

APPENDIX HR:
Historic Resource Evaluations

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AAU ESTM

Overview of Historical Resources Review and Findings

| Address (ESTM Property #) AAU Occupation Date | APN | Construction Date | Previous Status (Category A, B, C) | Updated Status (Category A, B, C) | Article 10 or 11 property? (Specify district if applicable) | AAU Alterations (Permitted) | AAU Alterations (No Building Permit Identified to Date) | Project Modifications Recommended? (per Secretary's Standards and/or Article 10/11) | Description of Recommended Project Changes/Reversal & Approach for SOIS and/or Article 10/Article 11 Compliance | Entitlement and/or Permit Required to Legalize Non-Permitted Alterations |
|--|---------|-------------------|---|---|---|---|---|---|---|--|
| 2340 Stockton Street (ES-1) 1986 | 0018004 | 1970 | Category B (Properties Requiring Further Consultation and Review) | Category C (Properties Determined Not to be Historical Resources) | N/A | Primary Elevation: Installation of blade signs in 1987 (BPA #8701534) | Primary Elevation: Installation of clearance bars at parking entrances, 2015 Secondary Elevations: Installation of vents in original sliding window openings on east elevation | No | N/A | Building Permit reviewed per Planning Code |
| 2295 Taylor Street (ES-2) 2003 | 0066001 | 1919 | Category A (Known Historical Resource) | Category C (Properties Determined Not to be Historical Resources) | N/A | Primary Elevation: Metal plates installed over painted AAU signage, (BPA #201301248668) Sprinkler improvements (BPA #201008189002) Life safety improvements (#201005051799) | Primary Elevation: Installation of replica lighting, 2005 Installation of metal security gates at southernmost, ground-level doors, 2007 | No | N/A | Building Permit reviewed per Planning Code |
| 1727 Lombard Street (ES-3) 2007 | 0506036 | 1953/1960 | Category B (Properties Requiring Further Consultation and Review) | Category A (Known Historical Resource) | N/A | Security gates and garage doors added, 2008 (BPA #200803197518) | | No | N/A | None (all work appears to be permitted) |
| 2211 Van Ness Avenue (ES-4) 2005 | 0570005 | 1876 | Category A (Known Historical Resource) | Category C (Properties Determined Not to be Historical Resources) | N/A | Re-roofing (BPA #201202234678) Signage (BPA #200804028568) Ground-floor remodeling (BPA #200702264852) | Primary Elevation: Installation of security fence along brick wall, post-2005 | No | N/A | Building Permit reviewed per Planning Code |
| 2209 Van Ness Avenue (ES-5) 1998 | 0570029 | 1901 | Category A (Known Historical Resource; NRHP listed) | Category A (Known Historical Resource) | N/A | Primary Elevation: Installation of ADA lift and removal of concrete steps (BPA #9802790 and #990915) Sign installation (BPA #200804028570); Sign removal (BPA #201301248666) | Addition of security bars and metal fence, ground story, post-1998 | No | N/A | Building Permit reviewed per Planning Code |

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| 2151 Van Ness Avenue (ES-6) 2005 | 0575015 | 1896-1897; 1902-1904; 1930; 1942-1947; 1965 | Category A (Known Historical Resource; Article 10 landmark; CRHR listed; NRHP eligible) | Category A (Known Historical Resource) | Article 10 Designated Landmark | Restoration of steel doors and arch at main entrance, 2006 (BPA #200605091125) Secondary Elevations: installation of ADA lift on north elevation in 2010 (Permit 201007227241) Installation of ADA ramp on southern façade and ADA lift in the well of northern façade, including rebuilding stairs and installing a new fence; skateboard deterrents on main steps; carpet added to floor in basement-level gymnasium (COA, Case No. 2009.0097A, approved) Interior: Asbestos abatement (BPA #200512120068) Plaster work on nave ceiling (BPA #200605091125) Metal bracing in interior tower stairways, 2007 (BPA #200701171874) | Secondary Elevations: Installation of black, fleur-de-lys security fence post-2005 (which resulted in the removal of a portion of the low, granite wall) Interior: Extant ceiling appears clad in large acoustical tiles, with nonoriginal recessed lighting Infill of southwest corner of basement-level gymnasium to create interior room in 2011 Rear (west) wall at chancel altered, addition of drywall | No | N/A | None (all work appears to be permitted) |
| 1849 Van Ness Avenue (ES-8) 1998 | 0618001 | 1920 | Category A (Known Historical Resource, California Register eligible) | Category A (Known Historical Resource) | N/A | Installation of L.E.D. band sign in 1999 (BPA #9921448) Installation of upper-level, multi-light windows in 2009 (BPA #200707278069) Canvas awning added at west end of north elevation (permit to legalize, 5/2011, BPA #201105095667) | Security cameras installed on ground level post 1998 (visual observation and historic photographs) Flag poles added on ground-level, post-2011 Replacement metal roll-up door installed | Yes (per SOIS) | The L.E.D. signage is not compliant with the SOIS. To bring the project into compliance, it is recommended that the L.E.D. signage be removed using the least invasive means possible, with care taken to avoid damage to adjacent historic materials, surfaces, and finishes; the wall materials and finishes should be restored to match existing in appearance (including materials, texture, color, thickness, and application method). | Building Permit reviewed per Planning Code |

