately after the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out. However, the building does appear to qualify as a contributor to a proposed CRHR-district based on its association with the post-1906 reconstruction of this South of Market neighborhood.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history. While the building is associated with Lemie Levy and E. W. Crellin, neither figure appears to be historically significant.

The Textile Building at 658 Mission Street does appear to be eligible both individually and as a CRHR-district contributor under Criterion C/3 for being a significant example of the American Commercial style and two-part vertical composition. The four-story commercial building exhibits common characteristics of American Commercial style, including a prominent cornice featuring Renaissance Revival detailing, grids of windows, rusticated mezzanine, and brick construction. The ornamental scrolled pedimented windows further distinguish the building. The building has undergone few modifications and is a distinguished example of the American Commercial style common during the twentieth century in the South of Market area.

Integrity

The Textile Building retains good integrity despite modifications to the ground floor. All ground floor windows and doors have been replaced and many are filled in; however, it does maintain the bays and enframent. The upper floors have seen little modification. In general, the building retains its integrity of design, materials, workmanship, and feeling. It has not moved and retains its integrity of location. Ongoing development has transformed the area over the last hundred years but several of the surrounding buildings remain and in general the building retains its integrity of setting and association.

Previous Evaluations

According to San Francisco Planning Department records, 658 Mission Street was given a I rating in Downtown Master Plan, a rating of 3 in the San Francisco Planning Department's 1976 Citywide Architectural Survey, and a C rating in the 1977-1978 San Francisco Architectural Heritage Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CB, indicating that it appears to be eligible for listing in the CRHR individually and as a contributor to a CRHR-eligible district through a survey evaluation.

Continuation of B12. References:

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

_____. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building files, 658 Mission Street. San Francisco Planning Department.

Building Permits for 666-678 Mission Street. City and County of San Francisco Department of Building and Inspection.

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

Sanborn Fire Insurance Maps. "San Francisco, California," (1913 & 1950), sheet 137.

San Francisco City Assessor Records, Sales Ledgers.

San Francisco City Directories.

"Sales and Leases." *San Francisco Cal.* January 19, 1907, p. 10.

658 Mission Street, vertical file. San Francisco Architectural Heritage.

"Wines and Whiskeys." *San Francisco Call.* November 18, 1907, p. 13.

CATEGORY III PROPERTIES

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 240 2nd St.

P1. Other Identifier: Marine Firemen And Oilers And Watertenders Union Hall

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 240 2ND ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735055

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

240 1st Street occupies a 21,396 s.f. lot on the southwest corner of 2nd and Tehama streets. Built in 1957, the two-story, reinforced-concrete office and assembly building is designed in the Late Moderne style. The rectangular-plan building, finished in marble and red granite, is capped by a flat roof. The primary facade, which faces 2nd Street to the east, is eight bays wide. A secondary elevation, five bays wide, faces Tehama Street to the north. At street level the primary facade is dominated by the full-height entry vestibule located off-center four bays in from the north. The entry is indicated by massive marble piers on either side and an elaborate polychromatic mural over the aluminum doors depicting the work of the union members. Signage and a ship's screw above the mural further identify the owner and use of the building. The remaining seven bays are largely identical, consisting of window bays demarcated by marble pilasters and infilled with original aluminum windows and red granite spandrels. The southernmost bays decrease in height due to the slope of Rincon Hill. The facade terminates with a simple frieze comprised of recessed panels. The Tehama Street elevation is similarly detailed. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP13. Community Center/Social Hall; HP39. Union Hall

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



P5b. Photo: (view and date)

View toward west, 9.25.07, 100_4376.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1957, Assessor's Office

*P7. Owner and Address:

Marine Firemens Union
 240 2nd St
 San Francisco, CA 94105

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

Page 2 of 3

*Resource Name or # (Assigned by recorder) 240 2nd St.

*Recorded by: Christopher

*Date _____

Continuation Update



Mural above main entrance, 100_4379, 9.25.07

Once the center of maritime industries, union halls, and sailors' hotels, very little of this era remains now in Rincon Hill aside from the SUP Hall and the MFOW Hall. Under Criterion 3, 240 2nd Street appears eligible as the last remaining purpose-built union hall within the survey area and only one of two union halls left in Rincon Hill area, once the center of San Francisco's maritime unions. The building is largely unchanged, retaining features of this distinctive building type, including a hiring hall, offices, and an extensive art program including a mural dedicated to the history of the MFOW union. 240 2nd Street is also significant as a good example of the Late Moderne style, characterized by the building's simple angular lines, vertical bands of fenestration, and simple but elegant use of industrial materials. The building retains a high degree of integrity, retaining the aspects of location, design, setting, materials, workmanship, feeling, and association.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 3CS

Page 3 of 3

*Resource Name or # (Assigned by recorder) 240 2nd St.

B1. Historic Name:	Marine Firemen's Union		
B2. Common Name:	Marine Firemen's Union		
B3. Original Use:	Union Hall	B4. Present Use:	Union Hall
*B5. Architectural Style:	Late Moderne		

*B6. Construction History: (Construction date, alterations, and date of alterations)
The Marine Firemen's Union was constructed in 1957 as a new headquarters and union hall for the Marine Firemen's Union.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance: 1957 Property Type: Union Hall Applicable Criteria 1 & 3

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

The Marine Firemen's Union built the union hall at 240 2nd Street in 1957 to replace their 1949 hall demolished to make way for the Embarcadero Freeway. The two-story, reinforced-concrete building cost \$800,000 to build and included a hiring hall, restaurant, two floors of offices, and a parking garage. The building was used to dispatch oilers, boilermen, and other marine engineers to ships operating out of San Francisco. Founded in 1883 and reorganized in 1907, the Marine Firemen's Union is one of the oldest and most important maritime unions based in San Francisco, itself the most important center of unionized maritime workers in the United States. Marine Firemen participated in various waterfront strikes in San Francisco, including 1886, 1901, 1906, 1921 and the famous 1934 Waterfront Strike. Important victories regulating hiring practices, pay, and working hours were won in 1934, 1936, and 1948. In 1949, the Marine Firemen's Union built a new union hall at 150 Broadway. The hall was condemned in 1956 to make way for the Embarcadero Freeway. In 1956, the union bought the existing parcel and hired an unknown architect to build a new union hall. The exterior was "finished in four kinds of marble" and the interior in "five different kinds of wood veneers.....in the executive offices." The façade features a mural executed by Lucienne Bloch.

240 2nd Street appears eligible for listing in the California Register under Criterion 1 (Events) and under Criterion 3 (Design/Construction). The building appears eligible under Criterion 1 for its associations with the Marine Firemen, Oilers, and Watertenders (MFOW) union, one of the maritime unions once active in the Rincon Hill area, which also included the Sailors' Union of the Pacific (SUP) at 450 Harrison Street, the former Marine Engineers' Beneficial Association (MEBA) at 340 Fremont Street and the at Marine Cooks and Stewards Union (MCS-AFL) at 350 Fremont. (Con'td)

B11. Additional Resource Attributes: (List attributes and codes) HP13. Community center/social hall; HP39. Union Hall

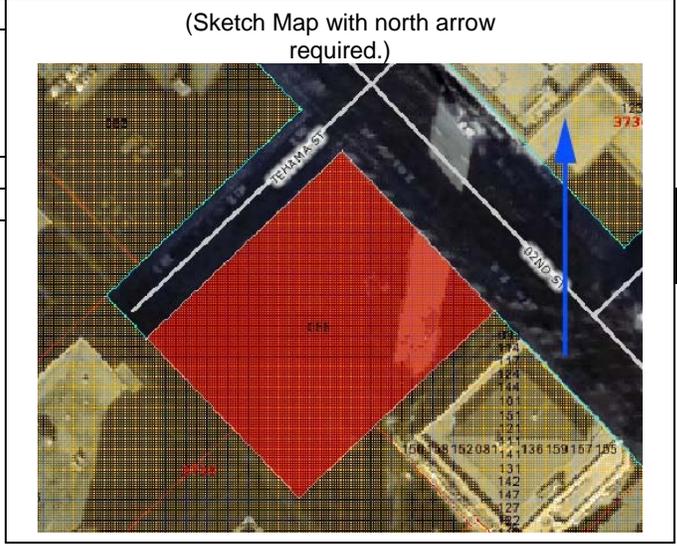
*B12. References:
San Francisco City Directories
San Francisco Architectural Heritage, Building files
Sanborn Maps: 1899, 1913, 1950
"Marine Firemen on the Move again Today." *San Francisco Chronicle* (May 21, 1957).

B13. Remarks:
Transit Center District Plan EIR

*B14. Evaluator: Christopher VerPlanck

*Date of Evaluation: 04.03.08

(This space reserved for official comments.)



*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

Summary Findings

240 2nd Street, commonly known as the Marine Firemen's Union, appears to be individually eligible for the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under Criterion A/1, for its association with the San Francisco labor movement; Criterion B/2, for its association with artist Lucienne Bloch; and C/3, as an good example of mid-century, late moderne architecture with excellent integrity. Its period of significance dates to 1957, its year of construction.

Update of B10: Significance

Like most American cities, San Francisco engaged in major redevelopment or renewal programs during the post-World War II period. Often aimed to address urban blight and decay, redevelopment programs included the razing and redevelopment of neighborhoods, public housing programs, school and library building initiatives, and transportation programs, among other things. San Francisco targeted many areas, including the Western Addition, the Produce Market near the Embarcadero, the Mission District, and SOMA; branch libraries and schools; and the construction of the Central Freeway and the Embarcadero Freeway. This last project led to the demolition of the union building on Commercial Street for the Marine Firemen Oilers Watertenders & Wipers Association of the Pacific Coast - or the Marine Firemen's Union.

In 1956 the Marine Firemen's Union commissioned architect John Gloe to design a new headquarters building. It was located on 2nd Street, on the former site of the Walkup Drayage and Warehouse Company, and in the center of San Francisco's commercial warehouse and light industrial economy. This neighborhood had long been home to many unions. Little is known about Gloe, except that he was born in Nebraska in 1911 and was practicing architecture in San Francisco by 1948. He died in 1985. For the Marine Firemen's Union, Gloe designed a completely modern, two-story reinforced concrete building with marble cladding and steel-sash windows. Above the entrance hangs a mural depicting marines at work in the hull of a ship.

Lucienne Bloch and her husband Stephen Poe Dimitroff created the murals at the Marine Firemen's Union Building, with Bloch serving as principal artist. Bloch was born in Geneva, Switzerland, in 1909 to musicians Ernest Bloch and Margarethe Schneider. The family moved to the United States in 1917 and settled in Ohio, where Lucienne won a scholarship to study at the Cleveland School of Art. In 1925 she sailed to Paris, where she studied sculpture with Antoine Bourdelle and painting with André Lhote before entering the Ecole des Beaux-Arts. Dimitroff was a Bulgarian immigrant who worked at an automobile factory in Flint, Michigan, upon arriving in the United States in 1920. He joined the AFL-CIO and engaged in union activism.

Upon returning to the United States in 1931, Bloch met Mexican artists and political radicals, Diego Rivera and Frieda Kahlo. She developed a particularly close relationship with Kahlo and worked with Rivera on multiple frescoes, including *Man at the Crossroads*, his infamous mural at Rockefeller Center that included a portrait of Soviet leader Vladimir Lenin. Nelson A. Rockefeller had the mural draped and destroyed immediately upon completion; while Rivera replicated the mural in Mexico, only the photographs taken by Lucienne Bloch provide visual documentation of the original. Bloch also met Dimitroff through Rivera, and the two married.

After working for the Works Project Administration painting murals at various location in New York, Bloch and Dimitroff, relocated to Michigan. They taught at the Flint Institute of Art and Dimitroff returned to union organizing. In 1948 they moved again, this time to California. They settled in Mill Valley, where Dimitroff opened a frame shop. Bloch remained an active artist; one of her more notable commissions is the Byzantine-style mosaic on the walls of the narthe, nave, and sanctuary of the Greek Orthodox Church of the Ascension in Oakland, California. Dimitroff and Bloch retired to Gualala, California, in 1965, where Bloch died in 1999.

The murals at the Marine Firemen's Union building at 240 2nd Street reveal the varied influences of Bloch and Dimitroff's careers. Bloch designed the interior mural in a contemporary abstract style, while the influence Diego Rivera and leftist politics is clear in the mural the graces the entrance to the building. Trained in sculpture and painting, the three-dimensional exterior mural appears to be the only mural of Bloch's that combines these two crafts.

*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

Update of B10: Significance



Interior mural at the Marin Firemen's Union Hall.

Evaluation

As noted previously, the Marine Firemen's Union Building appears to be eligible for the NRHP/CRHR under Criterion A/1 for its association with the San Francisco labor movement. The SOMA neighborhood was once a bastion of union activism with several union halls. The Marine Firemen's Union Building is one of the last vestiges of this significant past.

The Marine Firemen's Union Building also appears to be eligible under Criterion B/2, for its association with Lucienne Bloch. A noted muralist and artists in her own right, one of Bloch's greatest claims to fame is as the stealthy photographer of Diego Rivera's fated mural at Rockefeller Center, *Man at the Crossroads*. Nelson A. Bloch was trained as a painter and sculptor in the United States and Europe. Notably, she combined these two crafts in the three-dimensional mural that hangs above the entrance to the Marine Firemen's Union.

The building appears to be eligible for the NRHP/CRHR under Criterion C/3. While not enough is known about John Gloe to render the building as significant in relationship to him, the building stands as an excellent example of mid-century modern architecture in the SOMA neighborhood. A box with steel-sash windows and eight bays, the building achieves artistic merit through details like the marble cladding and murals.

240 Second Street retains excellent integrity. It has not been moved or altered, so it retains integrity of location, design, materials, workmanship, and association. While several tall buildings have been constructed nearby, the building's immediate neighbors are the one-to-four-story hotel and warehouses that stood nearby when it was first constructed; thus it retains its integrity of setting and feeling.

Previous Surveys

Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CS, indicating it appears to be eligible for individual listing in the CRHR through a survey evaluation. Otherwise, the building has not been surveyed previously.

Update of B12. References:

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

Update of B12. References:

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 240 2nd Street. City and County of San Francisco Department of Building and Inspection.

Caistor, Nick. "Obituary: Lucienne Bloch." *The Independent*. April 3, 1999. <http://www.independent.co.uk/arts-entertainment/obituary-lucienne-bloch-1084770.html> (accessed January 27, 2010).

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

"Lucienne Bloch, Muralist, Is Dead at 90." *New York Times*. March 28, 1999, p. 51.

"Marine Firemen Memorial Bldg." *Architect & Engineer* (March 1956): 46.

Sanborn Fire Insurance Co. "San Francisco" (1913 & 1950), sheet 139.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

"Stephen Dimitroff, Muralist, Framer." *San Francisco Chronicle*. September 9, 1996, p. A26.

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

Vishny, Michele. "Lucienne Bloch: The New York City Murals." *Woman's Art Journal* 13, no. 1 (Spring-Summer 1992): 23-28.

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 572 Folsom Street

P1. Other Identifier: J.E. Bier Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 572 FOLSOM ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736025

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

572 Folsom Street occupies a 50' x 80' lot on the north side of Folsom Street between 1st and 2nd streets. Built in 1912, the three-story, brick industrial building is designed in the Georgian Revival style. The rectangular-plan building, finished in face brick laid in American Bond, is capped by a flat roof. The facade, which is three bays wide, faces south. At street level the facade consists of three intact wood storefronts consisting of wood paneled plinths, multi-lite windows and transoms. The corner bays feature recessed pedestrian entries housing pairs of glazed wood doors with transoms above. The upper two floors contain a grid of recessed window openings occupied by tripartite arrangements of wood double-hung windows with a sash light pattern of 9/1 and 12/1. Recessed spandrel panels demarcate the second and third floors and the third floor windows have decorative rusticated jack arches. The facade terminates with a sheet metal frieze composed of dentils. Above this is a sheet metal cornice supported by modillions. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward north, 9.24.07, 100_4173

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1912, Assessor's Office

*P7. Owner and Address:

J. A. M Properties LLC
 John A Bier
 291 28th Ave.
 San Francisco, CA 94121

*P8. Recorded by

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

*P9. Date Recorded:

10.25.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 3CS

Page 2 of 2

*Resource Name or # (Assigned by recorder) 572 Folsom Street

B1. Historic Name:	J. E. Bier Building		
B2. Common Name:	572 Folsom		
B3. Original Use:	Commercial	B4. Present Use:	Commercial
*B5. Architectural Style:	Georgian Revival		

*B6. Construction History: (Construction date, alterations, and date of alterations)
572 Folsom was constructed in 1912 by Joseph E. Bier.

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

*B8. Related Features: None

B9a. Architect: Salfield & Kohlberg b. Builder: Unknown

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

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

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

572 Folsom Street was designed by Salfield & Kohlberg and constructed in 1912 for Joseph E. Bier as a commercial investment property. Joseph Bier, a retired jeweler, was born in Louisiana and married to Annie Bier. His son Allan Bier was noted concert pianist. The Bier family continues to own 572 Folsom. The Bier family built the commercial loft building on speculation and leased it to various tenants. The first known occupant of was Henry Camp & Co., wholesale liquors (1914-1917). Paramount Food Co. moved into the building in 1933 and remained there for many years. In 1962, Peerless Electrical Company leased the building. The occupants represent a cross section of post-1906 industries in the South of Market and attest to the adaptability of the building. Salfield (David) and Kohlberg (Herman) began their partnership in the 1880s and designed several hundred residential and commercial buildings throughout San Francisco. David Salfield, a native born American, received his architectural education in Germany. Salfield & Kohlberg's most notable commissions, most of which perished during the 1906 Earthquake, include the Columbus Tower at 916 Columbus Avenue (1905) and the Fugazi Bank Building at 4 Columbus Avenue (1909). They also designed the nearby Planters Hotel at 606 Folsom. The partnership dissolved in 1915 when David Salfield moved to Stockton.

572 Folsom appears eligible for listing in the California Register under Criterion 3 as an excellent and well-preserved example of a post-quake brick commercial loft building. It is also an unusual example of a commercial building designed in the Georgian Revival style. The building is also significant as the work of a master, the firm of Salfield & Kohlberg, prominent architects in pre-quake San Francisco. Only a few buildings designed by the firm survive. The building is virtually unaltered on the exterior, retaining all aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

*B12. References:

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

B13. Remarks: Transit Center District Plan EIR, Heritage Rating of "B"

*B14. Evaluator: Christopher VerPlanck

*Date of Evaluation: 03.21.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 606 Folsom Street

P1. Other Identifier: Planters Hotel, 600 Folsom

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 606 FOLSOM ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735008

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

606 Folsom Street occupies a rectangular 8,075 s.f. lot on the northwest corner of 2nd and Folsom streets. Built ca. 1907, the four-story, wood-frame residential hotel is designed in the Renaissance Revival style. The rectangular-plan building, finished in flush wood siding, is capped by a flat roof. The primary facade, which faces Folsom Street to the south, is seven bays wide. The secondary facade, which is five bays wide, faces 2nd Street to the east. The first floor of both facades has several rehabilitated storefronts and pedestrian entrances with transoms above. A wood intermediate cornice divides the first floor from the upper floors, which are divided into an irregular grid of individual and paired double-hung wood windows with elaborately ornamented classical hoods, some with cartouches. A second intermediate cornice divides the third and fourth floors. The facade terminates with a simple dentil frieze and a wood cornice supported by modillions. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP5. Hotel/Motel

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



P5b. Photo: (view and date)

View toward northwest, 9.25.07, 100_4388.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1900, Assessor's Office; corrected date: ca. 1907

*P7. Owner and Address:

282 South Financial LLC
 640 Pullman Rd.
 Hillsborough, CA 94010

*P8. Recorded by

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

*P9. Date Recorded:

10.26.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 3CS

Page 2 of 2

*Resource Name or # (Assigned by recorder) 606 Folsom Street

B1. Historic Name:	Planters Hotel		
B2. Common Name:	606 Folsom		
B3. Original Use:	Residential Hotel	B4. Present Use:	Residential Hotel
*B5. Architectural Style:	Renaissance Revival		

*B6. Construction History: (Construction date, alterations, and date of alterations)
The Planters Hotel was constructed in 1906 for Aaron Kahn as a residential hotel.

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

*B8. Related Features: None

B9a. Architect: Salfield & Kohlberg b. Builder: Unknown

*B10. Significance: Theme: 1906-1930 Area: South of Market: Transit Center District Plan

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

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

The Planters Hotel was designed by Salfield and Kohlberg and constructed in 1906 for Aaron Kahn. The residential hotel was built on the site of an orphanage destroyed in the 1906 Earthquake. The hotel cost \$50,000 to build and contained 147 rooms, an office, dining room, kitchen and commercial space. The hotel was run by Charles Montgomery. Throughout its 100 years, the building has been a residential hotel called the Planters Hotel. Various commercial tenants have occupied the ground floor commercial space, including E.N. Brown Co., manufacturers agents; Majestic Electric Appliance Co., Hauck Mfg. Co., and Gio Micheletti's restaurant. By the 1960s, Jim's Tavern occupied part of the ground floor. Salfield (David) and Kohlberg (Herman) began their partnership in the 1880s and designed several hundred residential and commercial buildings throughout San Francisco. David Salfield, a native born American, received his architectural education in Germany. Salfield & Kohlberg's most notable commissions, most of which perished during the 1906 Earthquake, include the Columbus Tower at 916 Columbus Avenue (1905) and the Fugazi Bank Building at 4 Columbus Avenue (1909). They also designed the nearby Bier Building at 572 Folsom. The partnership dissolved in 1915 when David Salfield moved to Stockton.

The Planters Hotel appears eligible for listing in the California Register under Criterion 3 as a rare and very well-preserved example of a residential hotel in the survey area. It is the only residential hotel in the survey area and possibly the only wood-frame residential hotel in the South of Market Area. The building is an excellent example of the Renaissance Revival style. The building is also a rare example of a work of a master, Salfield & Kohlberg. The exterior of the building is virtually unaltered, retaining integrity of location, design, setting, materials, workmanship, feeling, and association.

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel/Motel

*B12. References:

San Francisco City Directories
San Francisco Architectural Heritage, Building files
Sanborn Maps: 1899, 1913, 1950
San Francisco Chronicle (August 3, 1906).

B13. Remarks:
Transit Center District Plan EIR,

*B14. Evaluator: Christopher VerPlanck

*Date of Evaluation: 03.21.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

Summary of Findings

The building at 606 Folsom Street appears to be eligible for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criteria A/1, for its association with major events in local history, and under Criterion C/3 as the work of master architects and as a rare example of a particular building type with good integrity. Specifically, the building was constructed in 1906, just after the earthquake and fires that devastated the city and was one of the first hotels constructed in the devastated area. It stands as a rare example of commercial and hotel architecture in the immediate South of Market district and was designed by the well-known architectural firm of Salfield & Kohlberg.

Historic Context

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907).

Property developer Aaron Kahn commissioned architects Salfield & Kohlberg in 1906 to design a hotel at the northwest corner of Folsom and Second Streets. It replaced a five-story hotel that Salfield & Kohlberg had designed for Kahn in 1903 and which was destroyed during the earthquake and fires of 1906 (this first hotel replaced an orphanage that had stood on the site). Advertised as a hotel of respectable standing, with "200 elegantly furnished outside rooms; hot and cold water in every room; electric lighted... [and a] first class café," the new hotel catered to transient workers who populated the South of Market area.

The Planters Hotel, as the new building was named, featured two particularly distinctive traits: Unlike most buildings in the vicinity or downtown more generally, 606 Folsom Street has fenestration on all four elevations – a reminder of the wasteland that surrounded the building in the aftermath of the 1906 disaster. It is also a wood frame building. While many wood frame buildings were constructed quickly in the South of Market district after the earthquake and fires, the San Francisco Board of Supervisors ordained that all wood frame buildings within certain boundaries of the fire zone be demolished or relocated; thus, few wood frame buildings survive in the SOMA district. Even more uncommon is 606 Folsom Street's wood cladding.

The architectural firm of Salfield & Kohlberg designed the Planters Hotel. David Salfield was born in Illinois in 1861 and raised in Germany where he received his education and studied architecture at various schools. He returned to the United States and settled in San Francisco in 1880. After working as a draughtsman for four years, Salfield partnered with Emil John, a partnership that lasted for just one year. In 1886 Salfield joined forces with Herman Kohlberg, a German-born and educated immigrant who arrived in San Francisco in 1883, to form the prominent and highly respected firm of Salfield & Kohlberg. The firm was prolific, designing between three and four hundred buildings of all types and a variety of revival styles. They were particularly active through the 1890s. Among their most notable buildings were the Sperry Flour Building at California and Front Streets (1889-1906); the L. L. Dennery & Son Building on Pine Street (1892-1906); shipping magnate Robert Dollar's Marine Building at 150 California Street (ca. 1908, demolished); many houses in neighborhoods throughout the city; and the Veronica Building on Mission Street (1906). They also designed the San Joaquin County Jail (1889) and the Elks Building (1906) in Stockton. Salfield & Kohlberg dissolved in 1915 when Salfield relocated his family to Stockton where he developed the prestigious Eldorado Heights subdivision and ran a successful dairy farm.

Charles Montgomery leased the building, lending credence to the hotel's respectability. Born in Ireland in 1846, Montgomery immigrated to San Francisco in 1862. He quickly established himself as one of San Francisco's earliest owners and managers of fine hotels and amassed a fortune in that business. Among the most prestigious hotels he managed before the earthquake and fires of 1906 were the Brooklyn on Bush Street and the Montgomery on Second Street. Montgomery also served as president and charter member of the Hotel-Keepers' Association of San Francisco. A moral crusader, Charles Montgomery served on the California Prison Commission for nearly fifty years, beginning in 1865 when Governor F. F. Low established the commission to secure jobs and homes for discharged prisoners. Fifty of San Francisco's most prominent male citizens comprised the membership and were charged with overseeing the reformation and welfare of prisoners as well as the protection of former prisoners. The Prison Commission received no state funding; instead, Charles Montgomery almost single-handedly underwrote the organization for

*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

years, giving it \$50,000 of his own money. Montgomery also provided jobs in his hotels for many ex-convicts. Upon the death of Governor Low in 1894, Montgomery became president of the Prison Commission, a post he held until his own death in 1916.

Evaluation

The Planters Hotel at 606 Folsom Street appears to be eligible for the NRHP and the CRHR under Criterion A/1 for its association with the earthquake and fires of 1906. The once dense, working-class residential neighborhood in the South of Market district arose from the ashes of the natural disaster a landscape largely comprised of warehouses and light industry buildings. Single-family residences gave way to single resident occupancy hotels (SROs), which catered to the transient population of single, working-class men and laborers. Built within the first year of the earthquake and fires, the Planters Hotel led this shift in neighborhood character.

Charles Montgomery, one of San Francisco's most prominent hoteliers of the late nineteenth century, leased the Planters Hotel. More information would have to be completed, however, to determine if his association with 606 Folsom Street is significant enough to render the building eligible for the NRHP or the CRHR under Criterion B/2, for association with persons significant to our past. While Aaron Kahn commissioned the hotel that previously stood on this site, as well as 555 Howard Street, he does not appear to have been a major figure in San Francisco's real estate development history.

The Planters Hotel appears to be eligible for the NRHP and the CRHR under Criterion C/3. It stands as an unusual example of a once predominant commercial housing type in the SOMA district; post-World War II redevelopment projects in SOMA destroyed most SROs. In addition, city codes made wooden buildings verboten in much of the downtown and SOMA area, again rendering the Planters Hotel with its wood cladding an unusual building type in the neighborhood. Finally, prolific architects Salfield & Kohlberg designed the Planters Hotel.

The Planters Hotel retains a high level of integrity. Rehabilitation and repair was undertaken in the late 1980s. It included repairing and repainting the upper stories; replacing the wood double-hung windows with metal double-hung windows; and installing new ground floor storefronts. While these alterations affect the building's integrity of design, workmanship, and materials, the San Francisco Planning Department and Landmarks Board have determined that they were necessary because of severe deterioration or to accommodate a new use, and that they are compatible with the historic character of the building. Other character-defining features, including the building's volume, fenestration, two-part composition, wood siding, trim, window casings and window heads, ornament, and cornice remain intact and/or have been repaired to the original design. The building has not moved and thus retains integrity of location. Built in the immediate aftermath of the earthquake and fires of 1906, which decimated the South of Market area, the Planter Hotel's setting has changed continually since it was built; however, the adjacent buildings along Folsom and Second Streets all conform to the low-rise, relatively small-scale setting that has dominated this area for the past century, which supports the building's integrity of setting, association, and feeling. The building retains a sufficient integrity to express its historical significance.