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| 1916 Octavia Street (E-9) 1995 | 0640011 | 1898 | Category B (Properties Requiring Further Consultation and Review) | Category C (Properties Determined Not to be Historical Resources) | N/A | Canvas awning (permit to legalize awning, BPA #201105095670) Reroofing (BPA #9519060) | Security fence added Lighting and security upgrades | No | N/A | Building Permit reviewed per Planning Code |
| 1153 Bush Street (ES-11) 1998 | 0280026 | 1911 | Category A (Known Historical Resource) | Category A (Known Historical Resource) | N/A | Seismic upgrades (BPA #200310036508) | Canopy at primary entrance (BPA #200804018456, permit filed but never issued) Replacement of garage door Paving of backyard for use as a basketball court Installation of security bars on windows in 2006 In-filling of window on secondary elevation | Yes (per SOIS) | In order to facilitate SOIS compliance, it is recommended that the canopy be removed. Any wall perforations or damage to historic materials should be repaired, patched, and refinished to match existing surfaces in materials and appearance. The removal and in-filling of windows on secondary elevations does not meet Standards No. 2, 3, 5, 6, or 9. However, these elevations are not visible from the public right of way, and the affected features are considered of secondary character-defining importance. A SOIS-compliant approach would be to remove and replace infill and vinyl windows with period-appropriate windows. Design of replacement windows shall be based on evidence (historic photos, extant historic windows) rather than conjecture. | Building Permit reviewed per Planning Code |
| 1080 Bush Street (ES-12) 1999 | 0276015 | 1913 | Category A (Known Historical Resource) | Category A (Known Historical Resource) | N/A | Installation of illuminated wall sign in 2003 (BPA #20031078608) Re-roofing in 2011 (BPA #201103071517) | Western ground-level door replaced in 2013 | Yes (per SOIS) | To facilitate SOIS compliance, the illuminated wall sign should be removed and the original physical appearance and materials of the segmental brick header arches replaced. Any perforations or damage to historic materials should be repaired and surfaces refinished to match existing in materials and appearance. If a new sign is to be installed, it should be placed in a location that does not obscure character-defining features and installed in a manner that results in minimal damage to historic. In general, the recommended approach for installing signage is to utilize mortar joints or the jamb of a noncontributing building component (rather than character-defining masonry). AAU indicates that the western ground-level door was replaced due to damage in 2013. The replacement door installed by AAU is not | Building Permit reviewed per Planning Code |

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| | | | | | | | | | consistent with the character of the other service door located at the eastern end of the ground level. A SOIS-compliant approach would include the removal of the existing door and replacement with a door that replicates the eastern ground-level door. | |
| 860 Sutter Street (ES-13) 2003 | 0281006 | 1913 | Category A (Known Historical Resource; National Register listed, district contributor) | Category A (Known Historical Resource) | N/A | Awning cover replaced (as indicated by removal of signage from canopy; BPA #2013012468683) | Security cameras added Windows replaced (vinyl) between 2 nd and 5 th floors circa 2006 (permit never issued, BPA #201009130696) | Yes (per SOIS) | To facilitate SOIS compliance, non-original vinyl windows should be removed using the least invasive means possible to minimize damage to surrounding surface and materials. Using documentary evidence, new windows should be installed to match historic fenestration in terms of configuration, function, muntin patterns, profile, and thickness of frames. | Building Permit reviewed per Planning Code |
| 817-831 Sutter Street (ES-14) 2006 | 0299021 | 1924 | Category A (Known Historical Resource; National Register listed, district contributor) | Category A (Known Historical Resource) | N/A | Four aluminum windows replaced with vinyl windows on the east elevation in 2010 (BPA #201008038026 [*permit filed but never issued]) | Security cameras added | Yes (per SOIS) | The security cameras are generally compliant with the SOIS; no design modifications are recommended at this time. The window removal and replacement does not meet Standards No. 2, 3, 5, 6, or 9. However, this elevation is not visible from the public right of way, and the affected features are considered of secondary character-defining importance. A SOIS-compliant approach would be to remove and replace vinyl windows with period-appropriate windows, based on documentary evidence. In addition, per the SOIS, original features should be retained and repaired where possible, and, where necessary, replaced in-kind (to match in materials and appearance). | Building Permit reviewed per Planning Code |
| 1069 Pine Street (ES-16) 2000 | 0275008 | 1921 | Category B (Properties Requiring Further Consultation and Review) | Category C (Properties Determined Not to be Historical Resources) | N/A | ADA accessible entrance added in 2001 (BPA #200104247629) | Storefront enclosed in 2001 | Pending | Pending: AAU facilities staff indicates the storefronts on the main evaluation were infilled by AAU in 2001 and subsequently permitted in 2010 (AAU, Memo to SWCA 2/2/2015). However, permits on file with San Francisco Department of Building Inspection reference unspecified improvements and do not definitively show that this work was covered by permit. Archival research to date has failed to identify any photographs depicting the original appearance of the storefronts or original materials/façade design configuration, or the appearance of the façade at the time of AAU Occupation. Therefore, the possibility exists that the change carried out by AAU resulted in a loss | Building Permit reviewed per Planning Code |

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|--|---------|-------------------|--|--|---|--|--|---|---|---|
| | | | | | | | | | of integrity for the property. Had the storefronts been intact, the property might have qualified under CRHR Criterion 1 as an exemplification of neighborhood commercial development in Nob Hill. The project completed by AAU may have resulted in the removal, damage, and/or destruction of extant character-defining features and would therefore not comply with the SOIS. Should it be determined that the property retained character-defining features that would have made it eligible for CRHR listing, SOIS compliance could be achieved through restoration of the original rhythm and character of the façade according to documentary or material evidence. | |
| 1055 Pine Street (ES-17) 2000 | 0275009 | 1910 | Category A (Known Historical Resource) | Category A (Known Historical Resource) | N/A | Security fence installed in 2000 (BPA #200012067337) | Security cameras added Small awning and bordering light fixtures installed at side door on west elevation | No | N/A | Building Permit reviewed per Planning Code |
| 680 Sutter Street (ES-19) By 1982 | 0283007 | 1918 | Category A (Known Historical Resource; National Register listed, district contributor) | Category A (Known Historical Resource) | NRHP listed; Article 11 Category IV building (contributory), Kearny-Market-Mason-Sutter Conservation District | Primary Elevation: projecting wall sign and installation of hardware/brackets added in 1983 (Permit 8302267) Wall sign removed, 2010, installation hardware and brackets left in place and painted over (BPA #201003319388) Fire escape replaced with shorter fire escape platform; balcony/railing spanning the façade removed in 1996/1997 (BPA #9622494, 20 November 1996, and BPA #9710146, 4 June 1997) | Incompatible replacement windows installed on interior courtyard/west elevation (vinyl double-hung) Secondary Elevations: operable window within the large arched windows on ground-level replaced with aluminum slider installed in 1986 (Permit 8600359); | Yes (per SOIS and Article 11) | To facilitate SOIS compliance, the original appearance of the fire escape's façade-wide platform, fronted by a balconette and decorative railing, should be restored. The primary elevation awning and brackets should be removed and any damaged materials repaired, patched, and refinished to match existing adjacent historic materials. Noncontributing vinyl and aluminum windows should be removed using the least invasive means possible to minimize damage to surrounding surface and materials. Using documentary evidence, new windows should be installed to match historic fenestration in terms of configuration, function, muntin patterns, profile, and thickness of frames. | Major Permit to Alter per Planning Code, Article 11; Building Permit reviewed per Planning Code |