Previous Surveys

City records indicate that 606 Folsom Street has been surveyed previously. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CS, indicating it appears to be eligible for listing in the CRHR individually through a survey evaluation.

Bibliography

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Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

"The Brooklyn." *San Francisco Chronicle*. December 31, 1893, p. 39.

"The Brooklyn Hotel." *San Francisco Chronicle*. February 1, 1891, p. 20.

Building Permits for 606 Folsom Street. San Francisco, Department of Building Inspection.

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San Francisco City Directories.

"To Build Modern Apartment House." *San Francisco Chronicle*. November 9, 1902, p. 24.

"To Building Store and Office Building." *San Francisco Chronicle*. June 27, 1903, p. 8.

"Too Many Irons." *San Francisco Chronicle*. November 21, 1889, p. 8.

"Vigorous State of realty Market Made Evident by Sales and Leases." *San Francisco Call*. August 5, 1906, p. 41.

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

"The Work of the California Prison Commission." *Sausalito News*. January 13, 1912, p. 1.

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 608 Folsom Street

P1. Other Identifier: Louis Lurie Co. Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 608 FOLSOM ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735009

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

608 Folsom Street occupies a rectangular 6,747 s.f. lot on the north side of Folsom Street, between 2nd and Hawthorne streets. Built in 1922, the two-story, reinforced-concrete commercial building is designed in the Commercial style. The rectangular-plan building, finished in stucco scored to resemble stucco, is capped by a flat roof. The primary facade, which faces Folsom Street to the south, is three bays wide. The first floor features an extruded entry flanked by steel industrial windows in the left bay, a row of three steel industrial windows in the center bay and a vehicular entrance containing an overhead steel garage door in the right bay. The second floor, partially concealed behind ivy, appears to consist of three large arched window openings containing tripartite steel industrial sash windows. The facade terminates with a cornice although this feature is no longer visible behind the ivy. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward north, 9.25.07, 100_4390.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1922, Assessor's Office

*P7. Owner and Address:

KBS LLC
 Jim Babcock
 1137 Bush St. #2
 San Francisco, CA 94901

*P8. Recorded by

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

*P9. Date Recorded:

10.26.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6L

Page 2 of 2

*Resource Name or # (Assigned by recorder) 608 Folsom Street

B1. Historic Name:	Louis Lurie Building		
B2. Common Name:	608 Folsom		
B3. Original Use:	Commercial	B4. Present Use:	Commercial
*B5. Architectural Style:	American Commercial		

*B6. Construction History: (Construction date, alterations, and date of alterations)
608 Folsom Street was constructed in 1922 for Louis Lurie

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

*B8. Related Features: None

B9a. Architect: O'Brien Brothers b. Builder: John Spargo

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

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

608 Folsom Street was designed by the O'Brien Bros. and constructed in 1922 for Louis Lurie as a commercial investment property. The building, which cost \$35,000 to build, was designed as a commercial loft building. 608 Folsom originally housed Lenthéric, perfume manufacturers; and E.R. Squibb & Sons, chemical manufacturers. Squibb & Sons occupied the building from 1923-1946. By the early 1960s, the building housed manufacturing operations of Patrick & Co. and Golden Lithograph Co. Louis R. Lurie (1888-1972) came to San Francisco in 1914. By 1953, Lurie had constructed 259 buildings in San Francisco. He specialized in real estate development, concentrating on speculative commercial office buildings and light industrial facilities in the South of Market Area. Later, Lurie became well-known as a financier and a philanthropist. The O'Brien Bros., formed in 1906, consisted of three brothers; Arthur L., C.L., and Walter J. Arthur O'Brien worked for Welch & Carey before starting his own practice with his brothers. After Arthur died in 1924, his brothers carried on under the O'Brien Bros. name. The firm specialized in commercial loft buildings and light industrial facilities. One of their more notable designs is the Palace Garage at 111 Stevenson Street. In 1965, the owners of Golden Lithograph Co. mounted a plaque on the facade dedicating the building to Louis Lurie.

608 Folsom does not appear to be individually eligible for listing in the California Register. Although associated with Louis Lurie, the building is one of hundreds built by him. As a work of the O'Brien Bros., 608 Folsom is not an outstanding or rare example. 608 Folsom is a good example of a 1920s-era concrete commercial loft building but not an especially significant example. The building does retain a high degree of integrity and it does contribute to this relatively intact block of Folsom Street. As such, 608 Folsom warrants special consideration in the planning process.

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

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

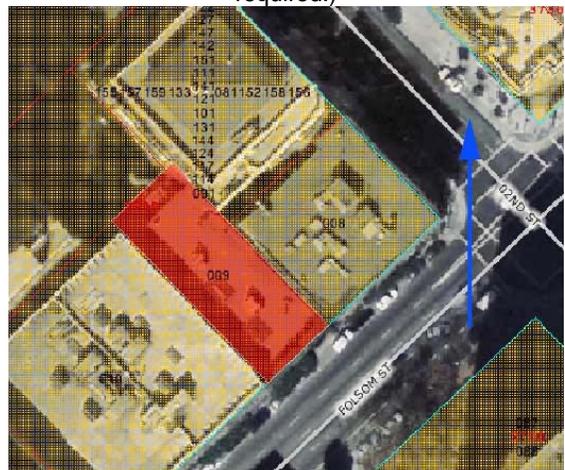
B13. Remarks:
Transit Center District Plan EIR, Heritage "C" rated building

*B14. Evaluator: Christopher VerPlanck

*Date of Evaluation: 03.21.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 527 Howard Street

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 527 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736083

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

527 Howard Street occupies a 25' x 165' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1906, the four-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in face brick, is capped by a flat roof. The primary facade, which is three bays wide, faces north. At street level the facade consists of a pedestrian entry in the left bay and a tripartite wood storefront in the remaining bays. The upper three floors contain a grid of window openings occupied by wood double-hung windows with a sash light pattern of 3/2. A steel fire escape occupies the right bay. The facade terminates with a sheet metal frieze composed of dentils and an egg-and-dart molding. Above this is a sheet metal cornice supported by a pair of foliate brackets and modillions. The building, which is identical to its neighbor to the east, 531 Howard, appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100_4101.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1906, Assessor's Office

*P7. Owner and Address:

Rudolph, Steven S. & Karleen

527 Howard St

San Francisco, CA 94105

*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

*P9. Date Recorded:

10.25.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Artifact Record Photograph Record Other (list)

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 531 Howard Street

P1. Other Identifier: Mercedes Co. Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 531 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736112

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

531 Howard Street occupies a 25' x 85' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1906, the four-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in face brick, is capped by a flat roof. The primary facade, which is three bays wide, faces north. At street level the facade consists of a pedestrian entry in the left bay and a tripartite wood storefront capped by a transom in the remaining bays. The upper three floors contain a grid of window openings occupied by wood double-hung windows with a sash light pattern of 3/2. A steel fire escape occupies the right bay. The facade terminates with a sheet metal frieze composed of dentils and an egg-and-dart molding. Above this is a sheet metal cornice supported by a pair of foliate brackets and modillions. The building, which is identical to its neighbor to the west, 529 Howard, appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100_4100.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1906, Assessor's Office

*P7. Owner and Address:

Sullivan Family Revoc Tr.

236 8th Ave.

San Francisco, CA 94118

*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

*P9. Date Recorded:

10.21.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 577 Howard Street

P1. Other Identifier: Taylor Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 577 HOWARD ST City: San Francisco Zip: 94105

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

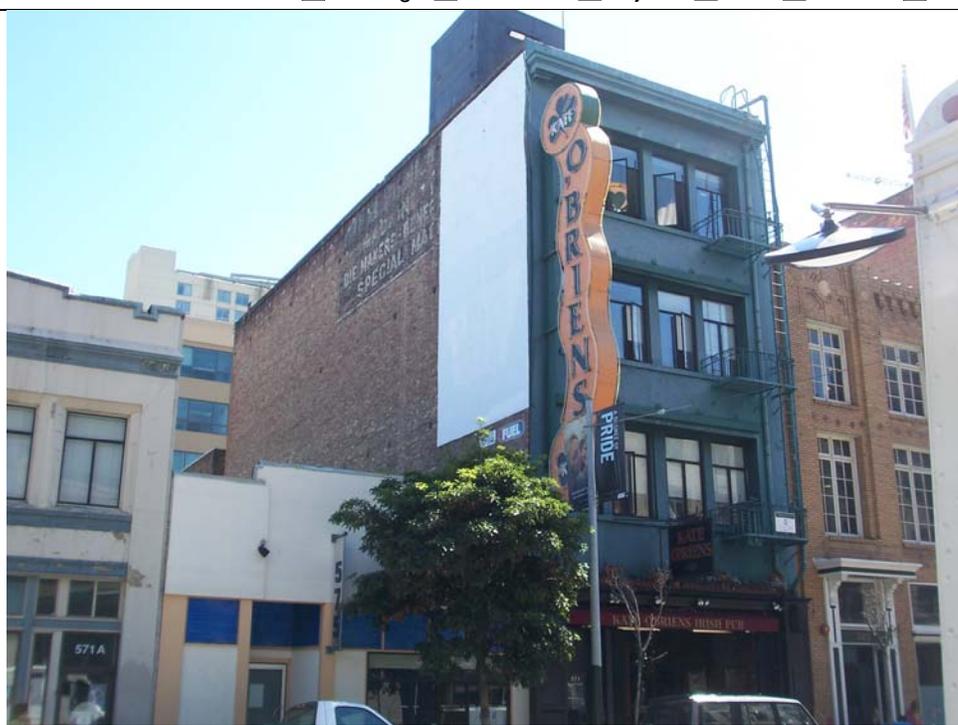
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736100

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

577 Howard Street occupies a 25' x 85' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1907, the four-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which is three bays wide, faces north. At street level the facade consists of a recessed storefront consisting of a pedestrian entry in the left bay and folding doors in the center and right bays. The upper three floors each feature a recessed window opening containing three non-historic aluminum windows divided by wide mullions. A steel fire escape occupies the right bay. The facade terminates with a simple sheet metal cornice supported by a pair of foliate brackets. The building, which is a contributor to the Second and Howard Street Historic District, appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100_4053.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1907, Assessor's Office

*P7. Owner and Address:

O'beirne Gerrard & Colette
 579 Howard St
 San Francisco, CA 94105

*P8. Recorded by

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

*P9. Date Recorded:

10.21.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 589 Howard Street

P1. Other Identifier: Lent Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 589 HOWARD ST City: San Francisco Zip: 94105

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

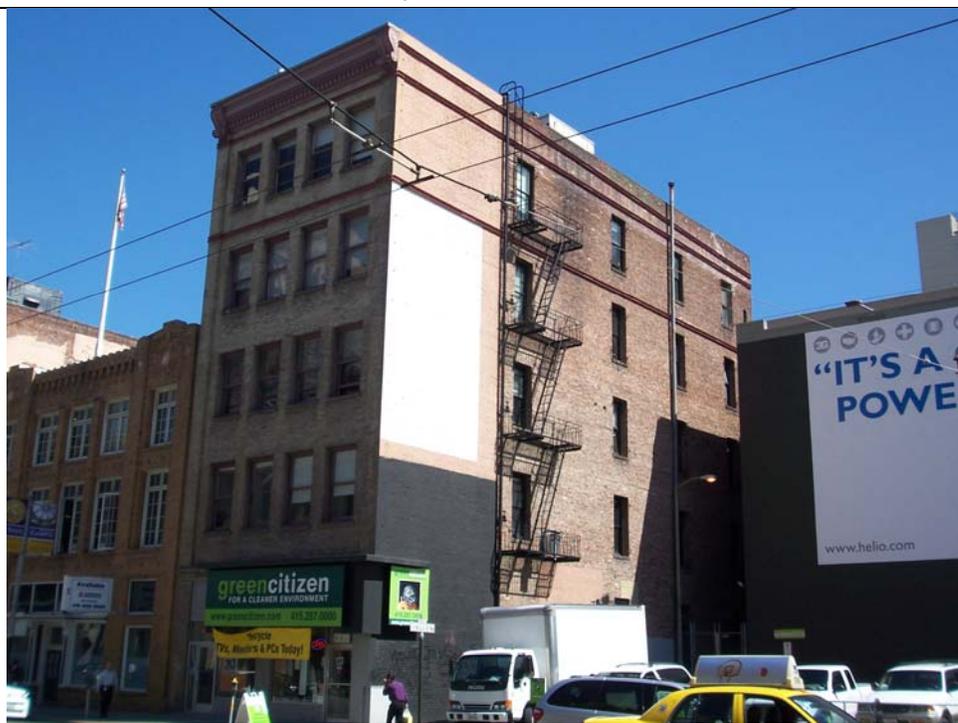
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736098

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

589 Howard Street occupies a 30' x 85' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1907, the five-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in face brick, is capped by a flat roof. The building has a secondary facade facing Malden Alley. The Howard Street facade, which is three bays wide, faces north. At street level the facade consists of two heavily altered aluminum storefronts. The four upper floors contain a grid of recessed window openings occupied by wood double-hung windows with a sash light pattern of 1/1. The facade terminates with a sheet metal frieze composed of dentils and an egg-and-dart molding. Above this is a sheet metal cornice supported by a pair of foliate brackets and modillions. The building appears to be in fair condition.

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

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



P5b. Photo: (view and date)

View toward south, 09.24.07, 100_4033.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1907, Assessor's Office

*P7. Owner and Address:

201 Second St LLC
 C/O Birmingham Development
 1475 Folsom St#400
 San Francisco, CA 94103

*P8. Recorded by

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

*P9. Date Recorded:

10.21.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

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

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

*P2. Location: Not for Publication Unrestricted

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

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

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

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

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

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

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

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

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



P5b. Photo: (view and date)

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

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1920; Assessor's office

*P7. Owner and Address:

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

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

"New Block For Wholesale Area," San Francisco Examiner (June 12, 1920).

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 3

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

*Recorded by: Tim Kelley

*Date 11.08.07

Continuation Update



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



Main entrance, 100_3678, 9/19/07

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 3S

Page 3 of 3

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

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

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

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

B9a. Architect:	Frederick H. Meyer	b. Builder:	George Wagner
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*B10. Significance: Theme: Commercial/Industrial Area: South of Market: Transit Center District Plan

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

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

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

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

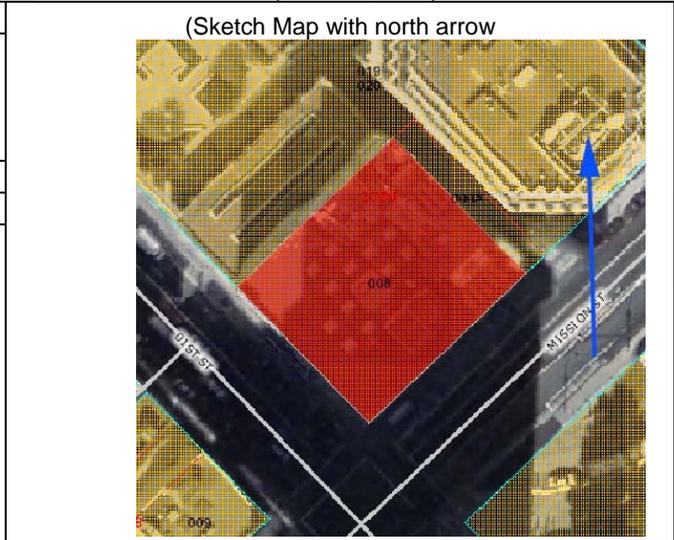
*B12. References:
San Francisco City Directories
San Francisco Architectural Heritage, Building files
Sanborn Maps: 1899, 1913, 1950, "New Block for New Wholesale Area," *San Francisco Examiner* (June 12, 1920).

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

*B14. Evaluator: Christopher VerPlanck

*Date of Evaluation: 03.24.08

(This space reserved for official comments.)



State of California — The Resources Agency
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Primary # _____
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 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

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

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

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: _____ City: San Francisco Zip: 94105

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

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

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

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

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

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



P5b. Photo: (view and date)

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

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

1920, Assessor's office

*P7. Owner and Address:

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

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 3CS

Page 2 of 2

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

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

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

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

*B8. Related Features:

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

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

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

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

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

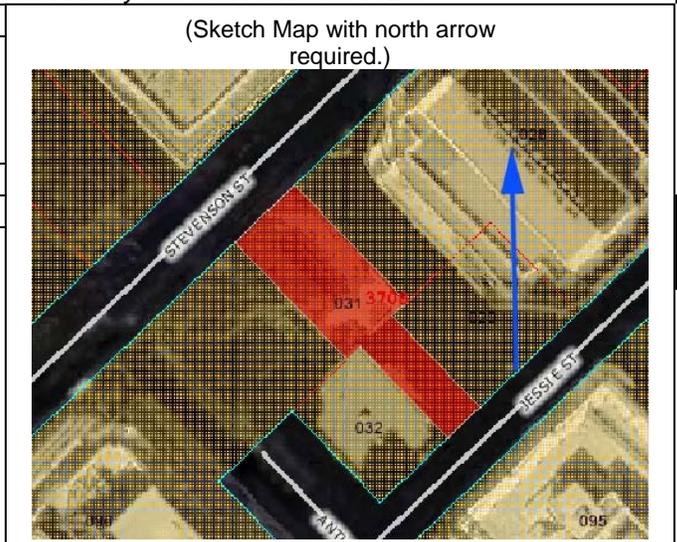
B11. Additional Resource Attributes: (List attributes and codes) HP14. Government building, HP8. Industrial building

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

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

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

(This space reserved for official comments.)



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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 543 Howard Street

P1. Other Identifier: 38 Tehama Street

*P2. Location: Not for Publication Unrestricted

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

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

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

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736111

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

543 Howard Street occupies a large irregularly shaped lot on the south side of Howard Street, between 1st and 2nd streets. Built ca. 1925, the four-story, concrete commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which is five bays wide, faces north. The building has a secondary facade facing Tehama Street. At street level the Howard Street facade consists of a pedestrian entry in the center bay, with matching modern wood storefronts in the flanking bays. The second floor features a bank of five window openings containing tripartite double-hung wood windows. A sheet metal cornice separates the main body of the building from a ca. 2000 two-story frame penthouse addition. The addition, although large, is compatible with the architectural vocabulary of the original building. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward southeast, 9.24.07, 100.4085

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
 ca. 1925

*P7. Owner and Address:
 Eric Robbins
 580 Howard St.
 San Francisco, CA 94105

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

*P9. Date Recorded:
 10.25.07

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

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

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

State of California — The Resources Agency
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Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 74 Tehama Street

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 74 TEHAMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736092

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

74 Tehama Street occupies a 25' x 80' lot on the north side of Tehama Street, between 1st and 2nd streets. Built in 1906, the two-story, wood-frame industrial building is designed in a simple vernacular mode. The rectangular-plan building, finished in flush and rustic redwood siding, is capped by a flat roof. The primary facade, which is three bays wide, faces south. At street level the facade features a modern pedestrian entry in the left bay, a former vehicular opening infilled with an aluminum storefront in the center bay and a blank section of flush board siding in the right bay. The upper floor features three window openings infilled with modern aluminum sliding windows with wood casings. The facade terminates with a simple wood cornice. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward north, 100_4145, 9.24.07,

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1906, Assessor's Office

*P7. Owner and Address:

Donald L. Binkenseer Jr.
 1458 Woodberry Ave
 An Mateo, CA 94403

*P8. Recorded by

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

*P9. Date Recorded:

10.25.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 74 Tehama Street

B1. Historic Name:

B2. Common Name:

B3. Original Use:

B4. Present Use:

*B5. **Architectural Style:** False Front

*B6. **Construction History:** Constructed in 1906.

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Real estate development

Area: South of Market district, San Francisco, CA

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: N/A

Summary of Findings

The wood-frame, light industrial building at 74 Tehama Street does not appear to be eligible for individual listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) due to a lack of integrity. It does, however, appear to be eligible as a contributor to a Tehama Street historic district, which contains a distinct collection of small-scale, light industrial buildings with a high level of architectural design and which were erected after the 1906 disaster. (See continuation sheet.)

B11. Additional Resource Attributes:

*B12. **References:**

See continuation sheet.

B13. Remarks:

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

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



*Recorded by: Carey & Co., Inc.

*Date: March 18, 2010

Continuation Update

Continuation of B10. Significance:

Historic Context

The wood-frame, light industrial building at 74 Tehama Street was constructed in 1906 immediately after the earthquake and fires leveled the South of Market neighborhood. Due to eleven fires that started in the area and the neighborhood's high concentration of wood-frame buildings, very few structures survived the disaster. Unlike other areas of the San Francisco that were rebuilt immediately after the disaster, such as North Beach and the financial district, South of Market developed unevenly. Some sections, like the area centered around New Montgomery, Second, and Mission Streets, were rebuilt immediately, while other portions were not developed for up to a decade. 74 Tehama Street stands in the former, which was mostly rebuilt by 1913 due to its importance as a southerly extension of the City's downtown north of Market Street.

The San Francisco Department of Building Inspection could not locate the original building permit for this building, so its architect and builder remain unknown. According to Sanborn Fire Insurance Maps, the building housed an electric machine shop in 1913 and a warehouse in 1950. Since reverse city directories of San Francisco do not begin until the mid-1950s, archival research did not reveal information on the building's early occupants.

Evaluation

74 Tehama Street does not appear to be eligible for the NRHP or the CRHR under Criterion A/1 for its association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the building was constructed during a period of rapid reconstruction of the area centered around New Montgomery, Second, and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history. Additionally, the building does not appear to be eligible under Criterion C/3 for being a significant example of a type, period, region, or method of construction; for being the work of a master; or for possessing high artistic values. The building is a plain, utilitarian structure with no ornamentation or design features. It also not known to be associated with a master architect or builder.

The building appears to retain a poor level of integrity of design, materials, workmanship. Most notably, its windows have been replaced with incompatible metal-sash slider windows, and the façade's first story has been heavily altered due to the replacement of the storefront and wood cladding. It retains its integrity of location, having never been moved. The structure's setting and feeling has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north and the aboveground concrete viaduct associated with the terminal building that cuts through the block to its east. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it still retains a good level of integrity of setting, feeling, and association.

Previous Evaluations

According to San Francisco Planning Department records, the building has not been evaluated in previous local surveys. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building the California Historical Resource Status Code 3CD, indicating that it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

CONTINUATION SHEET

Page 3 of 3

*Resource Name or # : 74 Tehama Street

*Recorded by: Carey & Co., Inc.

*Date: March 18, 2010

Continuation Update

Continuation of B12. References:

74 Tehama Street, vertical file. San Francisco Architectural Heritage.

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News* 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

_____. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building Files, 74 Tehama Street. San Francisco Planning Department.

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

Sanborn Fire Insurance Maps, "San Francisco, California," (1913 & 1950), sheet 131.

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 78 Tehama Street

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 78 TEHAMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736093

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

78 Tehama Street occupies a 25' x 80' lot on the north side of Tehama Street, between 1st and 2nd streets. Built in 1908, the two-story, brick industrial building is designed in a simple utilitarian mode known as the Commercial Style. The rectangular-plan building is capped by a flat roof. The primary facade, which is three bays wide, faces south. At street level the facade consists of a central vehicular opening containing two pairs of hinged wood doors flanked by two pedestrian entries containing wood panel doors. All three doors feature elaborate transoms with arched headers. The upper floor features a recessed panel punctuated by three double-hung wood windows with arched headers. The facade terminates with a simple sheet metal cornice and a corbelled brick parapet. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward north, 9.24.07, 100_4147.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1908, Assessor's Office

*P7. Owner and Address:

Zak Edward
 80 Tehama St.
 San Francisco, CA 94105

*P8. Recorded by

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

*P9. Date Recorded:

10.25.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 78-80 Tehama Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Light industrial building

B4. Present Use: Commercial building

*B5. **Architectural Style:** Commercial Style

*B6. **Construction History:** Constructed in 1908.

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: W. McKenzie

*B10. **Significance: Theme:** Real estate development

Area: South of Market district, San Francisco, CA

Period of Significance: 1908

Property Type: Commercial

Applicable Criteria: C/3

Summary of Findings

The brick, light industrial building at 78-80 Tehama Street appears to be eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criterion C/3 as a representative example of a Commercial Style, light industrial building in the South of Market neighborhood with a high level of integrity. Its period of significance dates to 1908 when it was constructed. It also appears to be eligible as a contributor to a Tehama Street historic district, which contains a distinct collection of small-scale, light industrial buildings with a high level of architectural design and which were erected after the 1906 disaster. (See continuation sheet.)

B11. Additional Resource Attributes:

*B12. **References:**

See continuation sheet.

B13. Remarks:

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

***Date of Evaluation:** January 26, 2010



*Recorded by: Carey & Co., Inc.

*Date: January 26, 2010

Continuation Update

Continuation of B10. Significance:

Historic Context

Joseph K. and Annie M. Firth hired contractor W. McKenzie to construct the brick, light industrial building at 78-80 Tehama Street in 1908, only two years after the earthquake and fires leveled the South of Market neighborhood. It may have replaced a one-story wood-frame building that was constructed on the parcel immediate after the 1906 disaster. Building permits were filed to erect a wood-frame commercial building in October 1906 by A. Downey and in December 1906 by Maria Leffmam.

Due to eleven fires that started in the area and the neighborhood's high concentration of wood-frame buildings, very few structures survived the 1906 earthquake and fires. Unlike other areas of San Francisco that were rebuilt immediately after the disaster, such as North Beach and the financial district, South of Market developed unevenly. Some sections, like the area centered around New Montgomery, Second, and Mission Streets, were rebuilt immediately, while other portions were not developed for up to a decade. 78-80 Tehama Street stands in the former, which was mostly rebuilt by 1913 due to its importance as a southerly extension of the City's downtown north of Market Street.

Born in 1857 in Michigan, Joseph K. Firth worked as an electrical engineer and iron worker in San Francisco, according to Federal Census records. His wife Annie M. Firth was born around 1858 in California, and they had two children, James and Grace. They owned the 78-80 Tehama Street at least until the 1920s.

The building's original architect remains unknown. Since reverse city directories of San Francisco do not begin until the mid-1950s, archival research did not reveal information on the building's early occupants. The original building permit lists the building's use as a blacksmith shop. According to Sanborn Fire Insurance Maps, the building housed an electric machine shop in 1913 and a venetian blind factory in 1950.

Evaluation

78-80 Tehama Street does not appear to be eligible for the NRHP or the CRHR under Criterion A/1 for its association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the building was constructed during a period of rapid reconstruction of the area centered around New Montgomery, Second, and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history.

The building appears to be eligible under Criterion C/3 as a representative example of a Commercial Style masonry light industrial building in the South of Market neighborhood. Despite its scale as a small, two-story building and its location fronting a narrow street that cuts through the block, the building exhibits a high degree of design. Its façade features a balanced design with a central, wide entrance flanked by identical entrances on either side. Segmental-arched transom windows surmount each door, which are echoed at the second story by three wood-sash, double-hung windows with segmental-arched upper sashes. The use of arched windows is unusual in light-industrial buildings of this scale and location. Despite the fact that the building's architect remains unknown, its distinctive detailing and fenestration indicate that the owner aspired to erect well-designed, masonry building rather than a standard light-industrial structure erected in the area after the 1906 disaster.

*Recorded by: Carey & Co., Inc.

*Date: January 26, 2010

Continuation Update

Continuation of B12. References:

78-80 Tehama Street, vertical file. San Francisco Architectural Heritage.

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News* 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

_____. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building Files, 78-80 Tehama Street. San Francisco Planning Department.

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

Sanborn Fire Insurance Maps, "San Francisco, California," (1913 & 1950), sheet 131.