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| | | | | | | Awning over residential entry added in 2008 (BPA #200804089006) Operable window within large arched windows on ground-floor replaced with aluminum slider in 1986 (BPA #8600359) | | | | |
| 620 Sutter Street (ES-20) 2005 | 0283004 A | 1918 | Category A (Known Historical Resource; individually listed on National Register; Article 11 building) | Category A (Known Historical Resource) | Article 11 Category I building (building of individual significance), Kearny-Market-Mason-Sutter Conservation District | Fire alarm systems (BPA #201002247104) Patching holes in telephone closet (BPA #201104063562) | Replacement of awning sheathing over main entrance and barrel canopy (BPA #9418743 for canopy removal, permit never issued) Security camera added Lighting added to the first floor of the main elevation | Yes (per SOIS and Article 11) | To facilitate compliance with SOIS and applicable Article 11 guidelines, awning covers and frames should be removed and the original appearance of the entrance restored. Following removal of the awning mounting hardware, perforations/damaged areas of masonry on the ornamental door surrounds should be patched, repaired, and restored to match existing in appearance (materials, color, texture, detailing). | Major Permit to Alter per Planning Code, Article 11; Building Permit reviewed per Planning Code |
| 655 Sutter Street (ES-21) 1999 | 029712 | 1912 | Category A (Known Historical Resource) | Category A (Known Historical Resource) | Article 11 Category V (unrated building), Kearny-Market-Mason-Sutter Conservation District | ADA compliance (BPA #200907011803) Seismic upgrades/underpinning (BPA #200212193854) | Security cameras added Signage added above the main entry in 2010 (BPA #201001255231 never issued) Alteration of eastern storefront through application of black tiles and paint and installation of wall-mounted lights, post 1999 Lights added along rear elevations (AAU, Memo to SWCA, 2/2/2016) | Yes (per Article 11) | No changes are required to bring the box sign into compliance with the SOIS. A project modification that would bring the sign into compliance with Article 11 guidelines would include removal of the main entrance sign using the least invasive means possible, repair of the exterior wall surface as needed, and installation of a new sign that is indirectly illuminated as specified in KMMS Design Standards. It is also recommended that the dark storefront colors on the eastern storefront be repainted to lighter hues, in accordance with Article 11 guidelines. | Major Permit to Alter per Planning Code, Article 11; Building Permit reviewed per Planning Code |
| 625-629 Sutter Street (ES-22) 1968 | 0297014 | 1921 | Category A (Known Historical Resource; individually listed on National Register; Article 11 property) | Category A (Known Historical Resource) | Article 11 Category II building (contributory), Kearny-Market-Mason-Sutter Conservation District | Three awnings installed, 1975 (BPA #449072) Fire escape step repair. (BPA #9207785) | Projecting wall sign installed by AAU in 2011 (BPA #201105095671 [*permit filed but never issued]) Noncontributing window replacements (aluminum-frame) on 2nd, 3rd, and 4th floors | Yes (per SOIS and Article 11) | To facilitate compliance with SOIS and applicable Article 11 guidelines, the projecting wall sign should be removed and the original physical appearance of wall materials replaced. If a new sign is to be installed, it should follow the guidelines of the KMMS Design Standards and be placed in a location that does not obscure character-defining features, installed in a manner that results in minimal damage to historic materials, and be indirectly illuminated. | Major Permit to Alter per Planning Code, Article 11; Building Permit reviewed per Planning Code |