San Francisco Landmarks Preservation Advisory Board. *A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940*. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

U. S. Federal Census, 1900, 1910. <http://www.ancestry.com> (accessed January 26, 2010).

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 90 Tehama Street

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 90 TEHAMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736094

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

90 Tehama Street occupies a 30' x 80' lot on the north side of Tehama Street, between 1st and 2nd streets. Built in 1928, the two-story, concrete industrial building is designed in a simple utilitarian mode known as the Commercial Style. The rectangular-plan building, finished in stucco, is capped by a flat roof that is two stories high in the front and one story one bay in from the street. The primary facade, which is an enframed window wall, faces south. At street level the facade consists of a vehicular opening with a modern garage door and a large window in the left bay and a matching window and pedestrian entrance in the right bay. The upper floor is dominated by a large ribbon window containing steel industrial sash windows. Similar to the openings on the first floor, the window features simple bezel moldings of cement plaster. The facade terminates with a stepped gable parapet. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward northeast, 9.24.07, 100_4152.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1928, Assessor's Office

*P7. Owner and Address:

Sheppard, Christine M.
 P.O. Box 1007
 Jamestown, NV 58402

*P8. Recorded by

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

*P9. Date Recorded:

10.25.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 90 Tehama Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Light industrial

B4. Present Use: Commercial/office

*B5. **Architectural Style:** Commercial style/utilitarian

*B6. **Construction History:** Constructed in 1928

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Real estate development

Area: South of Market district, San Francisco, CA

Period of Significance: 1928

Property Type: Commercial

Applicable Criteria: C/3

Summary of Findings

90 Tehama Street appears to be eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criterion C/3 as a representative example of a light industrial building in the South of Market neighborhood with a high level of integrity. Its period of significance dates to 1928 when it was constructed. It also appears to be eligible as a contributor to a Tehama Street historic district, which contains a distinct collection of small-scale, light industrial buildings with a high level of architectural design and which were erected after the 1906 disaster. (See continuation sheet.)

B11. Additional Resource Attributes:

*B12. **References:**

See continuation sheet.

B13. Remarks:

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

***Date of Evaluation:** February 2, 2010



*Recorded by: Carey & Co., Inc. *Date: February 2, 2010

Continuation Update

Continuation of B10. Significance:

Historic Context

The reinforced concrete, light industrial building at 90 Tehama Street was constructed in 1928. The San Francisco Department of Building Inspection could not locate the original building permit for this building, so its architect and builder remain unknown. According to the 1913 Sanborn Fire Insurance Map, the parcel was vacant, so the extant building may have been the first building constructed at the site following the 1906 earthquake and fires, which decimated the South of Market neighborhood. Due to its importance as a southerly extension of the City's downtown north of Market Street, the area centered around New Montgomery, Second, and Mission Streets was largely rebuilt by 1913, with successive waves of construction filling out the neighborhood.

Buildings continued to be erected in the area following World War I, including several major office buildings and hotels, and again during a mid-1920s building boom. The current building on the parcel was constructed during this later building phase, which completes the build out of the area by 1930.

Since reverse city directories of San Francisco do not begin until the mid-1950s, archival research did not reveal information on the building's early occupants. The 1950 Sanborn Map indicates the building housed an electric shop.

Evaluation

The light industrial building at 90 Tehama Street does not appear to be eligible for individual listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) under Criterion A/1 for its association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Constructed in 1928, the building does not appear to have played a major role in the reconstruction of the neighborhood. It merely followed established trends that saw commercial and light industrial buildings replace pre-1906 densely-packed, wood-frame residences.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history.

The building appears to be eligible under Criterion C/3 as an excellent example of a small-scale, light industrial building in the South of Market neighborhood. Characteristic of this building type, 90 Tehama Street contains a two-story massing facing the street with a one-story extension to the rear. The front portion likely housed an office, while the larger, rear extension functioned as a work space. The façade also contains a large vehicular entrance as well as entrances to the offices. Designed as utilitarian structures, these light industrial buildings featured minimal exterior ornamentation. 90 Tehama Street's detailing is limited to the shaped parapet and the distinctive multi-light, steel-sash windows on the front massing. In comparison, the similar light industrial building at 571 Howard Street, no longer retains its original windows and does not convey the same level of association or significance as 90 Tehama Street.

90 Tehama Street appears to retain a high level of integrity, including its integrity of design, materials, workmanship, location, feeling, and association, with few apparent alterations. The building's setting and association has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north and the aboveground concrete viaduct associated with the terminal building that cuts through the block to its east. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it still retains a good level of integrity of setting.

Previous Evaluations

According to San Francisco Planning Department records, 90 Tehama Street has not been previously surveyed. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating that appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

CONTINUATION SHEET

Page 3 of 3

*Resource Name or # : 90 Tehama Street

*Recorded by: Carey & Co., Inc. *Date: February 2, 2010

Continuation Update

Continuation of B12. References:

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News* 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

_____. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building files, 90 Tehama Street. San Francisco Planning Department.

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

Sanborn Fire Insurance Maps, "San Francisco, California," (1913 & 1950), sheet 131.

CATEGORY IV PROPERTIES

State of California — The Resources Agency		Primary # _____	
DEPARTMENT OF PARKS AND RECREATION		HRI # _____	
PRIMARY RECORD		Trinomial _____	
		NRHP Status Code _____	
Other			
Listings _____			
Review Code _____		Reviewer _____	
		Date _____	
Page 1 of 1	*Resource name(s) or number (assigned by recorder)		651 Howard Street
P1. Other Identifier:	None		
*P2. Location:	<input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted		
*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.			
*b. USGS 7.5' Quad:	San Francisco North	Date:	1994
*c. Address:	651 HOWARD ST	City:	San Francisco
		Zip:	94105
d. UTM: Zone: 10		mE/	mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot):	Parcel #: 3735042		
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)			
<p>651 Howard Street occupies a 3,360 s.f. lot on the southwest corner of Hawthorne and Howard streets. Built in 1908, the two-story, brick commercial building is designed in the Commercial style. The rectangular-plan building, finished in face brick laid in American Bond, is capped by a flat roof. The primary facade, which faces Howard Street to the north, is three bays wide. A secondary elevation, seven bays wide, faces Hawthorne Street to the east. At street level the primary facade consists of two non-historic but compatible aluminum storefronts in the left and center bays and a recessed entry in the right bay. The storefronts have granite bulkheads and the entry features granite steps and aluminum doors. The second floor features three large window openings separated by brick pilasters, each containing pairs of double-hung wood windows. A modest brick stringcourse divides the floors. The facade terminates with a simple frieze and a corbelled brick cornice. The Hawthorne Street elevation is similarly detailed, albeit with less ornamental detail. The building appears to be in good condition.</p>			
*P3b. Resource Attributes: (list attributes and codes)	HP6. 1-3 Story Commercial Building		
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input checked="" type="checkbox"/> Element of District <input type="checkbox"/> Other			
		P5b. Photo: (view and date)	
		View toward south, 9.29.07, 100_4756.JPG	
		*P6. Date Constructed/Age and Sources:	
		<input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both	
		1908, Assessor's Office	
		*P7. Owner and Address:	
		Richard R. & Maur B Tavernetti 2855 Pacific Ave San Francisco, CA 94115	
		*P8. Recorded by	
		Christopher VerPlanck Kelley & VerPlanck 2912 Diamond Street #330 San Francisco, CA 94131	
		*P9. Date Recorded:	
10.26.07			
*P10. Survey Type:			
Intensive: Transit Center District EIR			
*P11. Report Citation: (Cite survey report and other sources, or enter "none")		None	
*Attachments: <input type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input checked="" type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)			

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 651 Howard

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

- *B7. **Moved?** No Yes Unknown **Date:** **Original Location:**
- *B8. **Related Features:** None

- B9a. Architect: unknown
- b. Builder: Unknown
- *B10. **Significance Theme:** Post earthquake reconstruction **Area:** South of Market district, San Francisco, CA
- Period of Significance:** 1906-1948 **Property Type:** Commercial **Applicable Criteria:** A, C

Summary of Findings

651 Howard Street, also known as the Smith Emery Building, appears to be individually eligible for the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under Criterion A/1, for its association to the reconstruction of the South of Market district following the earthquake and fires of 1906, as well as under Criterion C/3, as an excellent example of post-earthquake brick commercial architecture in this district. The period of significance dates from 1906 to 1948, when Smith-Emery vacated the building. The building also appears to be eligible as a contributor to a historic district.

See Continuation Sheet

B11. Additional Resource Attributes:

*B12. **References:**

See continuation sheet.

B13. Remarks:

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

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



*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

Continuation of B10. Significance:

Historic Context

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district with its densely packed inventory of wood-frame buildings, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [*sic*] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [*sic*] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [*sic*] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [*sic*] (*Chronicle*, June 26, 1907).

The original building permit is not available, thus the architect remains unknown. However, *Edward's Daily Abstracts* listed Shea & Shea as the architects for a two-story brick building at the southwest corner of Hawthorne and Howard in 1901. It is possible that this prominent architectural firm, best known for such buildings as the San Francisco City Hall building that was destroyed in 1906, St. Brigid's Church, and the post-earthquake Bank of Italy (future Bank of America) Building also designed the new building in 1907. Some details of the simple Italianate building do suggest the hand of a master architect, particularly the detailing in the corbelled cornice.

Smith Emery Company was the first tenant. Established by Emery E. Smith and Arthur L. Emery in 1904 as an agricultural and chemical engineering experts, the company shifted its focus to inspection testing and chemical engineers following the natural disaster of 1906. To this day, Smith-Emery Company "conducts visual and nondestructive examination of concrete, masonry, soil, structural steel, welding, fireproofing," and more at construction sites. Significantly for a company that specialized in structural inspections, Smith-Emery Company occupied a brick building – or fire proof building – after the earthquake and fires. Indeed, the Smith Emery Building was one of the first of several brick buildings constructed along this block of Howard Street – between Second and Third Streets – by 1909. This concentration of brick buildings marked a notable departure from the scores of temporary wooden buildings that were constructed quickly in the South of Market area after the earthquake and fires, then later torn down by mandate and replaced with brick or concrete buildings.

Evaluation

651 Howard Street appears to be eligible for the NRHP/CRHR under Criterion A/1, for its association with the reconstruction of the South of Market district following the earthquake and fires of 1906. A small commercial building, it represents the shift from a densely-packed working-class residential neighborhood to a district of commercial warehouses and light industry. More importantly, its first occupant, Smith Emery Company, specialized in building inspection expertise and technologies that gained vital significance in the aftermath of the natural disaster. This expertise directly influenced the reconstruction of San Francisco as whole, but especially the downtown financial, retail, and industrial centers.

The building does not appear to be eligible for the NRHP or CRHR under Criterion B/2. While Smith Emery Company has been operating in San Francisco for well over one hundred years, and while the company occupied 651 Howard Street at an important moment in its history – when it shifted to building inspections and related technologies – the current historical record does not reveal enough information to support an argument for the company's significance to the city, region, state, or nation. Further research might result in a different conclusion.

*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

Continuation of B10. Significance:

651 Howard Street appears to be eligible for the NRHP/CRHR under Criterion C/3. A small-scale commercial brick building with excellent integrity and built within a year of the earthquake and fires of 1906, it helped shape the post-earthquake landscape of the South of Market district. Two- to five-story masonry or concrete commercial warehouses and light industrial buildings characterized the area by 1913, when the first period of reconstruction ended. Not enough evidence exists to associate the building with a master architect, but features like the corbelled cornice suggest such a master may have been involved in the design of the building and lend it artistic significance.

651 Howard Street appears to retain a high level of integrity. It has not been moved and is surrounded by one-to-two-story commercial warehouse buildings; thus it retains its integrity of location, setting, and association. Alterations appear to be limited to storefront windows, leaving the building with excellent integrity of design, workmanship, materials, and feeling.

Previous Surveys

According to San Francisco Planning Department records, 651 Howard Street has not been assigned a California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan and a rating of B in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

Continuation of B12. References:

Advertisement. *San Francisco Call*. July 14, 1907, p. 43.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 651 Howard Street. City and County of San Francisco Department of Building and Inspection.

File for 651 Howard Street. San Francisco Planning Department.

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

"Many Buildings Being Finished." *San Francisco Call*. October 10, 1908, p. 13.

Page & Turnbull. "Market and Octavia Area Plan Historic Resources Survey." Prepared for the San Francisco Planning Department, December 20, 2007.

Sanborn Fire Insurance Co. "San Francisco." (1915 and 1950), sheet 139.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. *A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940*. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

CONTINUATION SHEET

*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

Continuation of B12. References:

Smith-Emery Company, <http://www.smithemery.com/timeline.htm>, accessed November 23, 2009.

“Three Great Business Streets Hold Bulk of the Trade.” *San Francisco Call*. November 6, 1909, p. 17.

“What the Bank of Italy Did for San Francisco in a Time of Need.” *San Francisco Call*. July 12, 1908, p. 6.

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 657 Howard Street

P1. Other Identifier: San Francisco News Co.

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 657 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735041

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

657 Howard Street occupies an irregularly shaped 18,577 s.f. lot on the south side of Howard Street between Hawthorne and 2nd streets. Built in 1922, the two-story, brick commercial building is designed in the Commercial style. The L-plan building, finished in brick laid in American Bond, is capped by a flat roof. The primary facade, which faces Howard Street to the north, is three bays wide. At street level the primary facade consists of an arched entry in the center bay containing historic glazed wood doors with historic stamped sheet metal ornamental surrounds. The corner bays each feature a narrow arched window and a larger arched storefront with non-historic aluminum window sash and black marble bulkheads. A modest brick stringcourse divides the first and second floors. The second floor features three large window openings containing pairs of double-hung steel industrial windows separated by terra cotta columns with Byzantine capitals. Smaller arched windows occupy the outer portion of the corner bays. The facade terminates with a simple frieze and a corbelled brick cornice. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.27.07, 100_4656.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1922, Assessor's Office

*P7. Owner and Address:

Brown, Kathan
 657 Howard St
 San Francisco, CA 94105

*P8. Recorded by

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

*P9. Date Recorded:

10.26.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 657 Howard Street

B1. Historic Name: San Francisco News Company

B2. Common Name:

B3. Original Use: warehouse

B4. Present Use: commercial

*B5. Architectural Style: Renaissance Revival

*B6. Construction History: Constructed in 1922. Ground floor windows replaced or installed in previously open spaces.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: None.

B9a. Architect: Norman Sexton

b. Builder: unknown

*B10. Significance: Theme: real estate development

Area: South of Market district, San Francisco, CA

Period of Significance: 1922

Property Type: commercial

Applicable Criteria: C

The San Francisco News Company Building at 657 Howard Street appears to be individually eligible for the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under Criterion C/3, as an excellent example of commercial architecture in the SOMA district. Constructed in 1922, it is also a late masonry warehouse. Its period of Significance is 1922, the date of its construction. The building also appears eligible as a contributor to the proposed New Montgomery, 2nd Street, and Mission Street Conservation District for its architecture.

See continuation sheet.

B11. Additional Resource Attributes:

*B12. References:

See continuation sheet.

B13. Remarks:

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

*Date of Evaluation: March 11, 2010



*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010

Continuation Update

Continuation of B10. Significance:

Historic Context

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907).

According to Kelley & VerPlanck's 2008 context statement for the Transbay Survey area, redevelopment of SOMA was uneven. The initial flurry of construction slowed down in 1913, then picked up again around the First World War. Following the recession of 1919, construction picked up again and remained generally steady throughout the 1920s. The Great Depression of the 1930s, followed by World War II virtually stopped construction in SOMA. These later periods of construction were marked by larger, more architecturally significant buildings. Concrete construction for warehouses gained favor over brick because of concrete's durability, its ability to withstand earthquakes and fires, and its ability to provide for large open spaces. Constructed in 1922, the concrete building at 57 Howard Street fit this pattern of later building types.

The lots where 657 Howard Street stands appear to have remained undeveloped until 1921. That year, the San Francisco News Company hired architect Norman W. Sexton to design a two-story and basement mill construction warehouse. Robert White, a Scotsman who arrived in San Francisco during the Gold Rush, and Emil Bauer, a Frenchman who arrived in San Francisco in 1850, founded White & Bauer in 1865. The new company specialized in the distribution of magazines, newspapers, cheap publications, and stationery; it appears to have established itself as the local industry leader within its first decade of existence. In 1875 the American News Company of New York, which engaged in the same business, bought White & Bauer and incorporated it as the San Francisco News Company. In addition to distributing popular illustrated and literary magazines and newspapers, the San Francisco News Company published books and pamphlets of largely local interest. The San Francisco New Company folded sometime between 1949 and 1970.

As noted, Norman Wilfred Sexton was the architect for the San Francisco New Company building. Born in Waterloo, England, in 1878, Sexton emigrated to the United States in 1888. By 1900 he was employed as a draughtsman in San Francisco, and by 1909 he was working independently as an architect. He worked as a ship draughtsman during World War I, but returned to private practice afterwards. His appears to have specialized in residential hotels and apartment buildings designed in a variety of historic revival styles. For the San Francisco New Company, Sexton designed a Romanesque building with brick marble, bronze, and cast stone details. It is notable for its L-shaped plan, combination of rounded and segmental arches, a corbelled cornice, second-story cast stone pilasters with decorative detailing, and the bronze detailing of the main entrance.

*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010

Continuation Update

Continuation of B10. Significance



657 Howard Street in 1926. Courtesy of the History Center, San Francisco Public Library.



657 Howard Street in 1926. Courtesy of the History Center, San Francisco Public Library.

*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010

Continuation Update

Continuation of B10. Significance:

Evaluation

The San Francisco News Co. Building at 657 Howard Street does not appear to be eligible for the NRHP/CRHR under Criterion A/1, for association with events or broad patterns in local, state, or national history. By the time the San Francisco News Company commissions its building on Howard Street in 1922, SOMA had long been transformed from its nineteenth-century working-class residential neighborhood into a commercial warehouse and light industrial district. The 1920s marked the final phase of SOMA's build-out following the earthquake and fires of 1906, and although the San Francisco News Company building was constructed during this phase of development, it does not intrinsically embody that process and does not appear to have received any attention at the time for spearheading that process.

No persons of significance can be associated with this building; therefore, it does not appear to be eligible for the NRHP/CRHR under Criterion B/2. The San Francisco News Company was an important newspaper, periodical, and cheap book distributor, but this building is not associated with a particularly significant period in the company's history. This building is unlikely to yield information that is significant to prehistory or history. Therefore, it does not appear eligible for the NRHP/CRHR under criterion 4.

More research would have to be completed to determine how important an architect Norman W. Sexton was to San Francisco and beyond as well as how this building fits into his oeuvre, but the building may be eligible for the NRHP/CRHR for its association with a master architect. Regardless, it appears to be individually eligible for the NRHP/CRHR as a particularly good example of a light industrial warehouse architecture that dominated the SOMA district following the earthquake and fires of 1906 and continuing through much of the twentieth century. Architectural details like the segmental and rounded arches on the primary and secondary facades, the corbelled cornice, the cast stone pilasters on the primary façade, and the bronze elements of the entrance make this building stand out as unique and of high artistic value for a light industrial building. The San Francisco News Building is also a late example of unreinforced brick masonry construction for industrial buildings. Although such construction dominated industrial design throughout the nineteenth century until about World War I, reinforced concrete began to displace it in the twentieth century, particularly after World War I. For these reasons, the San Francisco Newspaper Company building appears to be eligible for the NRHP/CRHR under Criterion C/3. The building also appears eligible under this Criterion as a contributor to the proposed New Montgomery, 2nd Street, and Mission Street Conservation District.

The San Francisco News Company Building appears to retain good to excellent integrity. The building underwent seismic retrofitting in 1990, including the installation of steel brace frames and parapet reinforcement. The most notable alterations, however, occur at the ground floor windows. Historic photographs are somewhat difficult to discern, but the three segmental arch bays appear to have had no windows – perhaps roll-up doors for loading and unloading purposes instead – or the windows were set back. The marble base and copper entrance, however, are conceivably original. In addition, some relatively recent brick work has been completed at the base of the façade, but it is in keeping with the historic character of the building. These alterations are minor and do not detract from the building's overall integrity of design, workmanship, or materials. The building has not been moved and it stands surrounded by similarly scaled warehouses and light industrial buildings. Thus, the building retains its integrity of location, setting, feeling, and association.

Previous Surveys

According to San Francisco Planning Department records, 657 Howard Street has not been assigned California Historical Resource Status Code. It received a rating of III in the City's Downtown Master Plan, received a 3 in the 1976 citywide survey, and received a rating of B in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CB, indicating it appears to be eligible for listing in the CRHR both individually and as a contributor to a CRHR-eligible district through a survey evaluation.

*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010

Continuation Update

Continuation of B12. References:

Bibliography

"Architects in New Offices." *Architect & Engineer*, vol. LXIV (January 1921): 115.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

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"Death Claims a Well-Known Pioneer." *San Francisco Chronicle*. July 16, 1904, p. 4.

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United States Federal Census, 1860-1900, www.ancestry.com, accessed January 14, 2010.

World War I Draft Registration Card, 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) 606 Howard Street

P1. Other Identifier: Merritt Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 606 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722020

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

606 Howard Street occupies a large irregularly shaped 9,199 s.f. lot on the north side of Howard Street, between New Montgomery and 2nd streets. Built in 1907, the six-story, heavy timber and cast iron frame brick commercial building is designed in the Renaissance Revival style. The L-plan building, finished in face brick, is capped by a flat roof. The primary facade, which faces Howard Street to the south, is five bays wide. A secondary elevation, two bays wide, faces Natoma Street to the north. At street level the primary facade consists of non-historic aluminum storefronts housed within historic cast iron piers stamped with the label of Phoenix Iron Works. The upper five floors feature a grid of individual window openings infilled with pairs of double-hung wood windows. Shallow pilasters divide the window bays. A steel fire escape is centered on the facade. The top floor feature terra cotta window moldings. The facade terminates with a simple parapet; the original cornice was removed at some point prior to 1977. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward north, 9.25.07, 100_4365.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1904, Assessor's Office; corrected date: 1907, SF Heritage

*P7. Owner and Address:

Millennium Play LLC
 % William Lightner
 612 Howard St. 390
 San Francisco, CA 94105

*P8. Recorded by

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

*P9. Date Recorded:

11.02.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 667 Howard Street

P1. Other Identifier: Sharon Estate Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 667 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735039

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

667 Howard Street occupies an irregularly shaped 3,998 s.f. lot on the south side of Howard Street between Hawthorne and 2nd streets. Built in 1907, the two-story, brick commercial building is designed in the Commercial style. The L-plan building, finished in brick laid in American Bond, is capped by a flat roof. The primary facade, which faces Howard Street to the north, is an enframed window wall. At street level the primary facade consists of a pair of glazed wood doors surmounted by transoms and a wide storefront composed of wood mullions and sheet glass surmounted by wood transoms. A wood spandrel panel divides the first and second floors. The second floor features void filled with five double-hung wood sash windows. The facade terminates with a simple corbelled brick frieze and cornice. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.27.07, 100_4646.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1907, Assessor's Office

*P7. Owner and Address:

Victor I. Gilbert Trust

667 Howard St.

San Francisco, CA 94105

*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

*P9. Date Recorded:

10.26.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 667 Howard Street

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Commercial
- B4. Present Use: Commercial
- *B5. Architectural Style: Commercial
- *B6. Construction History: Constructed in 1907. Storefront windows alters (n.d.)

- *B7. Moved? No Yes Unknown Date: Original Location:
- *B8. Related Features: None

- B9a. Architect: Unknown
- b. Builder: Unknown
- *B10. Significance: Theme: Post-earthquake reconstruction Area: South of Market district, San Francisco, CA
Period of Significance: 1907 Property Type: commercial Applicable Criteria: C

Summary Findings

667 Howard Street appears to be individually eligible for the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) under Criterion C/3, for its association with the New York-based architectural firm of Trowbridge & Livingston. Its period of significance dates to 1907.

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. (See Continuation Sheet)

B11. Additional Resource Attributes:

***B12. References:**

See continuation sheet.

B13. Remarks:

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

*Date of Evaluation: February 2, 2010



*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010 Continuation

Update

Continuation of B10. Significance:

As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907). 667 Mission Street was constructed during this initial period of reconstruction, in 1907.



667 Howard Street in 1966. Courtesy of the History Center, San Francisco Public Library.

The Sharon Estate Company owned the property and commissioned the construction of this \$14,500 building. It hired the New York-based architectural firm of Trowbridge & Livingston to execute the project. Trowbridge & Livingston, founded by Samuel Beck Parkman Trowbridge and Goodhue Livingston in 1894, was responsible for many prominent buildings in New York. They include the St. Regis Hotel (1904), the Bankers Trust Company Building (1912), and the J. P. Morgan Building (1913). Trowbridge arrived in San Francisco by the fall of 1906 to commence plans for the new Palace Hotel and related buildings, including a temporary hostelry. He appears to have secured the commission for the building at 667 Howard Street during this initial visit to San Francisco, which may be the first Trowbridge & Livingston building constructed in San Francisco. Trowbridge & Livingston established an office in the Crocker Building in San Francisco in 1907, then vacated the city in 1910 or 1911 – after the completion of the Palace Hotel in 1909.

Dewey Publishing Company first occupied the building. The most significant publication to emerge from this company was *Journeys of Observation* (1907), about mining in Mexico, by Thomas A. Rickart, a prolific author of mining-related topics. Dewey relocated by 1911, and subsequent occupants remain unknown.

Evaluation

667 Howard Street does not appear to be individually eligible for the NRHP/CRHR under Criterion A/1. Although it was constructed during the first phase of post-earthquake and fires reconstruction of SOMA, and although it represents the transformation of this area from a working-class residential neighborhood to a commercial, warehouse, and light industrial

*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010 Continuation Update

Continuation of B10. Significance

landscape, the building did not play a specific role in this development trend. It is one of many examples of two-story brick commercial buildings that were constructed in the area. The building does not appear to be eligible under Criterion B/2 either, as no persons significant to our past are known to be associated with the building.

667 Howard Street may be eligible for the NRHP/CRHR under Criterion C/3 as the work of master architects Trowbridge & Livingston. While the building is not representative of the large-scale, high-profile projects like the Palace Hotel in San Francisco or the Bankers Trust Building in New York City, it is a rare example of the firm's work in San Francisco, provides an excellent contrast in scale and building type to the firm's most prominent work in San Francisco – the Palace Hotel, located just two blocks away – and may be the first building that the firm designed and constructed in San Francisco during its five-year tenure in the city.

667 Howard Street retains good to excellent integrity. It has not been moved and still stands predominantly amidst two-to-five-story brick warehouse buildings. Thus, it retains its integrity of location, setting, and association. The building has undergone few alterations; it retains its enframed window wall, including second-story windows and ground floor transom, as well as its embellished cornice and parapet. The store-front windows have changed in the past forty-five years, but the entrance has not, suggesting that it, too, is original. With these character-defining features intact, the building retains its integrity of design, materials, workmanship, and feeling.

Previous Surveys

According to San Francisco Planning Department records, 667 Howard Street has not been assigned a California Historical Resource Status Code. It received a rating of III in the City's Downtown Master Plan, a rating of 3 in the 1976 Citywide survey, and a rating of B in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation

Continuation of B12. References

"Big Building for Market Street." *San Francisco Call*. December 8, 1906.

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"Sharon Estate to Erect Many New Buildings." *San Francisco Call*. October 18, 1909.

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 163 Jessie Street

P1. Other Identifier: Hess Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 163 JESSIE ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707032

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

163 Jessie Street occupies a rectangular 1,300 s.f. lot on the southwest corner of Jessie and Annie streets. Designed by C.A. Meusdorffer and built in 1912, the five-story reinforced-concrete commercial building is designed in the American Commercial style with Renaissance Revival ornamentation. The facades are arranged in a two-part composition and are divided into two structural bays along both Annie and Jessie streets. The base has two bays on each elevation with a sheet metal stringcourse demarcating the line between the base and the shaft. The shaft is articulated as bands of three double-hung wood sash windows in each bay. The facades terminate with an egg and dart molding and a modillioned cornice. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View to SE; 9/26/07; 100_4469.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1912, Assessor's office

*P7. Owner and Address:

Beck Trust
 % William N. Beck
 175 Drakes View Dr. Star
 Inverness, CA 94937

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR
 District Contributor

*P11. Report Citation: (Cite survey report and other sources, or enter "none") "New Newspaper Building," San Francisco Chronicle (May 11, 1912).

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # :163-165 Jessie Street

B1. Historic Name: California Demokrat Building, Hess Building

B2. Common Name:

B3. Original Use: newspaper offices

B4. Present Use: offices

*B5. Architectural Style: American Commercial

*B6. Construction History: Constructed in 1912. Removal of ground floor detailing and replacement of some ground floor windows.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: C. A. Meussdorffer

b. Builder: William Bros & Hunderson

*B10. Significance: Theme: architecture

Area: South of Market district, San Francisco, CA

Period of Significance: 1912

Property Type: Building

Applicable Criteria: A/1, C/3

Summary of Significance

The five-story steel and concrete commercial building at 163-165 Jessie Street (Block 3707, Lot 018) appears to be eligible for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criterion C/3, for its association with San Francisco architect C. A. Meussdorffer and as a good example of an American Commercial style building with high integrity in the South of Market neighborhood. The period of significance is 1912, the date of the building's construction. The building also appears to be eligible as a contributor to a proposed historic district.

Historic Context

Constructed in 1912, this corner building at Jessie and Anne, was designed in the American Commercial style with Renaissance Revival detailing to house the German-language newspaper the *California Demokrat*. The building was constructed at the end of the first wave of reconstruction in the South of Market neighborhood around Mission and New

B11. Additional Resource Attributes:

*B12. References:

See continuation sheet.

B13. Remarks:

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

*Date of Evaluation: March 18, 2010



Continuation of B10. Significance:

Montgomery Streets after the 1906 earthquake and fires. The building was one of several newspaper and print related businesses to move to the area after the earthquake.

For over fifty years Frederick Hess was the editor of the *California Demokrat*, the West Coast's first and primary German newspaper during nineteenth and early twentieth centuries. The newspaper was established in 1852 in San Francisco, the same year that Hess immigrated to United States from Germany. Hess started out selling papers on the street but in less than ten years he started the *Alameda Encinal*, which he sold before joining the staff of the *Demokrat*. In 1865 Hess bought the paper and continued as its editor into the twentieth century, transforming it into "one of the most powerful and influential German publications in the country" (*SF Call* 1906). In 1912, Hess commissioned the building at 163-165 Jessie Street for the *Demokrat*. The paper's main office occupied the ground floor, while the pressroom was in the basement and offices were on second and third floors; the upper floors were occupied by the *Daily Journal of Commerce*. However, the paper was headquartered in the building until 1920, when it moved its operation to Pine Street. *California Demokrat* continued its publication into the 1960s.

Hess hired prominent San Francisco architect C. A. Meussdorffer to design the building. Conrad Alfred Meussdorffer, born in 1875 in California to German parents, was a prolific San Francisco architect. Meussdorffer was a draftsman and later architect for Salfield & Kohlberg. He opened his own business in 1897 and mainly designed apartment towers, primarily in Pacific Heights and Nob Hill, and private residences, including many in the town of Ross. His non-residential buildings included One UN Plaza, the Southern Club on Nob Hill, and the Family Club Building on Powell. He died in 1945.



The Hess family sold the building to R. E. Warfield in 1930. By the 1950s the Sanborn Maps indicate the building was occupied by a store.

Evaluation

Continuation of B10. Significance:

The California Demokrat Building at 163-165 Jessie Street does not appear to be individually eligible for the NRHP or the CRHR under Criterion A/1 for its association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. The building was constructed at the end of a period of rapid reconstruction of the area centered around New Montgomery and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, but it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out. Also, the building does not appear to be significant due to its connection with the *California Demokrat*, a leading German-language newspaper, as the paper was only housed in the building for eight of its hundred years of publication.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California, or national history. While the building was constructed by Frederick Hess, long-time editor of the influential *California Demokrat*, the building was bought at the end of his long career and only housed the newspaper for eight years.

The *California Demokrat* Building at 163-165 Jessie Street does appear to be eligible under Criterion C/3 for as a significant example of the American Commercial style and in association with the work of master architect C. A. Meussdorffer. The five-story commercial building exhibits common characteristics of American Commercial style, including a prominent cornice featuring Renaissance Revival detailing, grids of windows, stucco cladding, and separate ground floor spaces. The building has undergone few modifications and is a distinguished example of the American Commercial style common during the twentieth century in the South of Market area. C. A. Meussdorffer is a noted San Francisco architect whose main contribution to San Francisco architecture were his tall apartment buildings and hotels. This building is a rare example of his commercial architecture and is significant for displaying the breadth and importance of Meussdorffer's work in San Francisco.

Integrity

The *California Demokrat* Building has undergone few modifications. Some of the ground floor doors and windows have been replaced but they retain the original design, including the transom band. Upper story fenestration appears to be original or was replaced in-kind. While the ornamentation was stripped on ground floor, the building retains its original modillion cornice and egg and dart molding. The building retains its integrity of design, materials, workmanship, feeling, and association. It has not been moved and retains its integrity of location. Ongoing development has transformed the area over the last hundred years but several of the surrounding buildings remain and in general the building retains its integrity of setting.

Previous Evaluations

According to San Francisco Planning Department records, 163-165 Jessie Street was not rated in City's Downtown Master Plan, the San Francisco Planning Department's 1976 Citywide Architectural Survey, and the 1977-1978 San Francisco Architectural Heritage Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating that it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

Continuation of B12. References:

_____. "Apartment Houses – Some Recent San Francisco Examples." *Architect & Engineer* 70, no. 3 (September 1922): 47-66.

_____. "A Southern Colonial Style Clubhouse." *Architect & Engineer* 27, no. 2 (December 1911).

_____. "Some Recent Work of C. A. Meussdorfer." *Architect & Engineer* 28, no. 2 (June 1912).

_____. "To Support Cleveland." *New York Times*. July 29, 1888.

_____. "New Newspaper Building." *San Francisco Chronicle*. May 11, 1912.

_____. "Hess will Celebrate Today his Fiftieth Year as Publisher." *The San Francisco Call*. September 14, 1906.

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

_____. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building files, 163-165 Jessie Street. San Francisco Planning Department.

C. A. Meussdorffer, vertical file. San Francisco Architectural Heritage.

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

Sanborn Fire Insurance Maps, "San Francisco, California," (1913 & 1950), sheet 137.

San Francisco City Assessor Records, Sales Ledgers.

San Francisco City Directories.

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 142 Minna Street

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 142 MINNA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722058

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

142 Minna Street occupies a 48' x 80' lot on the north side of Minna Street, between New Montgomery and 3rd streets. Built in 1910, the two-story, reinforced-concrete commercial building is designed in a utilitarian mode. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces Minna Street to the south, is three bays wide. At street level the primary facade consists of three non-historic pedestrian entries surmounted by transoms. The upper floor features three large window openings infilled with fixed anodized aluminum windows. The facade terminates with a simple stepped parapet. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward north, 9.27.07, 100_4535.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1910, Assessor's Office

*P7. Owner and Address:

Carjo Properties
 Robert K Brorsen
 143 Second St #300
 San Francisco, CA 94105

*P8. Recorded by

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

*P9. Date Recorded:

11.02.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # :142 Minna Street

B1. Historic Name: South Side Light & Power

B2. Common Name:

B3. Original Use: electricity plant

B4. Present Use: commercial

*B5. Architectural Style: Light Industrial

*B6. Construction History: Constructed in 1910. Some window replacements.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: MacDonald & Kahn

b. Builder: Hunt, Mirk, & co.

*B10. Significance: Theme: SOMA reconstruction

Area: South of Market district, San Francisco, CA

Period of Significance: N/A

Property Type: industrial

Applicable Criteria: N/A

Summary of Findings

142 Minna Street does not appear to be eligible for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) either individually or as a contributor to a historic district.

See Continuation Sheet

B11. Additional Resource Attributes:

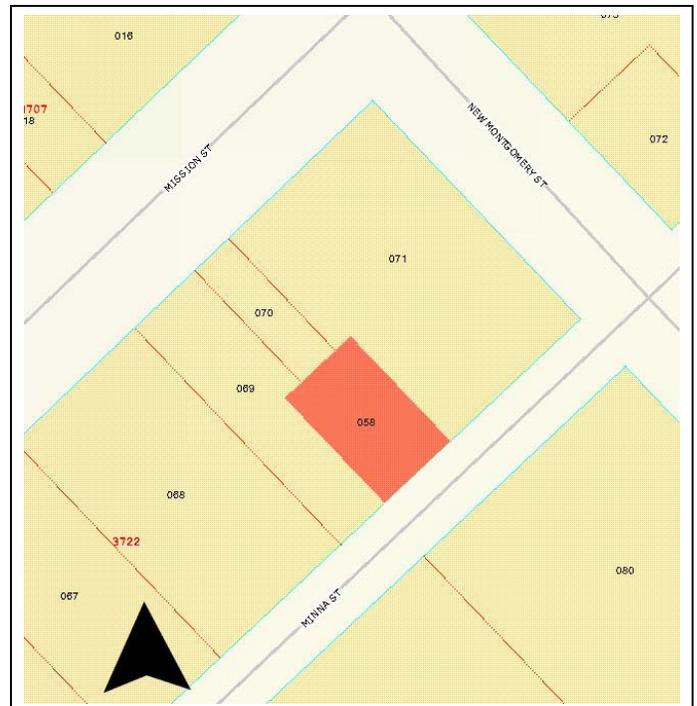
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc. (revised by Planning)

*Date of Evaluation: March 16, 2010 (revised April 3, 2012)



*Recorded by: Carey & Co., Inc.
(revised by Planning)

*Date: March 16, 2010 (revised April 3, 2012) Continuation Update

Continuation of B10. Significance:

Historic Context

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907).

The building at 142 Minna Street was constructed in 1910, during the first phase of post-earthquake reconstruction. The South Side Light & Power Company, a subsidiary of the United Light and Power Company, commissioned the engineering firm of MacDonald & Kahn to design a reinforced concrete and steel-frame, one-and-one-half-story power building to provide steam heat for customers in the SOMA neighborhood. The City of San Francisco decision in December 1910 not to grant the South Side Light & Power Company permission to dig up the streets and install a system of steam piping, however, did not bode well. By 1915, the New Jersey based United Light and Power Company found its resources spread thin. The company could not pay its bills, so in 1915 the United Light & Power Company underwent restructuring – or bankruptcy proceedings. After this point, South Side Light & Power Company disappears from the city directories and, presumably, 142 Minna Street. Subsequent occupants of the building remain unknown, but the Sanborn Fire Insurance Company map of 1950 reveals that the building was used for printing blueprints.

Evaluation

142 Minna Street does not appear to be eligible for the NRHP/CRHR under Criterion A/1, for its association with events or broad trends in history. Constructed in 1910, during the first phase of SOMA's post-earthquake redevelopment, the building fit pre-existing patterns of development that saw the transformation of SOMA from a dense, working-class neighborhood to a landscape of commercial warehouses and light industrial buildings. 142 Minna Street did not lead the reconstruction process in any way.

The building also does not appear to be eligible for the NRHP/CRHR under Criterion B/2, as it is not known to be associated with persons of historical significance. The South Side Light & Power Company also appears to have had a short-lived existence in San Francisco, and it is not clear that the company managed to provide power to SOMA merchants, businesses, and residents. An ordinary light industrial building, it is not a good example of a building type or method of construction, cannot be called the work of a master architect, and does not achieve artistic qualities. Thus, 142 Minna Street does not appear eligible under Criterion C/3.

142 Minna Street does not appear to be eligible for the NRHP/CRHR under any criterion as a contributor to the eligible New Montgomery, Mission and Second Historic District. While the construction date for the subject property is consistent with an identified historic context, the property does not appear to have made a significant contribution to the reconstruction of the area and is not significant under Criterion A/1. Additionally, the subject property does not appear to be eligible under Criterion C/3 as it does not bear a strong association with the district, which is almost exclusively made up of medium- to large-scale commercial structures built just after the 1906 earthquake and fire and up until the 1930s, and is not part of a group of buildings that are significant examples of an architectural style or building typology.

142 Minna Street appears to retain a good level of integrity. It has not been moved and is still surrounded by modest-scale commercial warehouse and light industrial architecture. Thus, it retains its integrity of location, setting, feeling, and association. The building also retains its original cladding and shaped parapet as well as some windows. Thus, 142 Minna Street retains its integrity of design, materials, and workmanship.

CONTINUATION SHEET

Trinomial

Page 3 of 3

*Resource Name or # : 142 Minna Street

*Recorded by: Carey & Co., Inc.
(revised by Planning)*Date: March 16, 2010 (revised April 3, 2012) Continuation Update**Continuation of B10. Significance:***Previous Surveys*

According to San Francisco Planning Department records, 142 Minna Street has not received a rating in the City's Downtown Master Plan, nor was it included in the 1976 citywide survey, the 1977-1978 San Francisco Architectural Heritage Survey, or as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District

Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

Continuation of B12. References:

Advertisement. *San Francisco Chronicle*. December 31, 1911, p. 13.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 142 Minna Street. City and County of San Francisco Department of Building and Inspection.

Decisions of the Railroad Commission of the State of California 6. Sacramento, 1915.

"Heating Company is Denied Street Right." *San Francisco Call*. December 4, 1910.

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

Sanborn Fire Insurance Co. "San Francisco," (1913 & 1950), sheet 138.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

United States Federal Census, 1860-1930, www.ancestry.com, 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) 602 Mission Street

P1. Other Identifier: Atlas Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 602 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707013

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

602 Mission Street occupies a rectangular 2,700 s.f. lot on the north side of Mission Street between 2nd and New Montgomery streets. Designed by Frank S. Trees, built in 1904, and rebuilt in 1906, the ten-story, steel framed brick commercial building was subsequently remodeled in the 1930s in the Art Deco style. The facade displays a two-part vertical composition. The two-story base contains a central entrance lobby and two modern storefronts. The shaft is articulated as a grid of recessed double-hung wood windows. The central bay on Mission Street has a fire escape with ornamental metal work. The primary facade is clad in painted terra cotta and features fluted full height pilasters rising from the base and terminating with bas relief urn motifs. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View to north; 9/25/07; 100_4288.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1906; Assessor's office

*P7. Owner and Address:

Hui Ve Chung & Choi Yuen Ch
 % Christopher Wong, Bedrock
 604 Mission St. 8th Fl.
 San Francisco, CA 94105

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR

*P11. Report Citation: (Cite survey report and other sources, or enter "none") "New Building On Mission Street," San Francisco Chronicle (March 17, 1904).

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

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 611 Mission Street

P1. Other Identifier: Koret Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 611 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722076

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

611 Mission Street occupies a 40' x 160' lot on the south side of Mission Street, between 2nd and New Montgomery streets. Built in 1907, the seven-story, reinforced-concrete commercial building is designed in the Commercial style with later Art Deco ornament. The rectangular-plan building, finished in inscribed stucco, is capped by a flat roof. The primary facade, which is two bays wide, faces north. At street level the facade consists of two non-historic anodized aluminum storefronts. The upper six floors contain a grid of window openings occupied by historic steel casement windows with transoms. The window bays are bracketed by piers embellished with vertical Art Deco "speed lines" and the facade terminates with a large frieze containing a Mayan Deco style sgraffito mural. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.25.07, 100_4304.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1907, Assessor's Office

*P7. Owner and Address:

Patrick & Co

611 Mission St. 2nd Fl.

San Francisco, CA 94105

*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

*P9. Date Recorded:

11.01.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Artifact Record Photograph Record Other (list)

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder)

611 Mission Street

*Recorded by: Christopher

*Date 11.01.07

Continuation

Update



Façade Detail, 100_4305, 9.25.07

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 641 Mission Street

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 641 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722070

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

641 Mission Street occupies a small 25' x 80' lot on the south side of Mission Street between New Montgomery and 3rd streets. Built in 1907, the two-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in red brick laid in common bond, is capped by a flat roof. The primary facade, which faces Mission Street to the north, is an enframed window wall. At street level the facade consists of a non-historic aluminum storefronts. An intermediate cornice separates the first and second floors. The upper floor features a pair of window openings each occupied by two double-hung wood windows. The facade terminates with a simple sheet metal cornice. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.27.07, 100_4552.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1907, Assessor's Office

*P7. Owner and Address:

Chen Xin Hua
 962 Hampshire St
 San Francisco, CA 94110

*P8. Recorded by

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

*P9. Date Recorded:

11.02.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 641 Mission Street

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: warehouse
- B4. Present Use: Commercial
- *B5. **Architectural Style:** Commercial
- *B6. **Construction History:** Constructed in 1907. Storefront windows and doors replaced.

- *B7. **Moved?** No Yes Unknown **Date:** **Original Location:**
- *B8. **Related Features:** None

- B9a. Architect: Hermann Barth
- b. Builder: F. H. Boring
- *B10. **Significance: Theme:** Post-earthquake reconstruction **Area:** South of Market district, San Francisco, CA
- Period of Significance:** 1907 **Property Type:** commercial **Applicable Criteria:** C

Summary Findings

641 Mission Street does not appear to be individually eligible for the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR), but it does appear to be eligible as a contributor to a potential district. Its period of significance dates to 1907, its year of construction.

See Continuation Sheet

B11. Additional Resource Attributes:

*B12. **References:**

See continuation sheet.

B13. **Remarks:** Carey & Co., "Transbay Center Survey Update"

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

***Date of Evaluation:** March 11, 2010



*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010 Continuation

Update

Continuation of B10. Significance:

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic]" (*Chronicle*, June 26, 1907). 641 Mission Street was constructed during this initial period of reconstruction, in 1907.

After settling a lawsuit with insurance companies over his destroyed property at 641 Mission Street in 1906, Edward W. Howard decided to rebuild. He commissioned architect Hermann Barth to design a two-story brick commercial building over a pre-existing vault under the sidewalk. As the permits state, the building was "practically a new one." F. H. Boring was the builder. Maurcie L. Rapheld, a bookkeeper for the San Francisco sheriff, leased the building for three years, but the nature of the business conducted at 641 Mission Street remains unknown. S. B. Levey Co., wholesale auctioneers and commission merchants of men's shoes, clothing, and accessories, then leased the space. Subsequent occupants remain unknown.

Hermann Barth was born in Germany in 1865 and received his architectural training in Europe. He arrived in San Francisco in 1881, where he found work in the offices of Kennitzer & Raun, Swaun, Moore, and T. J. Welch. In 1905 Barth established an independent practice. Like so many architects in the San Francisco Bay Area, the earthquake and fires of 1906 proved to be a boon Barth's career. He secured several high-profile commissions, including the German Hospital, the Alameda Hospital, the California Market, the Delger Building, the Brandenstein Warehouse, and many residences. In 1915 Barth won the competition to design a new wing of the San Francisco City Hospital. Barth died in 1923.

Evaluation

641 Howard Street does not appear to be individually eligible for the NRHP/CRHR under Criterion A/1. Although it was constructed during the first phase of post-earthquake and fires reconstruction of SOMA, and although it represents the transformation of this area from a working-class residential neighborhood to a commercial, warehouse, and light industrial landscape, the building did not play a specific role in this general trend. It is one of many examples of two-story brick commercial buildings that were constructed in the area.

The building does not appear to be eligible under Criterion B/2 either, as no persons significant to our past are known to be associated with the building. Lastly, the building does not appear to be individually eligible under Criterion C/3. Master architect Hermann Barth designed the building, but it does appear to be significant to understanding Barth's oeuvre or career. While distinctive architectural details like the egg and dart course below the projecting cornice, the enframed storefront windows, and the turned spindles between the second-story windows, do not raise the building's individual caliber to that of the National or California Registers, they do render the building an excellent contributor to a proposed historic district.

641 Mission Street retains good integrity. It has not been moved and still stands amidst two-to-five-story brick warehouse buildings. Thus, it retains its integrity of location, setting, and association. The building has undergone some alterations; most notably, some of the storefront windows and doors have been altered. Otherwise the building retains most of its character-defining features, including the egg and dart course below the projecting cornice and the turned spindles between the second-story windows. Overall, the building retains its integrity of design, materials, workmanship, and feeling.

Previous Surveys

According to San Francisco Planning Department records, 641 Mission Street has not been assigned a California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan and a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

CONTINUATION SHEET

*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010 Continuation

Update

Continuation of B12. References

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building File for 641 Mission Street. City and County of San Francisco Planning Department.

Building Permits for 641 Mission Street. City and County of San Francisco Department of Building and Inspection.

Hermann Barth Collection, 1896-1917. Finding Aid. Environmental Design Archives, University of California, Berkeley, <http://www.oac.cdlib.org> (accessed January 28, 2010).

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

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

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

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 657 Mission Street

P1. Other Identifier: McLaughlin Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 657 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722068

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

657 Mission Street occupies a large 88'-6" x 160' lot on the south side of Mission Street, between New Montgomery and 3rd streets. Built in 1907, the six-story, reinforced-concrete commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces Mission Street to the north, is four bays wide. A secondary elevation, also four bays wide, faces Minna Street to the south. At street level the primary facade consists of non-historic aluminum storefronts housed within non-historic stucco infill. The upper five floors feature a grid of individual window openings infilled by non-historic aluminum sliding windows. Shallow pilasters divide the window bays. A steel fire escape is centered on the facade. The facade terminates with a simple parapet; the original cornice was removed at some point prior to 1977. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward southwest, 9.27.07, 100_4555.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1907, Assessor's Office

*P7. Owner and Address:

657 Mission St Bldg Partner
 % Robert Bernheim
 55 New Montgomery St # 200
 San Francisco, CA 94105

*P8. Recorded by

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

*P9. Date Recorded:

11.02.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 657 Mission Street

B1. Historic Name: W. & J. Sloane

B2. Common Name:

B3. Original Use: warehouse

B4. Present Use: Commercial

*B5. **Architectural Style:** Commercial warehouse

*B6. **Construction History:** Constructed in 1907. Windows replaced

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:** None

B9a. Architect: William F. Koenig

b. Builder: Unknown

*B10. **Significance: Theme:** Post-earthquake reconstruction

Area: South of Market district, San Francisco, CA

Period of Significance: 1907

Property Type: commercial

Applicable Criteria: n/a

Summary Findings

657 Mission Street does not appear to be individually eligible for the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR), but it does appear to eligible as a contributor to a historic district to the proposed New Montgomery, 2nd Street, and Mission Street Conservation District.

See Continuation Sheet

B11. Additional Resource Attributes:

*B12. **References:**

See continuation sheet.

B13. Remarks:

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

***Date of Evaluation:** March 11, 2010



*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010 Continuation

Update

Continuation of B10. Significance:

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907). 657 Mission Street was constructed during this initial period of reconstruction, in 1907.

The original building permit does not list an owner, but presumably W. & J. Sloane commissioned the construction of the six-story, reinforced concrete warehouse on Mission Street. The well-known, New York-based furniture company intended to use the building as a warehouse for the Reid Brothers designed, retail store on Sutter Street, in the heart of San Francisco's shopping district. As W. & J. Sloane vacated the building before reverse directories were made available, subsequent occupants remain unknown.

William F. Koenig designed the building. Koenig was born in Weener, Germany, in 1862 and immigrated to the United States in 1881. He married fellow German immigrant Margaret Koenig around 1884. They had two daughters, Louisa and Margaret, and moved to San Francisco in 1891, where William Koenig became a naturalized citizen in 1896. City directories show that Koenig listed himself as an architect in San Francisco as early as 1891, but very little is known about his practice. He is known to have designed several houses and other residential buildings throughout the city.

Evaluation

The building at 657 Mission Street does not appear to be eligible for the NRHP/CRHR under Criterion A/1, for association with events of broad trends in local, state, or national history. To be eligible under this criterion, it is not enough merely to be associated with an event or trend; a resource must have a specific association. While 657 Mission Street was constructed during the initial period of post-earthquake reconstruction and contributed to the transformation of the area from a densely-packed working-class neighborhood into a landscape of fire-proof commercial warehouses and industrial lofts, it did not spearhead such trends in any significant way.

The building is not known to be associated with any persons of significance and, therefore, does not appear to be eligible under Criterion B/2. In addition, the building does not appear to be eligible under Criterion C/3. At six stories tall and four bays wide, the building is larger in scale than most other warehouses of this vintage. While this characteristic does not make the building rise to the level of individual eligibility, it does contribute significantly to the massing and scale of the surrounding neighborhood. Thus, it appears eligible as a contributor to the Proposed New Montgomery, 2nd Street, and Mission Street Conservation District. Although documented in the newspapers to a certain extent, William Koenig does not appear to have been a particularly significant architect in San Francisco; the building does not appear to be significant in relationship to him.

657 Mission Street appears to retain a good level of integrity. It has not been moved and is still surrounded by two-to-six-story warehouses and commercial buildings. Thus, it retains its integrity of location, setting, and association. Most alterations appear to have been limited to the interior and to the windows and storefronts. Other character-defining features, like scale, massing, concrete construction, the window openings and inset panels of the window openings, as well as the decorative trim at the cornice remain intact. Thus, the building retains a sufficient level of integrity of design, materials, workmanship, and feeling to be a eligible as a contributor to a district.

Previous Surveys

According to San Francisco Planning Department records, 657 Mission Street has not been assigned a California Historical Resource Status Code. It received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey, and in the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010 Continuation

Update

Continuation of B12. References

Advertisement. *San Francisco Call*. January 30, 1908, p. 2.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 657 Howard Street. City and County of San Francisco Department of Building and Inspection.

Classified Ad. *San Francisco Chronicle*. December 14, 1904, p. 10.

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

"Property Changes Hands in Real Estate Deals." *San Francisco Chronicle*. March 14, 1903, p. 7.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

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

United States Passport Applications, www.ancestry.com, accessed January 27, 2010.

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 663 Mission Street

P1. Other Identifier: Grant Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 663 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722067

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

663 Mission Street occupies a 68'-9" x 160' lot on the south side of Mission Street, between New Montgomery and 3rd streets. Built in 1909, the four-story, heavy timber-frame brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in yellow brick laid in common bond, is capped by a flat roof. The primary facade, which faces Mission Street to the north, is three bays wide. A secondary elevation, also three bays wide, faces Minna Street to the south. At street level the primary facade consists of non-historic aluminum storefronts housed within non-historic stucco infill. The upper three floors feature a grid of large window openings each infilled by three double-hung wood windows. The window openings are outlined by molded brick detailing and are divided by recessed brick panels. The facade terminates with a dentil course molding and a bracketed sheet metal cornice. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.27.07, 100_4558.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1909, Assessor's Office

*P7. Owner and Address:

Harvey & Nancy Rogers Fmly
 55 New Montgomery St # 200
 San Francisco, CA 94105

*P8. Recorded by

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

*P9. Date Recorded:

11.02.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # :663 Mission Street

- B1. Historic Name: Grant Building/Robert's Building
B2. Common Name:
B3. Original Use: commercial warehouse
B4. Present Use: commercial
*B5. Architectural Style: Renaissance Revival
*B6. Construction History: Constructed in 1909. Ground floor entirely remodeled.

*B7. Moved? No Yes Unknown Date: Original Location:
*B8. Related Features: None

B9a. Architect: Crim & Scott
b. Builder: unknown
*B10. Significance: Theme: Reconstruction Area: South of Market district, San Francisco, CA
Period of Significance: 1909 Property Type: commercial Applicable Criteria: C

Summary of Findings

663 Mission Street does not appear to be individually eligible for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), because it lacks integrity to express its historical significance.

See Continuation Sheet

B11. Additional Resource Attributes:

***B12. References:**

See continuation sheet.

B13. Remarks: Carey & Co., "Transbay Center Survey Update"

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

*Date of Evaluation: January 26, 2010



*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010

Continuation Update

Continuation of B10. Significance:

Historic Context

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic]" (*Chronicle*, June 26, 1907).

The City of San Francisco mandated that the temporary wooden structures in SOMA and other parts of the downtown financial, industrial, and retail centers, be town down and replaced with permanent, fireproof buildings. The Grant Building replaced one of these temporary structures. Ground broke in January 1909 for a four-story-plus-basement building designed by the architectural firm of Crim & Scott. Stores occupied the ground floor, while the three upper stories served as lofts. Munich Art Glass Co. briefly occupied the building, but Robert's Manufacturing Company, which specialized in the design and manufacture of gas and electric fixtures, leased the building from the outset and occupied it through the 1920s.

Crim & Scott designed the building. Born in San Francisco in 1879, William H. Crim graduated from Lick High School before training at the California School of Mechanical Arts. He briefly worked in the office of Percy and Hamilton - likely in the late 1890s - where he may have first met Willis Polk (Polk partnered with Percy in 1899-1900). After Percy's death and the dissolution of his firm, Crim worked for Polk. In 1906, undoubtedly seeing opportunity in disaster, Crim formed a partnership with Earl Scott. The two worked together for five years, then parted ways. Their most significant project together was the Mission Savings Bank, a thirty-foot tower that nearly replicated nearby Mission Dolores. Both men continued to practice architecture independently, though William Crim appears to have enjoyed a more high profile career. Among his most famous buildings are the Second Church of Christ, Scientist on Dolores Street in the Mission District, the El Capitan Theater in the Mission District, and the Park Presidio School. He died in 1930.