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| | | | | | | | Storefront transom windows removed and/or in-filled with plywood panels Metal stairway with metal gate, rear one-story addition | | Window awnings should be removed using the least invasive means possible, with materials patched/repaired as needed and refinished to match existing. If new awnings are to be installed, they should follow the guidelines of the KMMS Design Standards and be of a smaller scale such that they do not obscure character-defining transom windows or other features. Noncontributing, incompatible vinyl windows should be removed using the least invasive means possible to minimize damage to surrounding surface and materials. Using documentary evidence, new windows should be installed to match historic fenestration in terms of configuration, function, muntin patterns, profile, and thickness of frames | |
| 491 Post Street (ES-23) 2000 | 0307009 | 1913-1915 | Category A (Known Historical Resource) | Category A (Known Historical Resource) | Article 10 Designated Landmark; Article 11 Category I building (building of individual significance), Kearny-Market-Mason-Sutter Conservation District | Two large statues added at street level, Post Street elevation pre-2008 (BPA #200801112355) Two projecting banners, flanking entrance, installed in 2008 (BPA #200811196923) | Set of double metal doors to basement level from Post Street replaced circa 2010 Security cameras added Skateboard deterrents added to the stairs on Post Street | Yes (per SOIS and Article 11) | To facilitate compliance with both SOIS and applicable Article 11 guidelines, the banner signs and statues should be removed, areas of damage repaired, and the original appearance restored and refinished to match existing in materials and appearance. If a new sign is to be installed, it should be placed in a location that does not obscure character-defining features, installed in a manner that results in minimal damage to historic materials, and designed and placed to comply with applicable Article 11 guidelines. | Certificate of Appropriateness per Planning Code, Article 10; Building Permit reviewed per Planning Code |
| 540 Powell Street (ES-25) 1977 | 0285009 | 1909 | Category A (Known Historical Resource; individually listed on National Register, Article 11 building) | Category A (Known Historical Resource) | Article 11 Category I building (building of individual significance), Kearny-Market-Mason-Sutter Conservation District | Parapet stabilization repair work, 2001 (BPA #201106067509) Signage approved in 2008 (BPA #200804018449) Two dome-shaped window awnings added to ground story in 1992 (BPA #9214035) ADA entrance (BPA #9812918) | Original second- and third-story windows on the Powell Street and east elevations removed and replaced with double-hung vinyl windows A hole cut in top of the arched window Security cameras added | Yes (per SOIS and Article 11) | To facilitate compliance with SOIS and applicable Article 11 guidelines, the projecting wall sign should be removed and the original physical appearance of wall materials and surrounding details and finish restored. If a new sign is to be installed, it should be placed in a location on a secondary elevation that does not obscure character-defining features, installed in a manner that results in minimal damage to historic materials, and be indirectly illuminated per Article 11 and Article 6 guidelines. | Major Permit to Alter per Planning Code, Article 11; Building Permit reviewed per Planning Code |

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| | | | | | | | Security bars on first-story windows along the east (alley) elevation | | <p>The barrel window awnings should be removed in the least invasive manner possible, to avoid damaging adjacent historic fabric, and the appearance of the original windows/features restored per documentary evidence. Materials should be repaired and refinished to match existing.</p> <p>For the parapet repair to be brought into SOIS compliance, the steel reinforcement bars should be removed and replaced with supports that have minimal visual impacts to character-defining features, such as the central emblem. The appearance and materials of the parapet should be repaired and restored using documentary evidence, and wall materials should be patched and refinished to match existing.</p> <p>Non-original vinyl windows should be removed in the least invasive manner possible, to avoid damaging adjacent historic fabric, surfaces, or materials. Using documentary evidence or extant original windows, new windows should be installed to match historic fenestration in terms of configuration, function, muntin patterns, profile, and thickness of frames. Similarly, the altered original window on the façade should be replaced and its original character/appearance restored.</p> | |
| 410 Bush Street (ES-26) 1994 | 0270007 | 1915 and 1946 | Category A (Known Historical Resource) | Category A (Known Historical Resource) | Article 11, Category V (Unrated); Kearney-Mason-Market-Sutter Conservation District | <p>Signs (BPA #9494295 and #9494294)</p> <p>Sign permit renewal (BPA #200512130163 and #200511218690)</p> <p>Wall sign and painted sign removal (BPA # #201006033730 and #201003228698)</p> <p>Windows on the east elevation (alley) replaced in 2010 (BPA #201008098351)</p> | <p>Security camera in main entry portico</p> <p>Exterior tile panels over-painted</p> <p>Planter enclosed and sheathed in black tile</p> <p>Box sign attached to perimeter fence</p> | Yes (per Article 11) | A project modification that would bring signage into compliance with Article 11 guidelines would include removal of the projecting box signs, repairing/patching and refinishing the exterior wall to match existing in materials and appearance, and installation of a new sign that is indirectly illuminated, designed, and mounted as specified in applicable guidelines for signage in Article 11 Conservation Districts. | Major Permit to Alter reviewed per Planning Code, Article 11; Building Permit reviewed per Planning Code |