Evaluation

The Grant Building does not appear to be eligible for the NRHP or the CRHR under Criterion A/1 for its association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the building was constructed during a period of rapid reconstruction of the area centered around New Montgomery, Second, and Mission Streets within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many small-scale commercial or light industrial buildings constructed on the block between 1906 and 1913, by which time the area had been largely built out.

The building does not appear to be eligible under Criterion B/2, as it is not known to be associated with persons of historical significance. Although the building was designed by master architects Crim & Scott, it does not appear to be eligible for the NRHP/CRHR in relationship to them. However, the building's design reaches a level of artistic value for a warehouse and loft that it may be eligible under Criterion C/3.

The Grant Building retains a good level of integrity. It has not been moved and is still surrounded predominantly by industrial lofts and warehouses; therefore, it retains integrity of location, setting, and association. The building also retains its embellished cornice, with its simple modillions, an egg and dart course, and a dentil course. A fire escape fronting the central bay, however, has been removed, and the ground floor storefronts have undergone alterations. Where once multi-lite transom spanned the entire façade and storefront windows extended to the pilasters located at either end of the building, a postmodern concrete façade featuring a central arch and smaller storefront windows topped by small transoms now exists. While these alterations adversely affect the building as an individual resource, the building retains sufficient integrity of design, materials, and workmanship, and feeling to be eligible as a contributor to a potential historic district.

*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010

Continuation Update

Continuation of B10. Significance:

Previous Surveys

According to San Francisco Planning Department records, 663 Mission Street has not been assigned a California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan and a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

Continuation of B12. References:

Advertisement. *San Francisco Chronicle*. March 11, 1909, p. 9.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 663 Mission Street. City and County of San Francisco Department of Building and Inspection.

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

"Plans Completed for New Building." *San Francisco Call*. January 29, 1910, p. 17.

Marsh, Vincent. "Second Church of Christ Scientist: DPR 523 A & B forms." September 20, 2006.

"New Apartment House." *San Francisco Call*. August 17, 1907, p. 5.

"New Mission Bank by Crim & Scott." *San Francisco Chronicle*. October 17, 1909, p. 51.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

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

Wither, Henry F., and Elsie Ratheburn Wither. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: New Age

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 666 Mission Street

P1. Other Identifier: California Historical Society, Hundley Hardware Building, 678 Mission

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 666 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707021

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

666 Mission Street occupies a rectangular 6,695 s.f. lot on the northwest corner of Mission and Annie streets. Designed by A. H. Knoll and built in 1922, the two-story reinforced-concrete commercial building is designed in the Renaissance Revival style. The primary facade is arranged as a two-part composition and divided into three structural bays along Mission Street. The main floor features three shallow pointed Tudor arches with glazed terra cotta moldings, each containing plate glass display windows and an entrance in the center bay. The second story has a band of six recessed tri-partite wood windows with turned colonettes and pilasters. The facade terminates with a simple frieze, a dentil molding and an elaborate box cornice. The design of the facade wraps one bay along Annie Street. The rectangular-plan building is topped by a flat roof. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View to north; 9/26/07; 100_4479.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1922, Assessor's office

*P7. Owner and Address:

California Historical Society
 678 Mission St.
 San Francisco, CA 94105

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR

*P11. Report Citation: (Cite survey report and other sources, or enter "none") "Building Leased Before It Was Built," San Francisco Chronicle (January 7, 1922).

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 666 Mission

- B1. Historic Name: Phoenix Desk Company
- B2. Common Name: Hundley Hardware Building
- B3. Original Use: retail
- B4. Present Use: museum
- *B5. Architectural Style: Renaissance Revival
- *B6. Construction History: Constructed in 1921.

- *B7. Moved? No Yes Unknown Date: Original Location:
- *B8. Related Features: none

- B9a. Architect: A. H. Knoll
- b. Builder:
- *B10. Significance: Theme: architecture Area: South of Market district, San Francisco, CA
- Period of Significance: 1921 Property Type: building Applicable Criteria: C/3

Summary Evaluation

The two-story building at 666 Mission Street (Block 3707, Lot 021) appears to be individually eligible for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criterion C/3, as a good example of Renaissance Revival building with high integrity. The building's period of significance is 1921 when it was constructed. The building also appears to be a contributor to the proposed CRHR-eligible New Montgomery, Mission & Second Historic District (see Kelley and VerPlanck 2008).

Historic Context

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of

B11. Additional Resource Attributes:

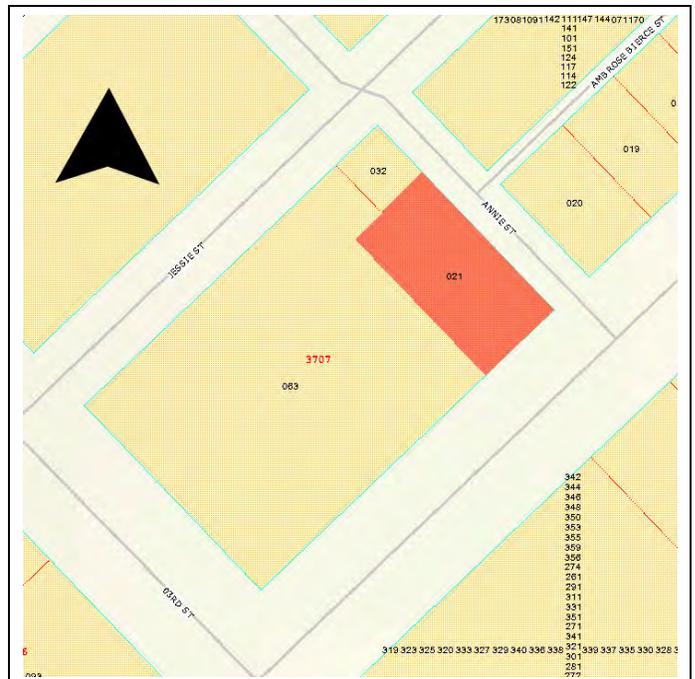
***B12. References:**

See continuation sheet.
Advertisement. *Oakland*

B13. Remarks:

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

*Date of Evaluation: March 18, 2010



Continuation of B10. Significance:

San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. According to Kelley & VerPlanck's 2008 context statement for the Transbay Survey area, redevelopment of the South of Market area was uneven. The initial flurry of construction slowed down in 1913, then picked up again around the First World War. Following the recession of 1919, construction picked up again and remained generally steady throughout the 1920s. Concrete construction gained favor over brick because of concrete's durability, its ability to withstand earthquakes and fires, and its ability to provide for large open spaces. Constructed in 1921, the reinforced concrete commercial building at 666 Mission Street fit this pattern of later building types.

Prior to the construction of 666 Mission Street in 1921, the vacant lot was owned by Flora C. Law, who acquired it in 1902. Law sold the property to Julius and David R. Eisenbach of the Eisenbach Company in October of 1921. The Eisenbach Company was a real estate development firm responsible for several buildings in the South of Market area, several designed by architect Andrew H. Knoll. The Eisenbach Company sold the subject building in 1922 to Adolph Mack, an oil company executive, and the building changed hands several time during the 1920s, until the Cowell family, heirs of the Cowell Lime and Cement fortune, purchased it in 1926. According architectural historian Anne Bloomfield, Henry Cowell was the "limestone king of Santa Cruz," and the UC Santa Cruz campus was built on his ranch. The building passed to the Cowell Foundation in 1955, which sold it in 1988.

The Phoenix Desk Company, run by Edwin Whitman Prentice, was the building's first occupant and stayed through 1926. The Phoenix Desk and Chair Company was a long-time San Francisco company and moved from Bush Street into the building as wholesalers and furniture retail firms left the north of Market area. The Builders' Exchange then moved into building and remained until 1956. The Hundley Hardware Building moved into the building the following year and remained until 1985. In 1993 the California Historical Society bought the building.

The architect for 666 Mission Street was Andrew H. Knoll. Born in Germany in 1882, he immigrated to the United States in 1901 and became a naturalized citizen in 1912. Early in his independent practice, Knoll appears to have specialized in more working-class oriented commissions. Knoll also worked as an engineer and contractor. The first known independent commission he completed was a group of 90 one-story, six-room cottages in East Oakland. Three light industrial projects followed, including an auto accessories building at Catham Place and Bush Street (demolished), alterations to a three-story brick loft building at Folsom and Essex Streets (demolished), and a three-story loft building on Market Street between 2nd and New Montgomery (demolished). The Eisenbach Company commissioned Knoll for the last of these three projects as well as for 642-650 Howard Street, built in the early 1920s. Knoll partnered with Walter Falch in 1912. Falch & Knoll specialized in large, often luxurious, modern apartment buildings. They also designed some single-family homes west of Twin Peaks and a parking garage (demolished) on Post Street. The firm's most prominent public building was the Emanuel church of the Evangelical Association (1915), located at 19th and Capp Streets in the Mission District (extant). In 1919 Falch & Knoll dissolved their partnership. Knoll continued to work in San Francisco until the early 1940s.

Evaluation

The building at 666 Mission Street does not appear to be individually eligible for the CRHR or NRHP under Criterion A/1. Constructed in 1921, the building is generally associated with a later wave of post-earthquake development in the area, which was mainly built out by 1908. The building is also associated with the move of manufacturing, warehousing, and retail shops out of the north of Market area during the early 1920s. However, the building doesn't appear to play a significant role in these general trends.

The building is associated with several significant people in local history, such as the Cowell Family and the

Continuation of B10. Significance:

Eisenbachs. However, the building does not appear to be directly associated or responsible for the historical significance of either and therefore is not significant under Criterion 2/B.

666 Mission Street does appear to be eligible under Criterion C/3. The building appears to be a good example of a small-scale Renaissance Revival style building with high integrity in the area. The Tudor arches, glazed terra cotta moldings, turned colonettes and pilasters, and elaborate boxed cornice distinguish this building. Its delicate details set it apart from the surrounding American Commercial style buildings constructed earlier in the century. Although A. H. Knoll, a locally known architect, designed several apartment buildings in San Francisco during his partnership with Walter Falch, more research would have to be conducted to confirm that he should be considered a master architect in his own right. Anne Bloomfield argues that Knoll does not meet the criteria of a top-tier San Francisco architect. Therefore, the building appears to be eligible under Criterion C/3 as a good example of Renaissance Revival style building but not as the work of a master.

Integrity

The building at 666 Mission Street retains its historical integrity. The building has not been moved and retains its integrity of location. The building appears to have seen few modifications beyond replacement of the façade's storefront windows and entrance. It retains its integrity of design, materials, workmanship, feeling, and association. Ongoing development has transformed the area over the last hundred years but several of the surrounding buildings remain and in general the building retains its integrity of setting.

Previous Evaluations

According to San Francisco Planning Department records, the building at 666 Mission Street received a rating of V in the City's Downtown Master Plan and the 1977-1978 San Francisco Architectural Heritage Survey gave it a C rating. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CB, indicating it appears to be eligible for listing in the CRHR individually and as a contributor to a district through a survey evaluation. Kelley & VerPlanck also state that the building has already been assigned the status code 2D.

Continuation of B12. References:

Advertisement. *Oakland Tribune*. November 14, 1925, p. 6-B.

Advertisement. *Oakland Tribune*. July 14, 1924, p. 4.

"Apartment Building has Latest Features." *San Francisco Chronicle*. July 29, 1916, p. 9.

"Architect Draws Plans for Three Apartments." *San Francisco Chronicle*. June 28, 1919, p. 19.

"Architect Knoll Busy." *Architect Engineer*, 60 (January 1920): 114.

"Art in New Home and Park Treatment Makes Potent Appeal." *San Francisco Chronicle*. July 13, 1918, p. 9.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

"Building Leased Before it is Built." *San Francisco Chronicle*, January 7, 1922.

Continuation of B12. References:

Building Permits for 666-678 Mission Street. City and County of San Francisco Department of Building and Inspection.

"City Real Estate Deals Closed During Week Rank among Most Important Transactions in Investment Holdings of the Year."

"Heavy Investment in Apartments." *San Francisco Chronicle*. July 8, 1916, p. 9.

"City Realty Market is Stirred by Important Transactions." *San Francisco Chronicle*. May 17, 1913, p. 11.

"Emanuel Church of Evangelical Association." *Architect & Engineer*, 43 (October 1915): 87-89.

"Grading Site for Erection of Apartments." *San Francisco Chronicle*. May 5, 1917, p. 12.

"Growth of City Population Proved by the Demand for Dwellings." *San Francisco Chronicle*. June 1, 1912, p. 10.

"Heavy Investment in Apartments." *San Francisco Chronicle*. January 31, 1914, p. 4.

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

"Many Sales and Trades Made in Investment Realty Holdings." *San Francisco Chronicle*. February 17, 1917, p. 9.

"Real Estate Men Expect Revival of Business." *San Francisco Chronicle*. June 20, 1914, p. 4.

"Realty Agents Anticipate Revival of Activities." *San Francisco Chronicle*. November 16, 1912, p. 10.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

San Francisco Assessor Records.

"To Alter Building." *San Francisco Chronicle*. October 16, 1920, p. 6.

"To Build Ninety Cottages." *Architect & Engineer*, 59 (November 1919): 120.

"With the Architects." *Architect & Engineer*, 42 (August 1915): 108.

"With the Architects." *Architect & Engineer*, 54 (August 1918): 109.

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 693 Mission Street

P1. Other Identifier: Williams Building, St. Regis Tower

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 188 MINNA ST City: San Francisco Zip: 94105

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

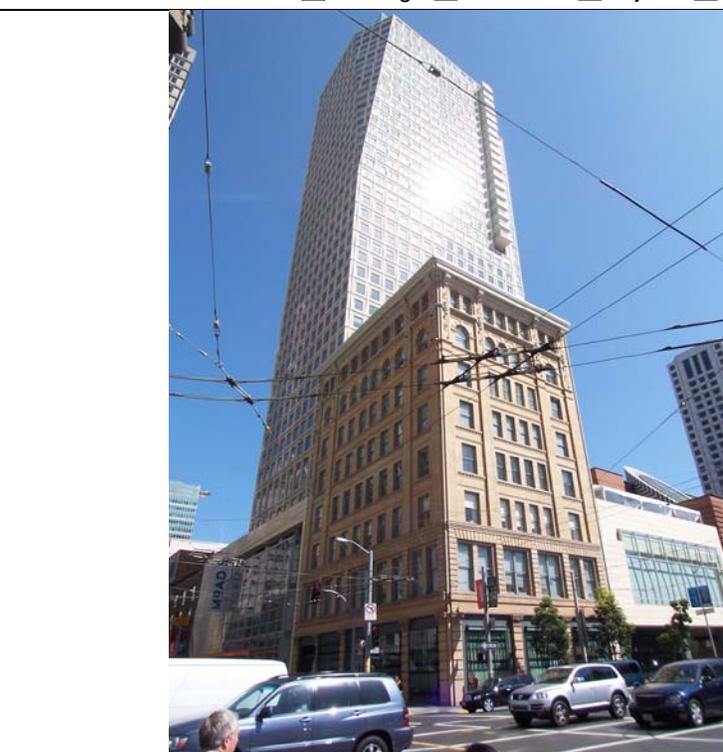
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722257

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

693 Mission Street occupies a rectangular 160' x 206' lot on the southeast corner of 3rd and Mission streets. The Williams Building, whose original address was 101-07 3rd Street, was built in 1907. The facades of the eight-story originally steel-frame Williams Building are designed in the Renaissance Revival style. The rectangular-plan building, finished in buff-colored face brick, is capped by a flat roof. The primary facade, which faces Mission Street to the north, features a recessed entry in the left bay and contemporary metal storefronts in the remaining four bays. The secondary facade, which is three bays wide, faces 3rd Street to the west. Both feature rusticated piers between the bays. The upper floors are divided into a regular grid of paired double-hung wood windows. The corner bays on both facades are indicated by simple pilasters. The second floor features brick laid in a rusticated pattern. The other floors feature decorative brick corbelling below the windows. The seventh floor features windows with arched headers and rusticated keystones and voussoirs and elaborate diaper patterns embellish the pilasters. An intermediate cornice of terra cotta, embellished with cartouches above the pilasters, divides the seventh and eighth floors. The eighth floor features paired rusticated pilasters. The facade terminates with what appears to be a terra cotta cornice consisting of an egg and dart molding, modillions, and brackets. The St. Regis Tower, completed in 2005, is a 42-story concrete frame hotel and condominium project designed by Skidmore Owings & Merrill. The building wraps around two sides of the Williams Building and its structural system now incorporates the facades of the Williams Building. Clad in pre-cast concrete panels and glass, the building is the largest concrete-frame skyscraper on the West Coast.

*P3b. Resource Attributes: (list attributes and codes) HP7. 3+ Story Commercial Building, HP5. Hotel/Motel

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



P5b. Photo: (view and date)

View toward southeast, 9.27.07, 100_4568.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Williams Building: 1907, Splendid Survivors; St. Regis Hotel: 2005

*P7. Owner and Address:

St. Regis
 188 Minna Street, No. 22b
 San Francisco, CA 94105

*P8. Recorded by

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

*P9. Date Recorded:

11.1.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 3

*Resource Name or # (Assigned by recorder) 188 Minna Street

*Recorded by: Christopher

*Date 11.1.07

Continuation

Update

The buildings appear to be in good condition.



Mission Street Façade, 100_4653, 9.27.07



Third Street Façade, 100_4570, 9.27.07

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 161 Natoma Street

P1. Other Identifier: Emerson Manufacturing Co.

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: _____ Date: _____

*c. Address: 161 NATOMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722011

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

161 Natoma Street occupies a 37'-6" x 80' lot on the south side of Natoma Street between New Montgomery and 3rd streets. Built in 1918, the two-story, brick commercial building is designed in the Commercial style. The rectangular-plan building, finished in concrete scored to resemble ashlar, is capped by a flat roof. The primary facade, which faces Natoma Street to the north, is three bays wide. At street level the primary facade consists of a pair of glazed wood doors surmounted by a transom in the center bay and multi-lite wood storefronts in the corner bays. The second floor features three window openings featuring tripartite wood casement windows. The facade terminates with a simple cast concrete cornice and a stepped parapet. The east elevation facing Hunt Street has a painted sign that reads: "flag makers." The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.27.07, 100_4747.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1918, Assessor's Office

*P7. Owner and Address:

Myers, Melanie
 Po Box 148
 Burlingame, CA 94010

*P8. Recorded by

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

*P9. Date Recorded:

11.02.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 161 Natoma Street

B1. Historic Name: Emerson Flag Company

B2. Common Name:

B3. Original Use: Manufacturing and retail

B4. Present Use: commercial

*B5. Architectural Style: Classic Revival

*B6. Construction History: Constructed in 1918. Reroofed and seismic upgrades, 2000-2001.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: None.

B9a. Architect: William H. Toepke

b. Builder: unknown

*B10. Significance: Theme: Commercial developments

Area: South of Market district, San Francisco, CA

Period of Significance: 1918-1938

Property Type: commercial

Applicable Criteria: B, C

Summary of Findings

161 Natoma Street, or the Emerson Flag Company Building, appears to be individually eligible for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under Criterion B/2, for its association with the Emerson Flag Company, the oldest flag company in San Francisco and the second oldest flag company in the nation. It also appears to be eligible under Criterion C/3 as a well designed light industrial building that expresses the company's success at the time of its construction. Its period of significance dates from 1918, the year of the building's construction, through 1938, the last year the Emerson Flag Company is known to have occupied the building. The building also appears to be eligible both individually and as a contributor to a historic district.

(See Continuation Sheet)

B11. Additional Resource Attributes:

*B12. References:

See continuation sheet.

B13. Remarks:

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

*Date of Evaluation: March 11, 2010



*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010 Continuation

Update

Continuation of B10. Significance:

Historic Context

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic]" (*Chronicle*, June 26, 1907).

According to Kelley & VerPlanck's 2008 context statement for the Transbay Survey area, redevelopment of SOMA was uneven. The initial flurry of construction slowed down in 1913, then picked up again around the First World War. Following the recession of 1919, construction picked up again and remained generally steady throughout the 1920s. The Great Depression of the 1930s, followed by World War II virtually stopped construction in SOMA. These later periods of construction were marked by larger, more architecturally significant buildings. Concrete construction for warehouses gained favor over brick because of concrete's durability, its ability to withstand earthquakes and fires, and its ability to provide for large open spaces. Constructed in 1918, the brick building at 161 Natoma Street fit into the middle period of SOMA's redevelopment. Indeed, the *San Francisco Chronicle* cited the Emerson Flag Company building as one of the signs that construction was reviving in the city during World War I.



Photo by Carey & Co., Inc., November 17, 2009.

The Emerson Flag Company engaged William H. Toepke to design a building for their young company. Founded in San Francisco in 1914, Emerson Flag Company still exists today and is the oldest flag company in the city, the second oldest in the nation. Initially, the company leased space in the Rapp Building on 2nd Street. The onset of World War I undoubtedly increased demand for flags of various sorts, which would have been a boon to Emerson Flag Company. Consequently, the company was able to buy property and construct a building of its own, the two-story brick building with a concrete façade Renaissance Revival details on

*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010 Continuation

Update

Continuation of B10. Significance:

Natoma Street. The Emerson Flag Company used this building as office space as well as for manufacturing and retail distribution for its flags.

William Toepke was a prominent regional architect. Born in San Francisco in 1870, Toepke received his architectural training through apprenticeships, starting in the offices of William Mooser in 1886. Mooser was the patriarch of an architectural family that maintained a practice in San Francisco for over one hundred years. Charles I. Havens hired Toepke in 1890, and seven years later Toepke became Havens's partner, with Toepke apparently serving as primary designer. Havens & Toepke designed several mixed-use, commercial, and residential buildings and ventured into public architecture during the 1890s. They submitted designs for Mission High School, plans for the City and County Hospital of San Francisco, and plans for the new City Hall following the 1906 disaster. While Havens & Toepke did not win any of these commissions, they did design a courthouse for Contra Costa County and the municipal headquarters for the San Mateo Fire Station. By the turn of the century, Havens & Toepke had a presence in the working-class areas of San Francisco. They designed a five-story granite, buff brick, and terra cotta manufactory and warehouse at 2nd and Stevenson, and they designed eleven houses for workers at Risdon Iron Works on Pennsylvania Avenue.

Havens & Toepke dissolved their partnership in 1915, but continued to practice independently. Profiles of Toepke attribute several high profile commissions to him, including San Mateo Union High School, San Mateo High School gymnasium, San Mateo City Hall, the Maskey Building on Kearny Street in San Francisco, and the Flat Iron Building at Market and Sansome Streets in San Francisco. He was a member of the San Francisco Chapter of Architects and an associate member of the AIA. Toepke died in San Mateo in 1949.

Evaluation

The Emerson Flag Company building at 161 Natoma Street does not appear to be eligible for the NHRP/CRHR under Criterion A/1, for broad patterns in local, state, or national history. Constructed in 1918, the building fits into the broad period of SOMA's reconstruction following the earthquake and fires of 1906. The *San Francisco Chronicle* also cited the Emerson Flag Company Building in a construction revival that occurred during World War I. This period of reconstruction, however, was of marginal importance compared to the initial flurry of building activity that took place between 1906 and 1913, or of the later construction period of the 1920s, which saw the neighborhood built out completely. Moreover, by the time 161 Natoma Street was constructed, the transformation of SOMA from a dense, working-class residential neighborhood into a commercial warehouse and light industrial district was well underway.

No persons of significance are known to be associated with the Emerson Flag Company Building, but the company itself is one of distinction in San Francisco and the nation, being the oldest flag company in the city and second oldest in the county. This building appears to be linked to the company's early success, which was undoubtedly spurred by the onset of World War I. The significance of the Emerson Flag Company and the significance of this building to that company's history appear to render the building eligible for the NRHP/CRHR under Criterion B/2.

The building also appears to be eligible under C/3 for its architectural merit. Details like the dentil course and white polished stone façade make it stand out among the many two-story light industrial buildings in the SOMA area. Although designed by master architect William H. Toepke, the building does not appear to be a notable example of his work and is not likely eligible in association with him.

The Emerson Flag Company building retains excellent integrity in all categories. The building has not been moved, and although the buildings along the Hunt Street section of the alley were demolished to make way for the San Francisco Museum of Modern Art, most of the buildings on Natoma Street and Howard Street to the south date to the building's construction. Thus the building retains its integrity of location, setting, feeling, and association. The building has been seismically upgraded and reroofed; otherwise appears to have undergone few alterations, retaining its original fenestration and the Emerson Flag Co. signage on the Hunt Street elevation. Thus 161 Natoma Street appears to retain its integrity of design, materials, and workmanship.

*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010 Continuation

Update

Continuation of B10. Significance:

Previous Surveys

According to San Francisco Planning Department records, 161 Natoma Street has not been assigned a California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan and a rating of B in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

Continuation of B12. References:

Advertisement. *San Francisco Chronicle*. July 7, 1909. p. 16.

"Architect Report Revival of Construction." *San Francisco Chronicle*. January 12, 1918, p. 9.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

"Brings great Development to the Peninsula." *San Francisco Chronicle*. January 12, 1916, p. 31.

Building Permits for 161 Natoma Street. City and County of San Francisco Department of Building and Inspection.

"A Busy Year in Real Estate." *San Francisco Chronicle*. December 31, 1899, p. 24.

"City Real Estate and Buildings." *San Francisco Chronicle*. September 13, 1895, p. 14.

"City Real Estate and Buildings." *San Francisco Chronicle*. November 1, 1895, p. 14.

"City Real Estate and Buildings." *San Francisco Chronicle*. January 31, 1896, p. 7.

"City Real Estate and Buildings." *San Francisco Chronicle*. June 5, 1896, p. 14.

Emerson USA, Inc., <http://www.emersonusainc.com/Company.html>, accessed January 21, 2010.

File Folder for 161 Natoma Street. San Francisco Planning Department.

"Handsome New Homes in City Vie with Downtown Construction." *San Francisco Chronicle*. August 30, 1913, p. 4.

"Hospital Architect Chosen." *San Francisco Chronicle*. May 29, 1920, p. 6.

"Hospital Plans Hard to Choose." *San Francisco Chronicle*. November 3, 1899, p. 10.

"House and Lot." *San Francisco Chronicle*. March 22, 1895, p. 7.

"Important Deals are Consummated in City Real Estate." *San Francisco Chronicle*. February 21, 1914, p. 8.

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

"Many Handsome Designs Offered." *San Francisco Chronicle*. February 12, 1896.

"New City Hall for San Mateo." *San Francisco Chronicle*. February 15, 1914, p. 49.

*Recorded by: Carey & Co., Inc.

*Date: March 11, 2010 Continuation

Update

Continuation of B12. References:

"New County Jail for Redwood City." *Architect & Engineer* 44 (March 1916): 110.

"New Courthouse for Contra Costa County." *San Francisco Chronicle*. July 6, 1901, p. 5.

Parry, David. "Mooser, William." *Encyclopedia of San Francisco*.

<http://www.sfhistoryencyclopedia.com/articles/m/mooserWilliam.html>, accessed January 21, 2010.

"Partnership Dissolved." *Architect & Engineer* 43 (November 1915): 108.

"Record of Realty and building Operations." *San Francisco Chronicle*. March 30, 1901, p. 7.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

"San Francisco Realty During the Year." *San Francisco Chronicle*. January 2, 1898, p. 17.

"San Mateo Planning a Municipal Resort." *San Jose Mercury News*. August 22, 1915, p. 12.

"San Mateo Trustees to Elect William Toepke." *San Jose Mercury News*. November 29, 1908, p. 12.

"South City Builds a Concrete Hotel." *San Francisco Chronicle*. February 22, 1914, p. 39.

"To Call Bond Elections." *San Francisco Chronicle*. October 17, 1899, p. 9.

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

"The Week's News in Building and Realty Operations." *San Francisco Chronicle*. September 1, 1900, p. 7.

"William H. Toepke." *Men Who Made San Francisco*. San Francisco: Brown & Power Stationery Company, 1912, p. 194.

CATEGORY V PROPERTIES

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) 32 3rd Street

P1. Other Identifier: Call Annex

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 32 3RD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3706002 & 3706003

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

26-32 3rd Street occupies a 100' x 100' lot on the west side of 3rd Street at the northwest corner of Stevenson. Built in 1910, the five-story, concrete commercial building is designed in the American Commercial style with 1980s-era Postmodern ornament. The building's facades are organized as a two-part vertical block with five bays facing 3rd Street and also Stevenson Street. The first floor is occupied by non-historic aluminum storefronts and a non-historic entrance with stucco voussoirs and keystone in the second bay in from the north on 3rd Street. The upper floors are divided into a grid of tripartite window openings containing double-hung wood windows. The facades terminate in a non-historic 1980s-era cornice with applied capital-like elements applied to the tops of the piers. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View to NW; 9/27/07; 100_4720.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1910; Assessor's office

*P7. Owner and Address:

Epp Leo Co.
 703 Market St. Ste. 1706
 San Francisco, CA 94103

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

Page 2 of 2

*Resource Name or # (Assigned by recorder) 32 3rd Street

B1. Historic Name:	Call Annex		
B2. Common Name:	32 3 rd Street		
B3. Original Use:	Office Building	B4. Present Use:	Office
*B5. Architectural Style:	Streamline Moderne		

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
The Call Annex was built in 1910 for John Spreckels as an addition to his Call/Spreckels tower at 703 Market Street. The building was remodeled in 1938 by Albert F. Roller. It was modernized in the 1950s and remodeled in the Postmodern style ca. 1989.

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

*B8. Related Features: Call Building at 703 Market Street

B9a. Architect: Ed C. McManus (1910), Albert Roller (1938) b. Builder:

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

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

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

The Call Annex was designed by architect Ed C. McManus and constructed in 1910 as an addition to John Spreckels Call/Spreckels Building at 703 Market Street. In 1913, John Spreckels sold the *Call* to rival Michael DeYoung, although he retained ownership of the building. In 1938, the Call Building Annex was remodeled along with the Call Building by Albert F. Brunner. As part of the project, the addition was enlarged and remodeled in a chaste Moderne style. Subsequently remodeled in the 1950s and again in the 1980s, the building bears little resemblance to its original appearance.

The Call Building Annex does not appear eligible for listing in the California Register of Historical Resources under any of the nominating criteria. Built as an addition to the Call Building after the 1906 Earthquake and Fire, the building housed restaurants and offices, much like its neighboring commercial loft structures. Remodeled multiple times, most recently in the late 1980s, the building retains a low level of integrity, retaining only the aspects of location and materials.

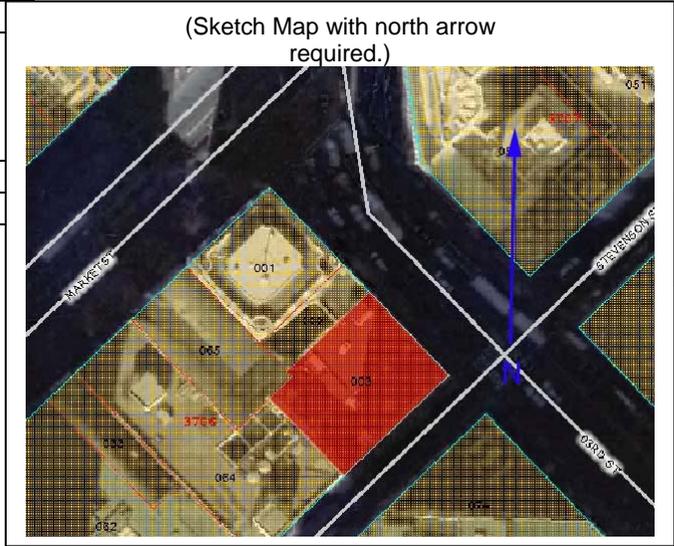
B11. Additional Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

*B12. References: San Francisco Architectural Heritage building files; "Economic Forces Prove Stronger than Earthquakes," *Architectural Record* (December 1940). *San Francisco Bulletin* (July 29, 1906).

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

*B14. Evaluator: Christopher VerPlanck
*Date of Evaluation: 07.09.08

(This space reserved for official comments.)



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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 566 Folsom Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 566 FOLSOM ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736023

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

566 Folsom Street occupies a 25' x 80' lot on the north side of Folsom Street, between 1st and 2nd streets. Built in 1906, the two-story, wood-frame industrial building is designed in a simple vernacular mode, albeit heavily remodeled. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which is two bays wide, faces south. At street level the facade features a modern pedestrian door in the left bay and a vehicular opening infilled with modern aluminum storefront and a fixed window in the left bay. The upper floor features a pair of aluminum sliding windows. The facade has undergone extensive alterations to the extent that none of the original materials survive. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward north, 9.24.07, 100.4184

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1906, Assessor's Office

*P7. Owner and Address:

Virginia O. Grillo Lvg Trust
 Lloyd Cronna Trustee
 524 San Anselmo Ave.
 San Anselmo, CA 94960

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

Page 2 of 2

*Resource Name or # (Assigned by recorder) 566 Folsom Street

B1. Historic Name:	Hall's Machine Shop		
B2. Common Name:	566 Folsom Street		
B3. Original Use:	Machine Shop	B4. Present Use:	Commercial
*B5. Architectural Style:	Utilitarian		

*B6. Construction History: (Construction date, alterations, and date of alterations)
566 Folsom Street was constructed ca. 1906 by Robert Hall for use as a machine shop. The building replaced a single-family residence that formerly stood on the site before the earthquake.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

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

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

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

566 Folsom Street was built ca. 1906 after the earthquake by Robert Hall for use as a two-story wood-frame machine shop. According to the 1899 Sanborn map, this property had been a single-family property prior to the earthquake. According to San Francisco directories, Hall's Machine Shop remained in business at this location until 1916. In 1923, it was occupied by Conner & Hunt Machine Shop. By 1953, it was occupied by Doyle Sheet Metal Fabricators. In the 1960s, 566 Folsom was remodeled into a general purpose wholesale/retail store and has since housed several electrical lighting businesses, such as Guaranteed Lamp and Lighting Products Co. and Macy Lighting Consultants. By the 1980s, the building housed a commercial painting business called A & W. Painting. The building is currently in use as an art and sculpture gallery.

566 Folsom does not appear eligible for listing in the California Register either individually or as a contributor to a potential historic district. Although an unusual example of a wood-frame light industrial building constructed immediately after the quake, it was extensively remodeled in the 1960s when it was converted from an industrial to a general purpose commercial building and no longer retains integrity.

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

*B12. References:

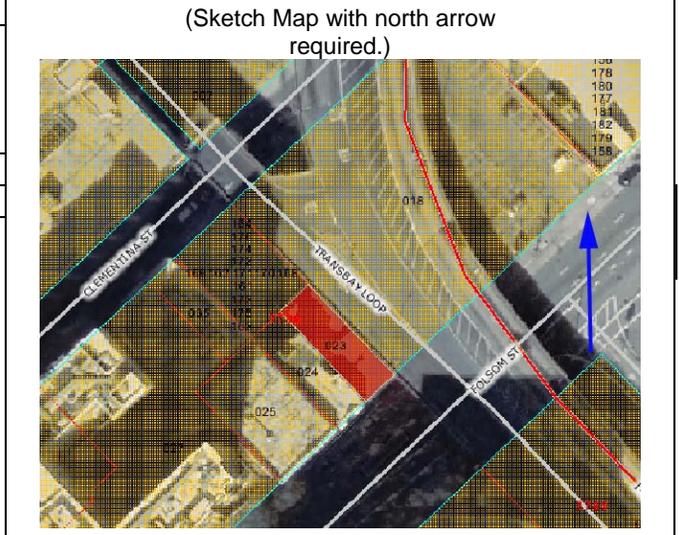
San Francisco City Directories
San Francisco Architectural Heritage, Building files
Sanborn Maps: 1899, 1913, 1950
U.S. Census: 1910

B13. Remarks:
Transit Center District Plan EIR

*B14. Evaluator: Christopher VerPlanck

*Date of Evaluation: 03.21.08

(This space reserved for official comments.)



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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 690 Folsom Street

P1. Other Identifier: Third and Folsom Garage

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 690 FOLSOM ST City: San Francisco Zip: 94105

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

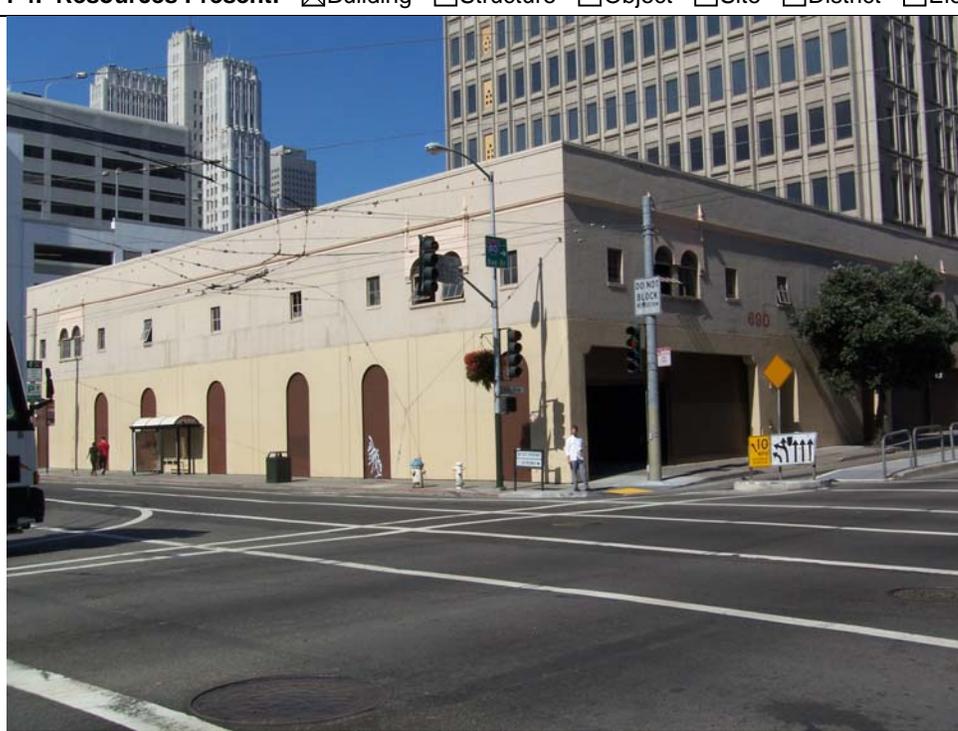
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735015

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

690 Folsom Street occupies an irregularly shaped 14,396 s.f. lot on the northeast corner of 3rd and Folsom streets. Built in 1926, the two-story, concrete commercial garage is designed in the Mediterranean Revival style. The rectangular-plan building, finished in stucco and cast concrete, is capped by a bowstring truss roof. The primary facade, which faces Folsom Street to the south, is three bays wide. The secondary facade, which faces 3rd Street to the west, is seven bays wide. At street level the primary facade consists of a pair of arched pedestrian entries in the center bay flanked by two massive vehicular entries in the outer bays. The second floor features a row of widely spaced windows fitted with steel awning sash. The windows over the vehicular entries have arched headers and are grouped into pairs within decorative Mediterranean-styled enclosures embellished with finials. The facade terminates with a simple cast concrete stringcourse and blank frieze. The 3rd Street elevation is detailed similarly, although the arched openings at street level are blind niches painted to resemble doors. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward northeast, 9.27.07, 100_4685.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1926, Assessor's Office

*P7. Owner and Address:

Hawthorne Folsom Place LLC
 P O Box 4900
 Scottsdale, Az 85261

*P8. Recorded by

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

*P9. Date Recorded:

10.26.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

Page 2 of 2

*Resource Name or # (Assigned by recorder) 690 Folsom Street

B1. Historic Name:	Third and Folsom Garage		
B2. Common Name:	690 Folsom		
B3. Original Use:	Garage	B4. Present Use:	Garage
*B5. Architectural Style:	Spanish Colonial Revival		

*B6. Construction History: (Construction date, alterations, and date of alterations)
690 Folsom Street was constructed in 1926 for John J. Jerome as a commercial garage.

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

*B8. Related Features: None

B9a. Architect: Dodge A Riedy b. Builder: Unknown

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

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

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

690 Folsom was designed by Dodge A. Riedy and constructed in 1926 for John J. Jerome as a commercial garage. During the 1920s, as private automobile use grew, speculators began to construct one and two-story parking structures throughout downtown San Francisco and adjoining high-density areas like the South of Market and North Beach. 690 Folsom was originally built with two large vehicular entrances on Folsom Street and several storefronts along 3rd Street. The storefronts were later removed. The building remains in use as a commercial garage. John J. Jerome began his career as a supplier of strikebreakers during World War I. He later owned the El Cerrito Dog Track, investing his profits in downtown real estate. Jerome specialized in the construction of downtown garages and his Associated Real Estate Corporation was responsible for several, all designed by Dodge A. Reidy. Dodge A. Riedy was a native San Franciscan. He began his architectural career in private practice and was later appointed San Francisco City Architect in 1938. He held that position until his death in 1953, designing many of San Francisco's school buildings during this process.

690 Folsom Street does not appear eligible for listing in the California Register. The building is not associated with any notable individuals or events in our past. Although it is an example of a 1920s-era concrete commercial garage, there are other better examples throughout downtown San Francisco. This building, although it retains some features of its original design, has been extensively remodeled, including the removal of the storefronts that once lined 3rd Street.

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

*B12. References:
San Francisco City Directories
San Francisco Architectural Heritage, Building files
Sanborn Maps: 1899, 1913, 1950, 1971, 1974, 1988, 1990
"Blackjack' Jerome Dies Here at 64," *San Francisco Chronicle* (December 19, 1953). "S.F. City Architect Dies of Heart Attack," *San Francisco Chronicle* (August 29, 1953).

B13. Remarks: Transit Center District Plan, Heritage "D" rating

*B14. Evaluator: Christopher VerPlanck

*Date of Evaluation: 03.24.08

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
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Primary # _____
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NRHP Status Code _____

Other _____
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 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 183 Fremont Street

P1. Other Identifier: C. H. Evans & Co. Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 183 FREMONT ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3719010

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

183 Fremont Street occupies a 50' x 100' lot on the east side of Fremont Street between Mission and Howard streets. Built ca. 1907, the heavily-remodeled two-story, reinforced-concrete industrial building is designed in a 1960s-era interpretation of the American Commercial style. The rectangular-plan building, finished in an applied face brick veneer, is capped by a flat roof. The primary facade, which faces Fremont Street to the west, is three bays wide. At street level the facade consists of three non-historic aluminum and glass storefronts with two recessed pedestrian entries. The upper floor features a three large window openings containing multi-lite aluminum windows. The facade terminates with a simple flat parapet. The building appears to be in fair condition.

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

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



P5b. Photo: (view and date)

View toward north, 09.19.07, 100_3610.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1907, Assessor's Office

*P7. Owner and Address:

Fremont Development Funding
 601 California St #1310
 San Francisco, CA 94108

*P8. Recorded by

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

*P9. Date Recorded:

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

Page 2 of 2

*Resource Name or # (Assigned by recorder) 183 Fremont Street

B1. Historic Name:	C. H. Evans & Co.		
B2. Common Name:	183 Fremont		
B3. Original Use:	Industrial	B4. Present Use:	Office
*B5. Architectural Style:	American Commercial		

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
183 Fremont Street was constructed ca. 1907. The entire façade was reconstructed ca. 1965 when the building was converted to office use.

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

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

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

183 Fremont Street was constructed ca. 1907 for Chester H. Evans & Co., a builder of steam steering gears and fly wheel pumps for nautical use. The firm of C.H. Evans & Co. was established in 1875 under the name Thomson & Parker, which was subsequently renamed C. H. Evans & Co. after Evans bought out Parker's interests in 1878. The firm was best-known for its Thomson and Evans fly wheel pumps and the Evans steam steering gear. The firm occupied 183 Fremont from 1908 until 1941. Schoelzer & Harr, a machine shop, occupied the building in 1953. At some point, probably in the mid-1960s, the building was reconfigured as office space and the façade reconstructed using applied brick veneer and anodized aluminum window units.

183 Fremont Street does not appear to be eligible for listing in the California Register under any criteria. Furthermore, the façade has been completely remodeled, bearing no resemblance to its original historic appearance.

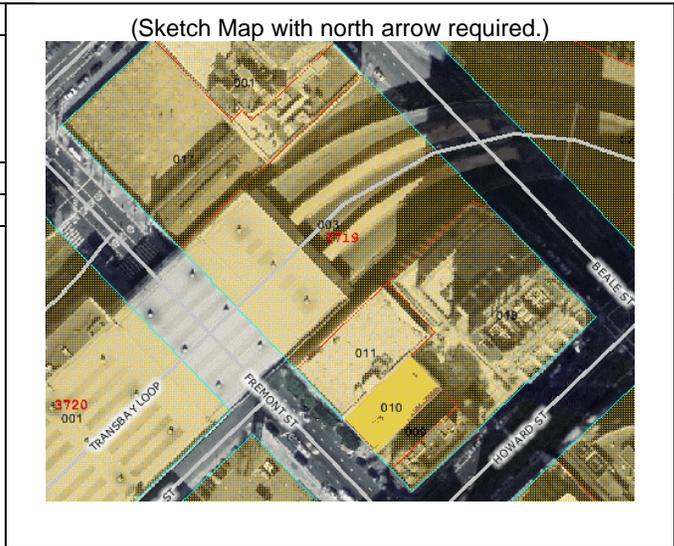
B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:**
California and Californians. San Francisco: The Lewis Publishing Company, 1926.
San Francisco City Directories
San Francisco Architectural Heritage, Building files
Sanborn Maps: 1899, 1913, 1950

B13. Remarks:
Transit Center District Plan EIR

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

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 525 Howard Street

P1. Other Identifier: Louis Lurie Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 525 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736114

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

525 Howard Street occupies a 50' x 165' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1921, the one-story, concrete industrial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco, sits on a concrete perimeter foundation and is capped by a flat roof with a raised monitor at the center. The primary facade, which is three bays wide, faces north. The facade is dominated by a three-bayed arched arcade in the center bay. Recessed behind the fenced-in arcade is the primary entrance and two other openings all surmounted by large painted transoms. Two vehicular openings, also surmounted by painted transoms, flank the arcade in each of the corner bays. Small foliate brackets occupy the upper corners of these openings. A sheet metal cornice divides the main body of the facade from the stepped parapet. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100_4107.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1921, Assessor's Office

*P7. Owner and Address:

Stockbridge 525 Howard, LLC
 Attn: Kristin Renaudin
 4 Embarcadero Center Suite
 San Francisco, CA 94111

*P8. Recorded by

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

*P9. Date Recorded:

10.21.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

Page 2 of 2

*Resource Name or # (Assigned by recorder) 525 Howard Street

B1. Historic Name:	Hampton Electric & Manufacturing Co.		
B2. Common Name:	525 Howard Street		
B3. Original Use:	Industrial	B4. Present Use:	Nightclub/restaurant
*B5. Architectural Style:	Renaissance Revival		

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
525 Howard was constructed in 1921. After 1982, several windows and the primary entrance were removed when the building was converted into a nightclub.

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

*B8. **Related Features:**

B9a. Architect: O'Brien Brothers b. Builder: Unknown

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

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

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

525 Howard was designed by the O'Brien Bros and constructed in 1921 for property developer Louis R. Lurie. The first known occupant of the building was Hampton Electric & Manufacturing Co. (electrical engineers) from 1922-1939. In 1936, the company shared the space with Henry W. Montague, manufacturer of water wheels. United Sales Wholesale Hardware occupied the building from 1953 to 1966 and from 1968 to 1982 R & H Wholesale Hardware leased it. After 1982, the building was converted into a night club. Presently, Club NV and Goat Hill Pizza occupy the building. The O'Brien Bros., formed in 1906, consisted of three brothers; Arthur L., C.L., and Walter J. The firm specialized in commercial loft buildings and light industrial facilities. One of their more notable designs is the Palace Garage at 111 Stevenson Street. Louis R. Lurie (1888-1972) came to San Francisco in 1914. By 1953, Lurie had constructed 259 buildings in San Francisco. He specialized in real estate development, concentrating on speculative commercial office buildings and light industrial facilities in the South of Market Area. Later, Lurie became well-known as a financier and a philanthropist. 525 Howard Street does not appear to be eligible for individual listing in the California Register. The façade suffers from a partial loss of integrity, in particular the removal of much of the original fenestration to create an outdoor patio area when the building was converted into a night club after 1982.

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

*B12. **References:**

San Francisco Architectural Heritage Building files; *San Francisco Chronicle*, "Louis Lurie, Career Millionaire" (December 1 & 2, 1953).; San Francisco City Directories; Sanborn Maps 1950, 1970, 1990

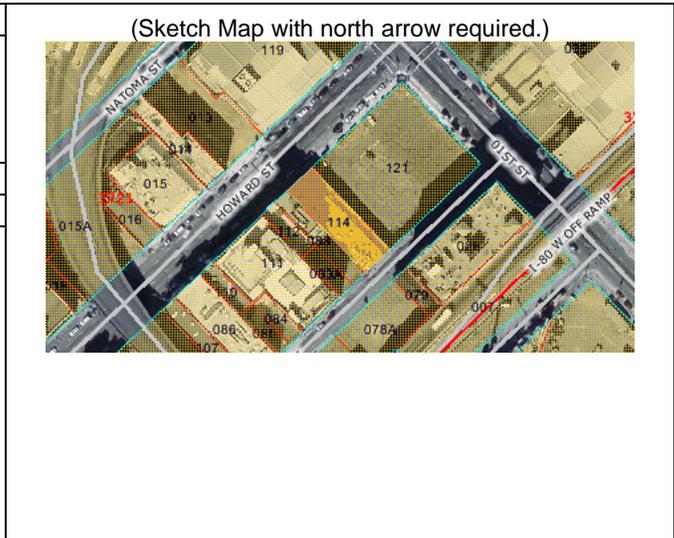
B13. **Remarks:**

Transit Center District Plan EIR

*B14. **Evaluator:** Christopher VerPlanck

***Date of Evaluation:** 02.21.08

(This space reserved for official comments.)



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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 530 Howard Street

P1. Other Identifier: Bothin Real Estate Co. Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 530 HOWARD ST City: San Francisco Zip: 94105

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

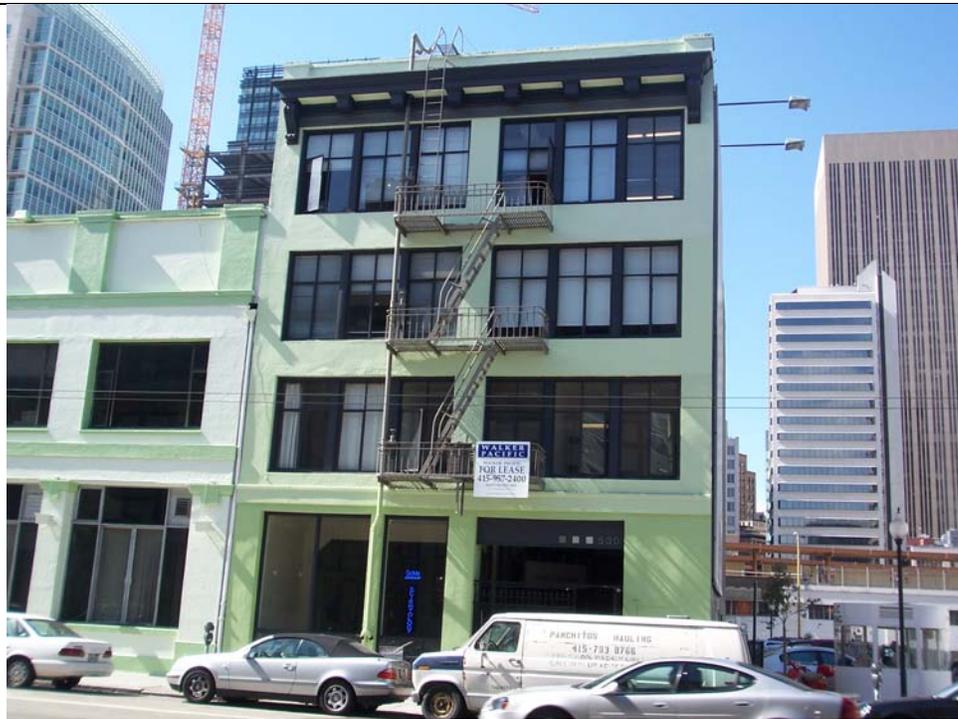
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721014

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

530 Howard Street occupies an irregularly shaped 5,196 lot on the north side of Howard Street between 1st and 2nd streets. Built in 1908, the four-story, reinforced-concrete, commercial building is designed in the Renaissance Revival style. The L-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces Howard Street to the south, is two bays wide. At street level the facade consists of a non-historic aluminum and glass pedestrian entry and storefront in the left bay and a recessed vehicular entry in the right bay enclosed behind a steel fence. The upper floors feature a grid of large window openings containing steel casement windows. The facade terminates with a large bracketed sheet metal cornice. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward north, 9.21.07, 100_4026.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1908, Assessor's Office

*P7. Owner and Address:

One Timberlake Inc.
 DBM Investment Inc.
 735 Montgomery St. #450
 San Francisco, CA 94111

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 530 Howard Street

B1. Historic Name:

B2. Common Name: Bothin Real Estate Company Building

B3. Original Use: lofts

B4. Present Use: office

*B5. **Architectural Style:** American Commercial

*B6. **Construction History:** Constructed in 1908. Two stories added in 1919 along with façade alteration. In 1952 ground floor reconfigured and all fenestration may have been replaced at this time. Ground floor altered again in 1981.

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:** none

B9a. Architect: 1908, unknown; 1919 Arthur S. Bugbee

b. Builder: unknown

*B10. **Significance: Theme:** urban reconstruction

Area: South of Market district, San Francisco, CA

Period of Significance: N/A

Property Type: building

Applicable Criteria: N/A

Summary of Findings

The Bothin Real Estate Company Building at 530 Howard Street does not appear to be eligible for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) either individually or as a contributor to a historic district.

Historic Context

The Bothin Real Estate Company Building at 530 Howard Street (Block 3712, Lot 14) was constructed in 1908, two years after the 1906 fires and earthquake leveled the South of Market neighborhood. Due to eleven fires that started in the area and the neighborhood's high concentration of wood-frame buildings, very few structures survived the disaster. After the disaster, the South of Market area developed unevenly but fairly rapid development occurred along this portion of

B11. Additional Resource Attributes:

*B12. **References:**

See continuation sheet.

B13. Remarks:

*B14. **Evaluator:** Carey & Co., Inc. (revised by Planning)

***Date of Evaluation:** March 18, 2010 (revised March 28, 2012)



Continuation of B10. Significance:

Howard Street. Construction supply companies tended to settle in this area around Howard and Second Streets, and the Magnesia Asbestos Supplies Company, the first occupant of 530 Howard Street, was part of this trend.

The Bothin Real Estate Company was run by Henry E. Bothin of Ross, California. 530 Howard Street was one of the buildings the firm constructed in the South of Market area after the earthquake. Bothin was a prominent real estate owner in San Francisco, and most of his holding were in North Beach and north of Market Street. More elaborate buildings were constructed in 1910 on Fremont Street (*San Francisco Call* 1910). Bothin was also president of the Judson Manufacturing Company. City directory research indicates that neither company occupied the building. By the mid-1910s the building was occupied by Keasby & Mattison Co., a Magnesia pipe covering company.

The original building permit for this building was not found. Based on an August 1919 renovation permit, the building was substantially remodeled and two stories were added to this structural steel and reinforced concrete building. The architect for this addition was Arthur S. Bugbee, who is listed in the San Francisco Planning department files as the original architect for this building. The owner at this time was F. A. Quimby, who was not found in the city directories. The tenant at this time was using the building to warehouse rubber goods.

San Francisco architect Arthur S. Bugbee was born into a family of influential architects who worked in San Francisco by the 1860s. Arthur was a draftsman in the offices of Welsh & Carey in 1907 and started a partnership with another Bugbee by 1911. He designed prominent homes in Northern California and commercial buildings primarily in the South of Market neighborhood in 1920s. Unlike his relations, such as Sumner Bugbee who designed many prominent pre-earthquake buildings in the area, Arthur does not appear to be an influential San Francisco architect.

By the 1950s a leather goods manufacturing company owned the building. According to an 1952 permit application, the company changed the entry doors and added glass block and porcelain enamel to the front of building. The aluminum casement windows may have been installed at this time as well. In the early 1980s, the 530 Howard Street Association owned the building, which was used for offices and retail, and the ground floor store front was remodeled in April of 1981.

Evaluation

The Bothin Real Estate Company Building at 530 Howard Street does not appear to be individually eligible for the NRHP or the CRHR, it also does not appear to be eligible as a contributor to a district. The building is not eligible under Criterion A/1 for its association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Constructed in 1908 this building is associated with the general redevelopment of the area after the 1906 disaster but was following the general trends of redevelopment in the area and did not make a significant contribution to the rebuilding of the city. The building was also substantially altered in 1919 and no longer retains its historical integrity to express its association with the initial reconstruction of the South of Market neighborhood.

The building does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history. Although Henry E. Bothin was a prominent San Francisco businessman, this building does not rise to the level of significance in his prolific portfolio of building related projects to be considered important to understanding the significance of his biography.

Additionally, it does not appear to be eligible under Criterion C/3 for being a significant example of a type, period, region, or method of construction; for being the work of a master; or for possessing high artistic values. The building does retain some details of the commercial loft buildings that were constructed in the area after the 1906 Earthquake,

Continuation of B10. Significance:

such as the stucco cladding and Renaissance Revival detailing like the sheet metal cornice with box modillions; however, it does not appear to be a particularly significant example of this style or building typology. The original architect was not identified. The 1919 renovation was designed by San Francisco-based architect Arthur S. Bugbee. While Bugbee descended from a line of influential San Francisco architects, Arthur S. Bugbee does not appear to be a significant architect in his own right. Therefore the building does not appear to be eligible for its association with him.

The Bothin Real Estate Company Building has undergone several rounds of alteration, starting with the addition of two-stories and remodeling of the exterior in 1919. The ground floor has been redone several times and all the fenestration has been replaced. The building no longer retains its original design, materials, workmanship, or association. The structure's setting and feeling has been impacted by the ongoing development of the area and the removal of several of early twentieth-century buildings on the block, particularly to the east.

Previous Evaluations

According to San Francisco Planning Department records, 530 Howard Street has been assigned California Historical Resource Status Code 6, indicating it is not eligible for listing or designation. In 1983 John Snyder of Caltrans found the building to ineligible. It received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating that it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

Continuation of B12. References:

____. "Revival Points to Good Times Ahead." *San Francisco Call* June 18, 1910, page 9.

____. "Real Estate." *San Francisco Call* October 16, 1909, page 18.

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

____. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Bugbee, Arthur S., vertical file. San Francisco Architectural Heritage.

Building files, 530 Howard Street. San Francisco Planning Department.

Building permit records, 530-534 Howard Street. San Francisco Department of Building Inspection.

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

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

Sanborn Fire Insurance Maps, "San Francisco, California," 1913, sheet 130; 1950, sheet 130.

San Francisco City Directories, 1908-1930.

State of California — The Resources Agency		Primary # _____	
DEPARTMENT OF PARKS AND RECREATION		HRI # _____	
PRIMARY RECORD		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: <input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted			
*a. County: San Francisco and (P2b and P2c or P2d. Attach a Location Map as necessary.			
*b. USGS 7.5' Quad:		San Francisco North	
		Date: 1994	
*c.	Address:	555 HOWARD ST	City: San Francisco
			Zip: 94105
d.	UTM: Zone: 10	mE/	mN (G.P.S.)
e.	Other Locational Data: Assessor's Parcel Number (Map, Block, Lot):		Parcel #: 3736086
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)			
<p>555 Howard Street occupies a 50' x 165' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1911, the three-story, concrete commercial building is designed in the Mission Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which is an enframed window wall, faces north. The building has a utilitarian secondary facade facing Tehama Street. At street level the Howard Street facade consists of an unusual raised daylight basement. The outer bays are expressed as corner pavilions by projecting brick pilasters and protruding parapet detailing. Pedestrian entries in the corner bays access the interior. The first and second floors consist of bands of five multi-lite steel windows flanked by individual windows in the corner bays. The facade terminates with a vaguely Mission Revival-style stepped parapet with decorative crests in the outer bays. The building appears to be in good condition.</p>			
*P3b. Resource Attributes: (list attributes and codes)		HP6. 1-3 Story Commercial Building	
P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input checked="" type="checkbox"/> Element of District <input type="checkbox"/> Other			
		P5b. Photo: (view and date)	
		View toward south, 9.24.07, 100.4074	
		*P6. Date Constructed/Age and Sources:	
		<input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> 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: <input type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input checked="" type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archaeological Record <input checked="" type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (list)			

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

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 555 Howard Street

*Recorded by: Christopher

*Date 10.25.07

Continuation

Update



Tehama Street elevation, 100_4125, 9.24.07

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 555 Howard Street

B1. Historic Name: Kahn Building

B2. Common Name:

B3. Original Use: Warehouse

B4. Present Use: Commercial/office building

*B5. **Architectural Style:** Mission Revival

*B6. **Construction History:** Constructed in 1911.

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:**

B9a. Architect: Edward G. Bolles and Albert Schroepfer

b. Builder: Unknown

*B10. **Significance: Theme:** Real estate development

Area: South of Market district, San Francisco, CA

Period of Significance: N/A

Property Type: Warehouse

Applicable Criteria: N/A

Summary of Findings

The Kahn Building at 555 Howard Street does not appear to be eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) individually due to its lack of integrity. The Kahn Building also does not appear eligible for listing in the NRHP or CRHR as a contributor to a historic district.

Historic Context

Aaron and Phina Kahn erected the three-story, reinforced concrete warehouse at 555 Howard Street (Block 3736, Lot 086) in 1911, several years after the fires and earthquake leveled the South of Market neighborhood. Due to eleven fires that started in the area and the neighborhood's high concentration of wood-frame buildings, very few structures survived the disaster. Unlike other areas of the San Francisco that were rebuilt immediately after the disaster, such as North Beach and the financial district, South of Market developed unevenly. Some sections, like the area centered around New

B11. Additional Resource Attributes:

*B12. **References:**

See continuation sheet.

B13. Remarks:

*B14. **Evaluator:** Carey & Co., Inc. (revised by Planning)

***Date of Evaluation:** March 18, 2010 (revised March 28, 2012)



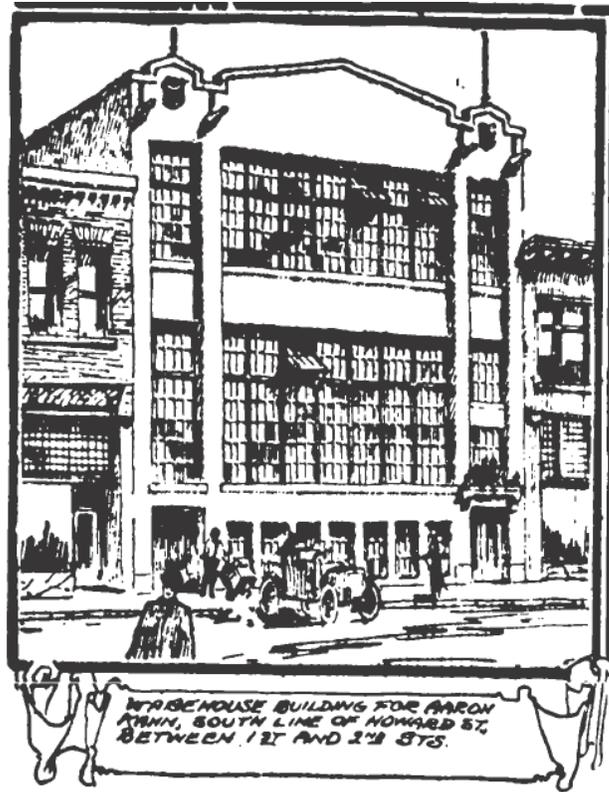
*Recorded by: Carey & Co., Inc.
(revised by Planning)

*Date: March 18, 2010 (revised March 28, 2012) Continuation Update

Continuation of B10. Significance:

Montgomery, Second, and Mission Streets, were rebuilt immediately, while other portions were not developed for up to a decade. The Kahn Building stands in the former, which was mostly rebuilt by 1913 due to its importance as a southerly extension of the City's downtown north of Market Street.

The Kahns, who owned the Kahn Real Estate Company, contracted noted Bay Area architects Edward G. Bolles and Albert Schroepfer to design this building. A *San Francisco Chronicle* article boasts that Bolles and Schroepfer's design allowed a maximum amount of light and ventilation at each story due to the large expanses of windows, and that the building was completely fireproof and equipped with modern firefighting equipment.



Façade of 555 Howard Street, 1911. Courtesy of *San Francisco Chronicle*,
"Realty Market Dull in Vacation Season," July 8, 1911, p. 10.

Architect Edward G. Bolles was born around 1872 in Illinois. He was married to Ida S. Bolles, and they had four children, Grosvenor, Carol, Jack, and Elizabeth Bolles. Around 1910 he was living in Berkeley with his family, but he had remarried by 1920 to Suzanne Bolles; the couple resided in San Francisco. They had two sons, Lyman G. and John Savage Bolles, and one daughter, Mrs. Harry Richardson. Bolles died in 1939.

*Recorded by: Carey & Co., Inc.
(revised by Planning staff)

*Date: March 18, 2010 (revised March 28, 2012) Continuation Update

Continuation of B10. Significance:

In addition to various residences, hotels, and apartment buildings in San Francisco, Bolles designed at least one other warehouse buildings in the South of Market neighborhood on the east side of 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 SHEET

*Recorded by: Carey & Co., Inc.
(revised by Planning)

*Date: March 18, 2010 (revised March 28, 2012) Continuation Update

Continuation of B10. Significance:

However, the Kahn Building does not appear to retain a sufficient level of integrity for listing in the NRHP/CRHR. Although it retains its reinforced concrete construction, stucco cladding, shaped parapet with decorative crests in the outer bays, and original window and door openings, the original multi-lite, steel-sash windows, a key character-defining feature, have been replaced with metal-sash fixed windows with a band of operable windows and either a band of operable windows above or below them. This alteration greatly alters the façade's design and character of the building such that it does not retain a high level of integrity of design, materials, and workmanship. The Kahn Building retains its location, having never been moved, and its integrity of feeling as an early-twentieth-century commercial loft building in San Francisco's South of Market neighborhood. The structure's setting has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north and the aboveground concrete viaduct associated with the terminal building that cuts through the block to its west. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it still retains its integrity of setting.

Therefore, the Kahn Building at 555 Folsom Street does not retain sufficient integrity for individual listing in the NRHP or the CRHR.

The Kahn Building at 555 Folsom Street does not appear to be eligible for the NRHP or CRHR under any criterion as a contributor to the eligible New Montgomery, Mission and Second Historic District. While the construction date for the subject property is consistent with an identified historic context, the property does not appear to have made a significant contribution to the reconstruction of the area and is not significant under Criterion A/1. Additionally, the subject property does not appear to be eligible under Criterion C/3 as it does not bear a strong association with the district, which is almost exclusively made up of medium- to large-scale commercial structures built just after the 1906 earthquake and fire and up until the 1930s, and is not part of a group of buildings that are significant examples of an architectural style or building typology.

Previous Evaluations

According to data provided by the San Francisco Planning Department, the building has two California Historical Resource Status Codes: 6, indicating it is not eligible for listing or designation, and 4S2, which is no longer used in the California Historical Resources Information System. It also received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. Kellev & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to

Continuation of B12. References:

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

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

_____. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Bolles, Edward, vertical file. San Francisco Architectural Heritage.

Building files, 555 Howard Street. San Francisco Planning Department.

Building permit records, 555 Howard Street. San Francisco Department of Building Inspection.

California Voter Registrations, 1900-1968. <http://www.ancestry.com> (accessed January 5, 2010).

*Recorded by: Carey & Co., Inc.
(revised by Planning)

*Date: March 18, 2010 (revised March 28, 2012) Continuation Update

Continuation of B12. References:

"Cigar Dealers Combat Trust." *San Francisco Chronicle*. February 3, 1905, p. 9.

"Class C Warehouse." *Architect & Engineer* 53, no. 2 (May 1918): 109.

"Costly Residence for the Heights." *San Francisco Chronicle*. May 23, 1914, p. 8.

"Costly Structures Soon to be Erected." *San Francisco Chronicle*. February 4, 1911, p. 10.

"Fifty Millions for Construction Work in San Francisco This Year." *Architect & Engineer* 31, no. 3 (January 1913): 61-65.

"Heavy Cut in Prices of Cigars." *San Francisco Chronicle*. February 27, 1903, p. 2.

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

Mitchell, W. Garden. "The 1915 San Francisco Architectural Club Exhibit." *Architect & Engineer* 41, no. 3 (June 1915): 51-67.

Obituary for Edward Bolles. *San Francisco Chronicle*, August 9, 1939.

"Realty Market Dull in Vacation Season." *San Francisco Chronicle*. July 8, 1911, p. 10.

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

San Francisco Chronicle. March 25, 1911, p. 11.

San Francisco Chronicle. November 25, 1911, p. 8.

Schroepfer, Albert, vertical file. San Francisco Architectural Heritage.

"Tobacco Trust Reaching out for Drug Store Trade." *San Francisco Chronicle*. February 23, 1906, p. 16.

U. S. Federal Census, 1880, 1910, 1920. <http://www.ancestry.com> (accessed January 14, 2010).

"Will Open Many Stores in City." *San Francisco Chronicle*. March 14, 1909, p. 32.

World War I Draft Registration Cards, 1917-1918. <http://www.ancestry.com> (accessed January 5, 2010).

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 557 Howard Street

P1. Other Identifier: Graphic Reproduction Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 557 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736107

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

557 Howard Street occupies a 25' x 165' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1922, the two-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which is two bays wide, faces north. At street level the facade consists of a tripartite wood storefront capped by a transom in the left and bays and a pedestrian entrance in the right bay. The upper floor is articulated by a pair of tripartite windows consisting of three double-hung wood sash windows. The facade terminates with a simple sheet metal cornice and stepped parapet. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 09.24.07, 100_4072.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1922, Assessor's Office

*P7. Owner and Address:

Guggenheim, Robert S & Jayn
 A-1 Property Management
 P.O. Box 822
 Pacifica, CA 94044

*P8. Recorded by

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

*P9. Date Recorded:

10.21.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 562 Howard Street

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 562 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3721019

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

562 Howard Street occupies a 25' x 100' lot on the north side of Howard Street between 1st and 2nd streets. Built in 1907, the heavily altered two-story, reinforced-concrete industrial building is designed in the Mission Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces Howard Street to the south, is an enframed window wall. At street level the facade consists of a non-historic aluminum storefront. The upper floor features four identical window openings infilled with non-historic aluminum windows. The facade terminates with a bracketed sheet metal cornice capped by artificial "Spanish" tiles. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward north, 9.21.07, 100_4020.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1907, Assessor's Office

*P7. Owner and Address:

564 Howard Street LLC
 564 Howard St.
 San Francisco CA 94109

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 571 Howard Street

P1. Other Identifier: E.J.Brooks & Co. Building

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: _____ Date: _____

*c. Address: 571 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736102

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

571 Howard Street occupies a 25' x 85' lot on the south side of Howard Street, between 1st and 2nd streets. Built in 1924, the two-story, brick commercial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco, is capped by a flat roof that is two stories high in the front and one story one bay in from the street. The primary facade, which is an enframed window wall, faces north. At street level the facade consists of a heavily altered storefront comprised of an tripartite storefront containing an anodized aluminum entrance flanked by a fixed aluminum window in the left bay and a pedestrian entry in the right bay. The upper floor is articulated by a band of four recessed window openings containing non-historic aluminum sliders. The facade terminates with a simple cement stucco cornice and stepped parapet. The building appears to be in fair condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100_4062.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1924, Assessor's Office

*P7. Owner and Address:

Harud H. & Kay Y. Kurata, Tr
 713 Saint Lawrence Ct.
 Pacifica, CA 94044

*P8. Recorded by

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

*P9. Date Recorded:

10.21.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 571 Howard Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Light industrial building

B4. Present Use: Commercial/office building

*B5. **Architectural Style:** Renaissance Revival

*B6. **Construction History:** Constructed in 1924.

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:**

B9a. Architect: F. Farnkoff

b. Builder: George Wagner

*B10. **Significance: Theme:** Real estate development

Area: South of Market district, San Francisco, CA

Period of Significance: N/A

Property Type: Light industrial building

Applicable Criteria: N/A

Summary of Findings

The reinforced-concrete commercial building at 571 Howard Street does not eligible for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) either individually or as a contributor to a historic district.

Historic Context

According to the 1913 Sanborn Fire Insurance Map, the parcel contained a building housing a sheet metal works that was demolished in order to construct the extant building at 571 Howard Street in the 1924. The former building was erected during the initial phase of reconstruction following the 1906 earthquake and fires, which decimated the South of Market neighborhood. Due to its importance as a southerly extension of the City's downtown north of Market Street, the area centered around New Montgomery, Second, and Mission Streets was largely rebuilt by 1913. (See continuation sheet.)

B11. Additional Resource Attributes:

*B12. **References:**

See continuation sheet.

B13. Remarks:

*B14. **Evaluator:** Carey & Co., Inc. (revised by Planning)

***Date of Evaluation:** March 18, 2010 (revised March 28, 2012)



*Recorded by: Carey & Co., Inc.
(revised by Planning)

*Date: March 18, 2010 (revised March 28, 2012) Continuation Update

Continuation of B10. Significance:

Buildings continued to be erected in the area following World War I, including several major office buildings and hotels, and again during a mid-1920s building boom. The extant building on the parcel was constructed during this later building phase, which completes the build out of the area by 1930 and its transformation from a dense, working-class residential neighborhood to a predominantly light industry and warehouse district.

Walter H. Sullivan erected the building at 571 Howard Street. Born in California in 1884, he married Genevieve J. Sullivan and had two children, Walter and Thomas. Walter Sullivan earned a living through real estate and operated his company W. H. S. Real Estate in the Alexander Building in San Francisco.

He hired retained architect F. Farnkoff to design the building and George Wagner to construct it. The architect may be Frank Farnkoff, who is listed in the 1920 U. S. Federal Census as residing in San Anselmo with his parents Vincent and Rosa Farnkoff. Born in Oregon around 1886, he is listed as an architect. The following year, Farnkoff designed five brick piers, which were installed under the building's west wall. Archival research did not reveal additional information on Farnkoff.

According to San Francisco Architectural Heritage files on 571 Howard Street, the Marion Steam Shovel Company, which made steam shovels, draglines, clamshells, dredges, cranes, and trench shovels, first occupied the building upon its completion. However, the E. J. Brooks & Co., a purveyor of freight cards, cigars, packaging and meter seals according to the 1923 San Francisco city directory, gave the building its namesake.

Evaluation

The commercial building at 571 Howard Street does not appear to be eligible for individual listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) under Criterion A/1 for its association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Constructed in 1924, it contributed to a later phase of reconstruction of the neighborhood, which was completely built out by 1930. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. 571Howard Street does not appear to have a particularly specific or significant association with the area's reconstruction. It was one of many small-scale commercial or light industrial buildings constructed on the block by 1930.

571 Howard Street does not appear to be eligible under Criterion B/2 for its association with the lives of persons important to local, California or national history. Additionally, the building does not appear to be eligible under Criterion C/3 for being a significant example of a type, period, region, or method of construction; for being the work of a master; or for possessing high artistic value. Although the two-story commercial building exhibits common characteristics of commercial loft buildings constructed in the area, including its reinforced-concrete construction, simple sheet-metal cornice, and shaped parapet, it does not appear to be a particularly significant example of this style or building typology. Additionally, Frank Farnkoff does not appear to be a master architect.

571 Howard Street does not appear to be eligible for the NRHP or CRHR under any criterion as a contributor to the eligible New Montgomery, Mission and Second Historic District. While the construction date for the subject property is consistent with an identified historic context, the property does not appear to have made a significant contribution to the reconstruction of the area and is not significant under Criterion A/1. Additionally, the subject property does not appear to be eligible under Criterion C/3 as it does not bear a strong association with the district, which is almost exclusively made up of medium- to large-scale commercial structures built just after the 1906 earthquake and fire and up until the 1930s, and is not part of a group of buildings that are significant examples of an architectural style or

*Recorded by: Carey & Co., Inc.
(revised by Planning)

*Date: March 18, 2010 (revised March 28, 2012) Continuation Update

Continuation of B10. Significance:

building typology.

The building appears to retain a fair level of integrity of design, materials, workmanship, location, and association. It retains its reinforced concrete construction; flat roof with a simple shaped parapet and simple sheet-metal cornice. Most significantly, its second-story windows have been replaced with contemporary metal-sash slider windows surmounted by a transom window. The structure's setting has been impacted by the construction of the Transbay Terminal Building completed in 1936 about a block to its north and the aboveground concrete viaduct associated with the terminal building that cuts through the block immediately to its east. However, small-scale commercial and light industrial buildings still stand in its immediate environment, so it retains a good level of integrity of setting.

Previous Evaluations

According to San Francisco Planning Department records, the building has not been evaluated in previous local surveys. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey

Continuation of B12. References:

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

"The Bloomfield Legacy: Getting it on the National Register." *Heritage News*. 29, No. 3: 6-7.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History* 74, no. 4 (Winter 1995): 372-393.

_____. "Second and Howard Streets District, San Francisco, National Register of Historic Places Nomination Form." October 3, 1998.

Building permit records, 571 Howard Street. Department of Building Inspection.

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

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

U. S. Federal Census, 1920, 1930. <http://www.ancestry.com> (accessed January 18, 2010).

World War I Draft Registration Cards, 1917-1918. <http://www.ancestry.com> (accessed January 18, 2010).

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 633 Howard Street

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 633 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735050

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

633 Howard Street occupies a 5,637 s.f. lot on the south side of Howard Street, between 1st and Hawthorne streets. Built in 1910, the two-story, possibly brick, heavily remodeled industrial building is designed in the Late Moderne style. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces Howard Street to the north, is four bays wide. At street level the primary facade consists of four 1950s-era aluminum storefronts (three of which have paired glazed doors) with transoms above. The second floor features a band of ribbon windows consisting of four multi-lite aluminum windows with aluminum bezel moldings. The facade terminates with a simple frieze embellished with fleur de lys and a simple stucco cornice. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.25.07, 100_4415.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1910, Assessor's Office

*P7. Owner and Address:

633 Howard St LLC
 Ross Basrow
 639 Howard St
 San Francisco CA 94105

*P8. Recorded by

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

*P9. Date Recorded:

10.26.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 633 Howard Street

B1. Historic Name: Naber, Alfs, & Brune

B2. Common Name:

B3. Original Use: commercial warehouse and retail

B4. Present Use: commercial

*B5. Architectural Style: Commercial

*B6. Construction History: Constructed in 1911. Storefront doors replaced, 2000. Second-story windows replace, 2001.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Edmund/Edward Kollofrath

b. Builder: unknown

*B10. Significance: Theme: real estate development

Area: South of Market district, San Francisco, CA

Period of Significance: N/A

Property Type: commercial

Applicable Criteria: N/A

633 Howard Street does not appear to be eligible for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR).

See Continuation Sheet.

B11. Additional Resource Attributes:

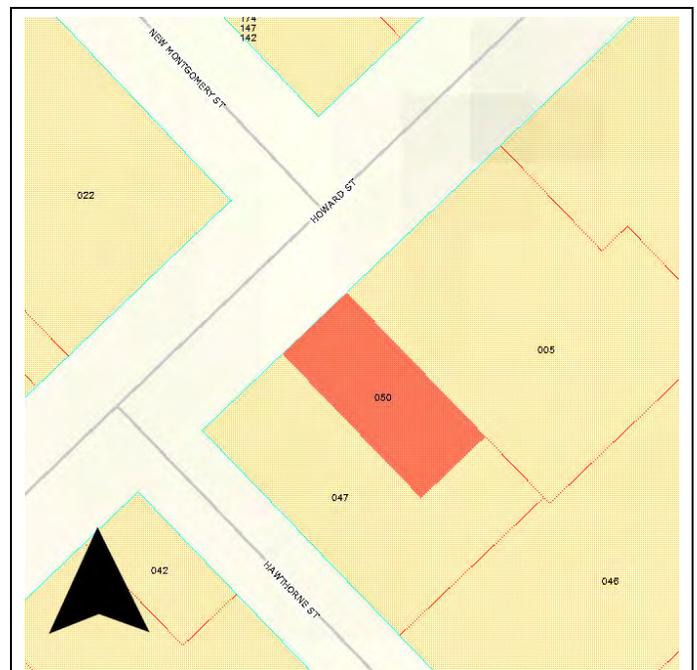
*B12. References:

See continuation sheet.

B13. Remarks:

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

*Date of Evaluation: March 16, 2010.



*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

Continuation of B10. Significance:

Historic Context

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. The building at 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).

In 1911 William and Carl Alfs commission Edmund or Edward Kollofrath (he was listed in various publications under either name) to design a two-story warehouse on at 633 Howard Street, from which the brothers ran their wholesale liquor business. Naber Alfs & Brune, as the business was called, began as Ehlers & Brand in 1871. After a series of partnership changes, the company finally organized as Naber, Alfs, & Brune in 1880 and became one of the major alcohol retailers in the West. Among the company's most popular brands were Phoenix Bourbon and Damiana Bitters.

The earthquake and fires destroyed Naber Alfs & Brune's commercial space on Market Street, but it soon reopened on Front Street, "thus setting an example and demonstrating their confidence in the downtown district" (*Call*, July 29, 1906). William and Carl Alfs later submitted a building permit for a new space on Howard Street on June 29, 1911. Just five days later, on July 4, 1911, a would-be burglar dynamited Naber Alfs & Brune's store on Front Street and caused significant damage. Naber Alfs & Brune occupied the new space on Howard Street until 1919, when passage of the National Prohibition Act, or 18th amendment, drove this liquor distribution company out of business.

Edmund or Edward Kollofrath was the architect for 633 Howard Street. Born in 1853 in Germany, he immigrated to the United States in 1881 and became a naturalized citizen. He first appears in San Francisco directories in 1885, employed as a draughtsman in the architectural firm of Wright and Sanders. By 1889 he formed a partnership with Charles Kenitzer. Two years later he appears to have been practicing architecture alone. Kollofrath's big break came in 1893 when he won the competition to design the Administration Building for the Midwinter Fair held in Golden Gate Park in 1894. Otherwise, he appears to have designed several apartment buildings and flats; his design in 1897 for the Pabst Café at Powell and Ellis Streets was called "an artistic achievement" (*Chronicle*, March 3, 1897). He appears to have been a noteworthy architect, often engaging in high-profile events with the region's other elite architects.

Evaluation

633 Howard Street does not appear to be eligible for the NRHP/CRHR under Criterion A/1, for its association to events or broad patterns in local, state, or national history. While it was built during the initial period of rebuilding of the South of Market district that followed the earthquake and fires of 1906, it does not have a specific association with that event. It followed an established pattern by 1911 that resulted in the transformation of the area from a dense, working-class residential neighborhood to a light industrial and warehouse district.

No persons of significance are known to be associated with 633 Howard Street. While its original owner and occupant, Naber Alfs & Brune, was a long-established and leading liquor distributor in the city, the company is not known to have otherwise contributed to the development of San Francisco. Thus, the building does not appear to be eligible for the NRHP/CRHR under Criterion B/2.

*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

Continuation of B10. Significance:

An ordinary concrete box with stucco cladding, the building is not representative of a particular type or period of architecture and does not have high artistic value. While its architect, Edmund or Edward Kollofrath was a well known and respected architect, this building does not appear to be a significant or representative part of his oeuvre. 633 Howard Street does not eligible under Criterion C/3.

633 Howard Street does not appear to retain a high level of integrity. It has not been moved and is largely surrounded by small-scale warehouses and industrial lofts, so it retains its integrity of location and setting. The building underwent a major alteration in 2001; namely, all of the second-story windows were replaced. This alteration transformed the previously ordinary warehouse in to a Late Moderne style building that bears no resemblance to its 1911 origins. They adversely compromise the building's integrity of design, materials, workmanship, feeling, and association.

Previous Surveys

According to San Francisco Planning Department records, 633 Howard Street has not been assigned California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan and received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 6Z, indicating it appears to be ineligible for listing on the NRHP, CRHR, or as a local landmark through a survey evaluation.

Continuation of B12. References:

"An Artistic Achievement." *San Francisco Chronicle*. March 3, 1897, p. 8.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

"Blow Open a Big Safe and Wreck a Store." *San Francisco Chronicle*. July 5, 1911, p. 1.

Building Permits for 657 Howard Street. City and County of San Francisco Department of Building and Inspection.

"City Real Estate & Buildings." *San Francisco Chronicle*. July 31, 1896, p. 11.

"Confidence Shown in Future." *San Francisco Call*. July 29, 1906.

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

"Moving Rapidly." *San Francisco Chronicle*. August 31, 1893, p. 10.

"Real Estate Market & Building Notes." *San Francisco Chronicle*. May 7, 1897, p. 11.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

Continuation of B12. References:

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

"Verein Entracht." *San Francisco Chronicle*. May 16, 1893, p. 8.

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 645 Howard Street

P1. Other Identifier: R. W. Kinney Building, One Hawthorne

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 645 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735047

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

645 Howard Street occupies an irregularly shaped 12,405 s.f. lot on the southeast corner of Howard and Hawthorne streets. Built in 1922, the heavily remodeled four-story, reinforced-concrete industrial building is designed in the Renaissance Revival style. The rectangular-plan building, finished in stucco and cast concrete, is capped by a flat roof. The primary facade, which faces Howard Street to the north, is three bays wide. A secondary elevation, six bays wide, faces Hawthorne Street to the west. At street level the primary facade consists of a recessed entry vestibule in the center bay with contemporary aluminum storefronts occupying the corner bays. The second and third floors feature a grid of large window openings occupied by contemporary anodized aluminum windows. Recessed spandrel panels featuring ornamental diaper patterns demarcate the floor levels and the window bays are separated by simple pilasters with foliate capitals. The original facade terminates with a simple terra cotta cornice. Above the cornice is a frame penthouse addition constructed in 1983. The Tehama Street elevation is similarly detailed. There is a one-story concrete garage at the rear of the parcel.

This building has recently been demolished.

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

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



P5b. Photo: (view and date)

View toward southwest, 9.25.07, 100_4411.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1922, Assessor's Office

*P7. Owner and Address:

J & J Howard Properties LLC
 Ezra Mersey
 2443 Fillmore St #373
 San Francisco, CA 94115

*P8. Recorded by

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

*P9. Date Recorded:

10.26.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 648 Howard Street

P1. Other Identifier: Gold Club

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 648 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722024

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

648 Mission Street occupies a 55' x 80' lot on the north side of Howard Street, between New Montgomery and 3rd streets. Built in 1923, the heavily remodeled, one-story, reinforced-concrete commercial building is designed in a utilitarian mode. The square-plan building, finished in marble panels, mosaic tile, and painted plywood, is capped by a flat roof. The primary facade, which faces Howard Street to the south, is three bays wide. At street level the facade consists of two pairs of metal doors in the outer bays and the center bay is a former entrance infilled with mosaic tile. A wood canopy extends along the facade, which terminates with a frieze containing and elaborate sign of applied script letters. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward north, 9.27.07, 100_4605.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1923, Assessor's Office

*P7. Owner and Address:

Howard Montgomery LLC
 250 Columbus Ave. #207
 San Francisco, CA 94133

*P8. Recorded by

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

*P9. Date Recorded:

11.02.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # :648 Howard Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Night club

*B5. **Architectural Style:** Commercial

*B6. **Construction History:** Constructed in 1922. New cladding, entrances reconfigured 1984.

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:** None

B9a. Architect: Andrew H. Knoll

b. Builder: unknown

*B10. **Significance: Theme:** None

Area: South of Market district, San Francisco, CA

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: N/A

Summary of Findings

The building at 642-650 Howard Street does not appear to be individually eligible for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). An undistinguished former wholesale warehouse, the building has undergone too many alterations for it to convey whatever historical significance it once had.

See Continuation Sheet

B11. Additional Resource Attributes:

*B12. **References:**

See continuation sheet

B13. Remarks:

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

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



*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

Continuation of B10. Significance:

Historic Context

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic]" (*Chronicle*, June 26, 1907).

According to Kelley & VerPlanck's 2008 context statement for the Transbay Survey area, redevelopment of SOMA was uneven. The initial flurry of construction slowed down in 1913, then picked up again around the First World War. Following the recession of 1919, construction picked up again and remained generally steady throughout the 1920s. The Great Depression of the 1930s, followed by World War II virtually stopped construction in SOMA. These later periods of construction were marked by larger, more architecturally significant buildings. Concrete construction for warehouses gained favor over brick because of concrete's durability, its ability to withstand earthquakes and fires, and its ability to provide for large open spaces. Constructed in 1922, the concrete building at 642-650 Howard Street fit this pattern of later building types. The Happy Homes Furniture Co. first occupied the building, but the Coast Radio Supply Co., a wholesale distributor, soon moved in. Subsequent occupants remain unknown.

Andrew H. Knoll was the architect for 642-650 Howard Street. Born in Germany in 1882, he immigrated to the United States in 1901 and became a naturalized citizen in 1912. It was around this time that Knoll partnered with Walter Falch. Falch & Knoll specialized in large, often luxurious, modern apartment buildings. They also designed some single-family homes west of Twin Peaks and a parking garage (demolished) on Post Street. The firm's most prominent public building was the Emanuel church of the Evangelical Association (1915), located at 19th and Capp Streets in the Mission District (extant). In 1919 Falch & Knoll dissolved their partnership.

Early in his independent practice, Knoll appears to have specialized in more working-class oriented commissions. The first known independent commission he completed was a group of 90 one-story, six-room cottages in East Oakland. Three light industrial projects followed, including an auto accessories building at Catham Place and Bush Street (demolished), alterations to a three-story brick loft building at Folsom and Essex Streets (demolished), and a three-story loft building on Market Street between 2nd and New Montgomery (demolished). The Eisenbach Company, a real estate development firm, commissioned Knoll for the last of these three projects as well as for 642-650 Howard Street.

Evaluation

The building at 642-650 Howard Street does not appear to be individually eligible for the CRHR or NRHP. While it was constructed during a general building boom of the 1920s, it is an ordinary building that alone does not capture the significance of this historical trend and, therefore, does not appear to be significant under Criteria A/1. No known persons of significance are associated with the building; thus it does not appear to be eligible for the CRHR or NRHP under Criterion B/1. The building is not likely to yield information significant to history or prehistory and, therefore, does not appear eligible under Criterion D/4.

Lastly, 642-650 Howard Street does not appear to be eligible under Criterion C/3. Although A. H. Knoll, a locally known architect, designed several apartment buildings in San Francisco during his partnership with Walter Falch, more research would have to be conducted to confirm that he should be considered a master architect in his own right. Despite the fact that the single-story massing and plain box form of the building links it to the small-scale industrial lofts and warehouses that dominated the SOMA district for most of the twentieth century, it does not appear to be a significant example of this style or building typology.

648 Howard Street retains poor integrity. It has not been moved and stands amidst similarly scaled one-to-three story buildings, so it retains its integrity of location, setting, and association. However, the façade has been altered beyond recognition, with new cladding and altered entrances. These changes adversely impact the building's integrity of design, material, workmanship, and feeling so that it no longer expresses its historical character.

*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

Continuation of B10. Significance:

Previous Evaluations

According to San Francisco Planning Department records, the building at 642-650 Howard Street has not been assigned a California Historical Resource Status Code. It has not received a rating in the City's Downtown Master Plan and was not surveyed as part of the 1976 Citywide Survey or the 1977-1978 San Francisco Architectural Heritage Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 6Z, indicating it appears to be ineligible for listing in the CRHR through a survey evaluation.

Continuation of B12. References:

Advertisement. *Oakland Tribune*. November 14, 1925, p. 6-B.

Advertisement. *Oakland Tribune*. July 14, 1924, p. 4.

"Apartment Building has Latest Features." *San Francisco Chronicle*. July 29, 1916, p. 9.

"Architect Draws Plans for Three Apartments." *San Francisco Chronicle*. June 28, 1919, p. 19.

Architect Knoll Busy." *Architect Engineer*, Vol. LX (January 1920): 114.

"Art in New Home and Park Treatment Makes Potent Appeal." *San Francisco Chronicle*. July 13, 1918, p. 9.

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood."
California History, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building Permits for 642-650 Howard Street. City and County of San Francisco Department of Building and Inspection.

"City Real Estate Deals Closed During Week Rank among Most Important Transactions in Investment Holdings of the Year."
"Heavy Investment in Apartments." *San Francisco Chronicle*. July 8, 1916, p. 9.

"City Realty Market is Stirred by Important Transactions." *San Francisco Chronicle*. May 17, 1913, p. 11.

"Emanuel Church of Evangelical Association." *Architect & Engineer*, Vol. XLIII (October 1915): 87-89.

"Grading Site for Erection of Apartments." *San Francisco Chronicle*. May 5, 1917, p. 12.

"Growth of City Population Proved by the Demand for Dwellings." *San Francisco Chronicle*. June 1, 1912, p. 10.

"Heavy Investment in Apartments." *San Francisco Chronicle*. January 31, 1914, p. 4.

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

"Large Acreage for Home Park." *San Francisco Chronicle*. July 24, 1913, p. 8.

"Many Sales and Trades Made in Investment Realty Holdings." *San Francisco Chronicle*. February 17, 1917, p. 9.

"New Parish School Will be Dedicated." *San Francisco Chronicle*. July 29, 1916, p. 9.

"Outside Capital Seeks Investment in City Realty." *San Francisco Chronicle*. January 18, 1913, p. 8.

"Real Estate Men Expect Revival of Business." *San Francisco Chronicle*. June 20, 1914, p. 4.

*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

Continuation of B12. References:

"Realty Agents Anticipate Revival of Activities." *San Francisco Chronicle*. November 16, 1912, p. 10.

San Francisco City Directories.

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

"To Alter Building." *San Francisco Chronicle*. October 16, 1920, p. 6.

"To Build Ninety Cottages." *Architect & Engineer*, Vol. LIX. November 1919, p. 120.

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

"With the Architects." *Architect & Engineer*, Vol. XLII. August 1915, p. 108.

"With the Architects." *Architect & Engineer*, Vol. LIV (August 1918): 109.

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 658 Howard Sreet

P1. Other Identifier: Boston Rubber Co. Building

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 658 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3722012

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

658 Howard Street occupies an irregularly shaped 3,798 s.f. lot on the north side of Howard Street between 3rd and New Montgomery streets. Built in 1907, the three-story-and-penthouse, timber-frame brick commercial building is designed in the Commercial style. The rectangular-plan building, finished in brick laid in American Bond, is capped by a flat roof and a later penthouse. The primary facade, which faces Howard Street to the south, is an enframed window wall. At street level the primary facade consists of a non-original but highly intact Moderne aluminum and glass block storefront with mounted letters spelling out the words: "L Meyers & Co." The second and third floors features voids filled with four double-hung wood sash windows. The facade, which has had its original cornice and parapet removed, terminates abruptly with a pipe railing. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward north, 9.27.07, 100_4607.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1907, Assessor's Office

*P7. Owner and Address:

Texwest Company

658 Howard St.

San Francisco, CA 94105

*P8. Recorded by

Christopher VerPlanck

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

*P9. Date Recorded:

11.02.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # :658 Howard Street

B1. Historic Name: Boston Rubber Co.

B2. Common Name:

B3. Original Use: warehouse and store

B4. Present Use: commercial

*B5. Architectural Style: Commercial

*B6. Construction History: Constructed in 1907. Storefront altered. Fourth story at front of building, parapet, and cornice removed ca. 1984. Windows replaced.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: None.

B9a. Architect: Clifford B. Rushmer

b. Builder: unknown

*B10. Significance: Theme: Real Estate Development

Area: South of Market district, San Francisco, CA

Period of Significance: N/A

Property Type: commercial warehouse

Applicable Criteria: N/A

Summary of Findings

658 Howard Street, also known as the Boston Rubber Co. Building, does not appear to be eligible for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) either individually or as a contributor to a historic district. While it was constructed in 1907, immediately after the previous year's earthquake and fires, and it stands as an example of the small-scale, light industry warehouses that came to dominate the once working-class residential district located south of Market Street, the building lacks sufficient integrity to convey such meaning.

See Continuation Sheet.

B11. Additional Resource Attributes:

*B12. References:

See continuation sheet.

B13. Remarks:

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

*Date of Evaluation: March 16, 2010



*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

Continuation of B10. Significance:

HISTORIC CONTEXT

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. The building at 658 Howard Street dates to this initial period of rebuilding. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907).

On May 4, 1907, Cyrus S. Wright, a funeral director by profession, filed a building permit for the construction of a \$30,179, a four-story wholesale warehouse building to be constructed on his property at 658 Howard Street. The "roomy" building was designed for the Boston Rubber Company and occupied by August 1, 1907. A mostly functional brick building, 658 Howard Street featured four bays of double-hung, wood-sash windows with the two exterior bays featuring a three-over-three configuration and the two central bays featuring a one-over-one configuration. Two sidewalk entrances provided access to the building, with one presumably leading to the upper stories and the second leading to a ground-floor store. Transoms surmounted the entrances and spanned the storefront windows. A pier and spandrel cornice added architectural interest to the building.

Clifford B. Rushmer was the architect. Born in 1876 in Connecticut to Thomas Rushmer, a carpenter, and his wife Phoebe, Clifford Rushmer grew up in San Francisco and Calaveras County. Little is known about him, except that he worked for the San Francisco Board of Public Works during the years immediately before the earthquake and fires. By 1917, he was living in Oakland and was working as an engineer for the Southern Pacific Railroad. Clifford Barnes Rushmer died in Sacramento in 1968.

EVALUATION

The Boston Rubber Co. Building at 658 Howard Street appears to be eligible for the NRHP/CRHR under Criterion A/1 and as a contributor to the New Montgomery-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 surrounded by warehouse type buildings of a similar scale on both sides of Howard Street. Therefore, the building retains its integrity of location, setting, and association. Work was undertaken to reinforce the parapet in 1984. This parapet work actually resulted in the removal of the parapet, cornice, and fourth floor of the building on the Howard Street. The windows of the outer two bays are not original and the storefront has been completely modified, including the transformation of one entrance into a window. These alterations significantly and adversely

*Recorded by: Carey & Co., Inc.

*Date: March 16, 2010

Continuation Update

impact the building's integrity of design, workmanship, materials, and feeling to the extent that it no longer conveys its historic significance.

Thus, the building does not appear retain sufficient integrity to be eligible for the NRHP/CRHR.

Previous Surveys

According to San Francisco Planning Department records, 658 Howard Street has not been assigned a California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan and received a rating of C in the 1977-1978 San Francisco Architectural Heritage Survey. It was also surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 3CD, indicating it appears to be eligible for listing in the CRHR as a contributor to a CRHR-eligible district through a survey evaluation.

Bibliography

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 1 *Resource name(s) or number (assigned by recorder) 663 Howard Street

P1. Other Identifier: Thirsty Bear

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 663 HOWARD ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3735040

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

663 Howard Street occupies an irregularly shaped 7,200 s.f. lot on the south side of Howard Street between Hawthorne and 2nd streets. Built in 1972, the two-story, concrete commercial building is designed in a utilitarian mode. The rectangular-plan building, finished in stucco, is capped by a flat roof. The primary facade, which faces Howard Street to the north, is three bays wide. At street level the primary facade consists of a recessed entry vestibule in the center bay containing a pair of aluminum doors, which is flanked by aluminum storefronts in the flanking bays. The second floor features three large window openings containing tripartite aluminum window systems. Much of the facade has been concealed behind signage put up in the late 1990s in the then-popular "dotcom" aesthetic. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.27.07, 100_4653.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1972, Assessor's Office

*P7. Owner and Address:

KSW Properties
 244 California St
 San Francisco, CA 94111

*P8. Recorded by

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

*P9. Date Recorded:

10.26.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # : 663 Howard Street

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Commercial B4. Present Use: Commercial
*B5. **Architectural Style:** Commercial
*B6. **Construction History:** Constructed in 1907. New cladding 2007.

- *B7. **Moved?** No Yes Unknown **Date:** **Original Location:**
*B8. **Related Features:** None

- B9a. Architect: Unknown b. Builder: Unknown
*B10. **Significance: Theme:** Reconstruction **Area:** South of Market district, San Francisco, CA
Period of Significance: n/a **Property Type:** commercial **Applicable Criteria:** n/a

Summary Findings

663 Howard Street does not appear to be individually eligible for the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR).

See Continuation Sheet

B11. Additional Resource Attributes:

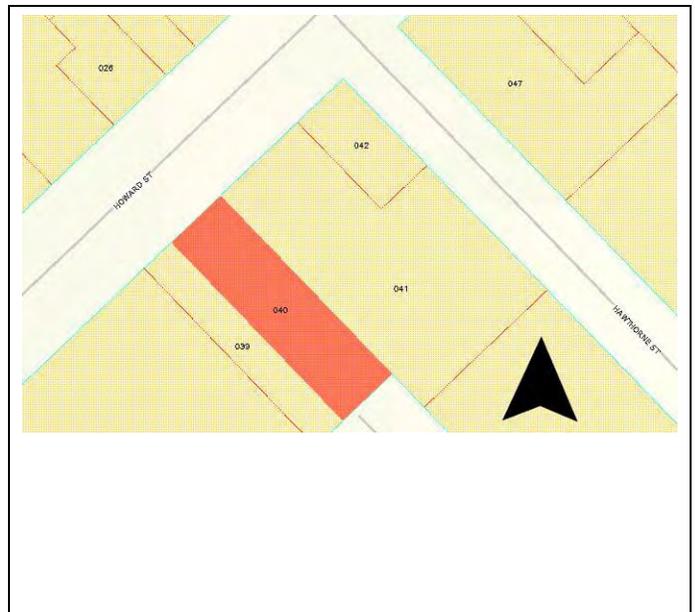
*B12. **References:**

See continuation sheet.

B13. Remarks:

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

***Date of Evaluation:** March 12, 2010



*Recorded by: Carey & Co., Inc.

*Date: March 12, 2010 Continuation

Update

Continuation of B10. Significance:

Early in the morning of April 18, 1906, a strong earthquake jolted San Franciscans out of their slumber. Catastrophic fires, assisted by a failed water system, rampaged through city over the next few days. When the smoke cleared, 497 blocks of San Francisco, including the South of Market district, was a decimated wasteland that had to be rebuilt from scratch. A flurry of construction followed. Within two years, the City of San Francisco issued over 14,000 building permits, 10,000 of which pertained to new buildings. In the SOMA district, modest warehouses and light industrial buildings replaced the densely packed working-class residences that previously dominated the area. As one *San Francisco Chronicle* writer wrote, "Mission street [sic] is being rapidly appropriated by the firms who were conspicuous in the old days. Howard street [sic] is beginning to receive attention from the dealers, and that portion of it included in the blocks between First and Third streets [sic] is destined to become, from its nearness to the banking section and the restored retail district of the city, a popular and convenient avenue for wholesale dealers who are crowded beyond Missions street [sic] (*Chronicle*, June 26, 1907).



663 Howard Street in 1966. Courtesy of the History Center, San Francisco Public Library.

In 1907 prominent businessman H. E. Bothin commissioned architect John A. Ettler to design a two-story brick warehouse for the site at 663 Howard Street. While remnants of the rear of this building remain, little else does. In 1972, a nondescript, two-story reinforced concrete building with three bays and tripartite steel sash windows was constructed on the property. This façade underwent dramatic alterations during the 1990s. Large signage panels cover two of the three second-story window bays. One bay of the ground story has been covered as well. These 1990s alterations appear to be reversible.

Evaluation

The building at 663 Howard Street does not appear to be eligible for the NRHP or CRHR. Constructed in 1972, it has not yet reached fifty years of age, the age at which a building becomes for the NRHP/CRHR, and is not exceptional in any way to be considered eligible under Criterion G.

*Recorded by: Carey & Co., Inc.

*Date: March 12, 2010 Continuation

Update

Continuation of B10. Significance:

Insufficient time has passed to objectively evaluate whether or not the building can be associated with any significant events or trends in local, state, or national history; if it can be associated with persons of significance; or if it conveys significant architectural merit. At this date, however, it does not appear to be eligible for the NRHP/CRHR under Criteria A/1, B/2, or C/3.

The building appears to retain a poor level of integrity. It has not been moved so it appears to retain its integrity of location and setting, but major alterations to the façade, particularly the large panels that obscure the windows, adversely impact the building's integrity of design, materials, workmanship, feeling, and association.

Previous Surveys

According to San Francisco Planning Department records, 663 Howard Street has not been assigned a California Historical Resource Status Code. It received a rating of V in the City's Downtown Master Plan and was surveyed as part of the San Francisco Landmarks Board's 1990 Unreinforced Masonry Building Survey. In the 2008 Transit Center District Survey, Kelley & VerPlanck assigned the building California Historical Resource Status Code 6Z, indicating it appears to be ineligible for listing in the NRHP and CRHR through a survey evaluation.

Continuation of B12. References:

Bloomfield, Anne. "A History of the California Historical Society's New Mission Street Neighborhood." *California History*, Vol. 74, no. 4 (Winter 1995/1996): 373-393.

Bloomfield, Anne. "Second and Howard Streets District: National Historic District Nomination." October 3, 1998.

Building File for 663 Howard Street. City and County of San Francisco Planning Department.

Building Permits for 663 Howard Street. City and County of San Francisco Department of Building and Inspection.

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

San Francisco Landmarks Preservation Advisory Board. A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940. San Francisco, Calif.: Landmarks Preservation Advisory Board, San Francisco Department of City Planning. November 1990.

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

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

P1. Other Identifier: Cebrian Building

*P2. Location: Not for Publication Unrestricted

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

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

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

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

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

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

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

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

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



P5b. Photo: (view and date)

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

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1923; Assessor's office

*P7. Owner and Address:

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

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

Page 2 of 2

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

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

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

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

*B8. **Related Features:**

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

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

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

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

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

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

*B12. **References:**

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

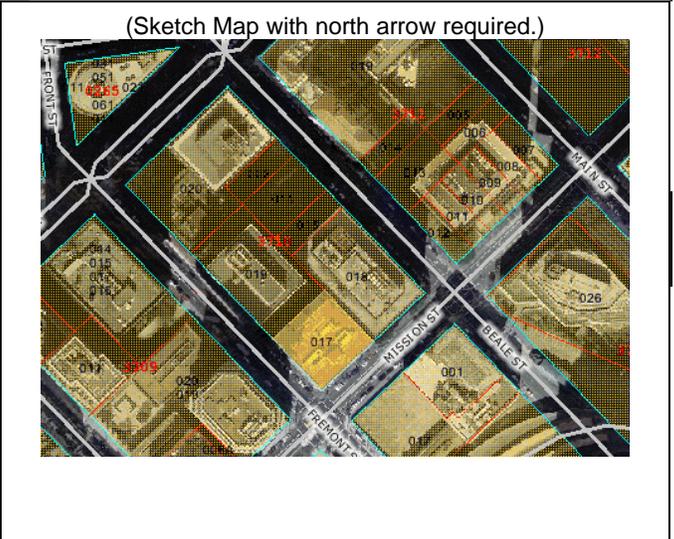
B13. **Remarks:**

Transit Center District Plan EIR

*B14. **Evaluator:** Christopher VerPlanck

*Date of Evaluation: 03.05.08

(This space reserved for official comments.)



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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 646 Mission Street

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 646 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707018

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

646 Mission Street occupies a rectangular 3,162 s.f. lot on the north side of Mission Street. Built in 1906, the heavily remodeled three-story brick commercial building is utilitarian in appearance. The ground floor has a deeply recessed central entrance flanked by aluminum storefronts. Pedestrian entrances are located in the corner bays. The upper floors feature a grid of modern metal windows. Seismic X braces are visible behind the windows. A simple sheet metal cornice terminates the plain stucco facade. The rectangular-plan building is topped by a flat roof. The building appears to be in fair condition.

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

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



P5b. Photo: (view and date)

View to the north; 9/26/07; 100_4512.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1906; Assessor's office

*P7. Owner and Address:

Myers L. Co.
 % Maxwell A Myers
 658 Howard St.
 San Francisco, CA 94105

*P8. Recorded by

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

*P9. Date Recorded:

11.08.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 652 Mission Street

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 652 MISSION ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3707019

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

652 Mission Street occupies a rectangular 3,218 s.f. lot on the north side of Mission Street. Built in 1909, the two-story brick commercial building features a facade with a two-part composition. The base has been removed, creating an arcade supported by two Tuscan order columns, with brick piers at the ends. A modern glass curtain wall is inset behind the columns. The upper story displays two deep set window openings. The left side window is now blind, while the right side contains a metal industrial window, 3 by 4 lites. A corbelled belt cornice with wide brick frieze separates the base from the upper story, and a corbelled cornice terminates the composition. The rectangular-plan building is topped by a flat roof.

The building has recently been demolished.

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

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



P5b. Photo: (view and date)

View to north; 9/26/07; 100_4515.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1909; Assessor's office

*P7. Owner and Address:

SPUR

312 Sutter St. 5th Fl.

San Francisco, CA 94108

*P8. Recorded by

Tim Kelley

Kelley & VerPlanck

2912 Diamond Street #330

San Francisco, CA 94131

*P9. Date Recorded:

11.07.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

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

Artifact Record Photograph Record Other (list)

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

Primary # _____
 HRI # _____
 Trinomial _____

NRHP Status Code _____

Other _____
 Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource name(s) or number (assigned by recorder) 19 Tehama Street

P1. Other Identifier: Acme Machine Works

*P2. Location: Not for Publication Unrestricted

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

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

*c. Address: 19 TEHAMA ST City: San Francisco Zip: 94105

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): Parcel #: 3736079

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

19 Tehama Street occupies a 25' x 75' lot on the south side of Tehama Street, between 1st and 2nd streets. Built in 1906, the two-story, wood-frame industrial building is designed in a utilitarian mode. The rectangular-plan building, finished in rustic redwood siding, is capped by a gable roof. The primary facade, which is three bays wide, faces north. At street level the facade features a vehicular opening infilled with modern overhead garage door in the left bay, a double-hung wood window in the center bay, and a modern pedestrian door in the right bay. The upper floor features a double-hung wood window in the left bay, a pair of glazed wood panel doors in the center bay, and a double-hung wood window in the right bay. The west elevation is covered in sheet metal. The facade terminates with a simple wood raking cornice. The building appears to be in fair condition.

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

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



P5b. Photo: (view and date)

View toward south, 9.24.07, 100_4112.JPG

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
 1906, Assessor's Office

*P7. Owner and Address:

Duffy, Edward & Margaret M.
 414 Pinehill Road
 Hillsborough, CA 94010

*P8. Recorded by

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

*P9. Date Recorded:

10.25.07

*P10. Survey Type:

Intensive: Transit Center District EIR

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

Page 2 of 2

*Resource Name or # (Assigned by recorder) 19 Tehama Street

B1. Historic Name:	Acme Machine Works		
B2. Common Name:	19 Tehama Street		
B3. Original Use:	Machine Shop	B4. Present Use:	Unknown
*B5. Architectural Style:	Utilitarian		

*B6. Construction History: (Construction date, alterations, and date of alterations)
19 Tehama Street was built in 1906 as a machine shop.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

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

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

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

19 Tehama Street was built immediately after the 1906 Earthquake and Fire as a machine shop for Acme Machine Works. Tehama Street, between 1st and 2nd streets became a center of small metal fabrication and machine shops after the earthquake. Acme Machine Works remained in the building until the mid-1960s. During the late 1960s, General Engineering & Machine Works occupied the building until 1968, after which point 19 Tehama seems to have ceased operating as an industrial facility for some time. Very little is known about the companies that occupied the building and nothing about its builder. Acme was owned and operated by two brothers, Frank and Roy Pfister, while the property itself was owned by a Kate Linne.

19 Tehama Street does not appear eligible for listing in the California Register. The building is not associated with any significant events or persons. Although a rare survivor of an increasingly scarce building type, 19 Tehama is not a distinctive enough example of a wood-frame machine shop constructed during the immediate post-quake era. Furthermore, the façade has undergone several alterations, in particular the vehicular entrance on the ground floor.

B11. Additional Resource Attributes: (List attributes and codes) HP8. Industrial Building

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

B13. Remarks:
Transit Center District Plan EIR

*B14. Evaluator: Christopher VerPlanck

*Date of Evaluation: 03.27.08

(This space reserved for official comments.)