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| 77-79 New Montgomery (ES-27) 1992 | 3707014 | 1913/1920 and 1960 | Category A (Known Historical Resource) | Category A (Known Historical Resource) | Article 11, Category I (building of individual significance); New Montgomery-Mission-Second Street Conservation District | Reroofing, 2000 (BPA #200011286673) Awnings installed over storefront windows, New Montgomery Street, Mission Street, and Jesse Street, 2001 (BPA #200106282581) Current signage installed, 2011 (BPA #201105095673) | Security cameras added Secondary entrance door (eastern end, Jesse Street elevation) installed, 2009 Roll-up door installed on Jesse Street elevation, 2011 | Yes (per SOIS and Article 11) | The projecting signs do not comply with the SOIS or Article 11 guidelines. The three large projecting signs, placed above the ground story, interrupt and obscure what was intended to be a continuous, unified design. In order to facilitate SOIS and Article 11 compliance, it is recommended that the two projecting signs on the most visible elevations of the building (i.e., the sign at the center of the building and one other sign) be removed, and exterior surfaces patched and repaired where necessary and refinished to match existing in materials and appearance. In order to facilitate compliance with Article 11 guidelines, the one remaining sign should be designed, installed, and located in such a way that it meets the specifications of Article 11, with respect to illumination, placement, and overall design. In addition, during site inspections, exposed conduit was noted on the exterior walls left of the entrance. It is recommended that any exposed conduit be concealed from view, per the Article 11 guidelines for properties in adopted Conservation Districts. | Major Permit to Alter, per Planning Code, Article 11; Building Permit reviewed per Planning Code |
| 180 New Montgomery (ES-28) 1995 | 3722022 | 1920 | Category A (Known Historical Resource) | Category A (Known Historical Resource) | Article 11, Category V (Unrated); Kearney-Mason-Market-Sutter Conservation District | | Three projecting, illuminated blade signs added, post-1995 In-filled storefront panels at the corner of New Montgomery and Natoma Street painted red Security cameras added | Yes (per SOIS and Article 11) | The projecting signs do not comply with the SOIS or Article 11 guidelines. With three large projecting signs, placed just above the ground story, the signs segment and obscure what was intended to be a continuous, unified design. In order to facilitate compliance, it is recommended that the two projecting signs on the most visible elevations of the building (i.e., the sign at the center of the building and one other sign) be removed, and the original surface patched and repaired where necessary and | Major Permit to Alter per Planning Code, Article 11; Building Permit reviewed per Planning Code |

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| | | | | | | | | | <p>refinished to match existing in materials and appearance.</p> <p>In order to facilitate compliance with Article 11 guidelines, the one remaining sign would ideally be designed, installed, and located in such a way that it meets the specifications enumerated above, with respect to illumination, placement, and lighting.</p> <p>In addition, several in-filled storefronts have been painted bright red. While paint color is generally reversible, the bright primary color is in noncompliance with Article 11, Appendix F, Section 7: "Traditional light colors should be used in order to blend in with the character of the district. Dissimilar buildings may be made more compatible by using similar or harmonious colors, and to a lesser extent, by using similar textures."</p> | |
| 58-60 Federal Street (ES-30) 2005 | 3774074 | 1911/1912 | Category A (Known Historical Resource) | Category A (Known Historical Resource) | Contributor to Article 10-listed Historic District; South End Historic District | | Security cameras added, post-2005 | No | N/A | Certificate of Appropriateness per Planning Code, Article 10; Building Permit reviewed per Planning Code |
| 460 Townsend Street (ES-33) 2009 | 3785023 | 1915 | Category A (Known Historical Resource; contributor to eligible local historic district) | Category A (Known Historical Resource) | N/A | | Security cameras added, post-2009 | No | N/A | Building Permit reviewed per Planning Code |
| 466 Townsend Street (ES-34) 2005 | 3785005 | 1920 | Category A (Known Historical Resource; contributor to eligible local historic district) | Category A (Known Historical Resource) | N/A | | Installation of metal vent hood on infilled entry on main (south) elevation | No | N/A | Building Permit reviewed per Planning Code |

Appendix HR-B:

Academy of Art University Existing Sites Technical Memorandum Historical Resources Evaluations and Secretary's Standards Compliance Review

- A. Bush 410 (Article 11, Category V)
- B. Bush 1080 (1D; project modifications recommended)
- C. Bush 1153 (1D; project modifications recommended)
- D. Federal 58-60 (Article 10 listed historic district, 3D; eligible for NRHP; no changes recommended)
- E. Lombard 1727 (3CD, eligible; no project modifications recommended)
- F. New Montgomery 77 (Article 11 New Montgomery-Mission-Second Street CD, 3CB; project modifications recommended)
- G. New Montgomery 180 (Article 11 New Montgomery-Mission-Second Street CD, 3CB; project modifications recommended)
- H. Octavia 1916 (6Z, ineligible)
- I. Pine 1055 (2S2, no changes recommended)
- J. Pine 1069 (6Z, ineligible)
- K. Post 491 (Article 11 Kearney-Market-Mason-Sutter CD, Category I, 3S; project modifications recommended)
- L. Powell 540 (Article 11 Kearney-Market-Mason-Sutter CD, Category I, 3S; project modifications recommended)
- M. Stockton 2340 (6Z, ineligible)
- N. Sutter 620 (Article 11 Kearney-Market-Mason-Sutter CD, Category I, 3S; no changes recommended)
- O. Sutter 625-629 (Article 11 Kearney-Market-Mason-Sutter CD, Category II, 3S; project modifications recommended)
- P. Sutter 655 (Article 11 Kearney-Market-Mason-Sutter CD, Category IV, 3CD; project modifications recommended)
- Q. Sutter 680 (1D; project modifications recommended)
- R. Sutter 817-831 (1D; project modifications suggested)
- S. Sutter 860 (1D; no changes recommended)
- T. Taylor 2295 Street (appears ineligible; not within Article 11 Conservation District)
- U. Townsend 460 (5D3; no changes recommended)
- V. Townsend 466 (5D3; no changes recommended)
- W. Van Ness 1849 (3CS; project modifications recommended)
- X. Van Ness 2151 (Article 10 listed building, 2S; no changes recommended)
- Y. Van Ness 2209 (3S, no changes recommended)
- Z. Van Ness 2211 (6Z, ineligible)

410 BUSH STREET (ES-26)



APN: 0270007

Construction Date: 1915 and 1946

Architect/Builder/Designer (if known): O'Brien Brothers, Inc. (1915); Albert F. Roller, architect and Barrett & Hilp, general contractor (1946)

Previous Status: Category A; Article 11, Category V (Unrated), Kearney-Mason-Market-Sutter Conservation District

Date of Past Surveys/Evaluations: 1978; 1985 (adoption of Conservation District)

AAU Acquisition Date: 1994

Historical Resource? Yes

Project Modifications Recommended? Yes (per Article 11 Design Guidelines)

BUILDING AND PROPERTY DESCRIPTION

Originally designed as a parking garage, 410 Bush Street is a 1913 concrete building redesigned and remodeled as an International Style-inspired office building in 1946. The building is rectangular in plan and set flush to the sidewalk. It occupies a long rectangular, sloped lot that runs the length of the city block, extending along St. George Alley north to Pine Street. The primary elevation faces Bush Street.

The building is capped with a flat roof, terminating in shallow copping along the roofline. Spanning the façade, a cantilevered, unadorned wall projection divides the ground-floor entrance and windows with the smooth stucco-clad walls on the top stories. Characteristic of the style, the structure features smooth, unornamented wall surfaces with minimal detailing.

On the first floor, the primary elevation consists of a recessed storefront entrance, with full-length aluminum-framed windows and paired entrance doors, in the western portion of the facade. Two smooth, stucco-clad piers flank the storefront and entrance. On the southeast corner of the building are recessed panels clad in decorative tile (based on historic photos, the tiles appear to have been glazed and possibly earth-toned in color; the tiles were painted over at an unknown date). Directly above the first story is a boxed overhang, which turns the corner and partly extends along the secondary elevation in the alley. The second and third stories are clad in smooth stucco with no fenestration.



Figure 1. 410 Bush Street. (Source: SWCA)



Figure 2. 410 Bush Street, detail, first story of the primary elevation. (Source: SWCA)

The smooth-stucco sheathing of the primary elevation extends on the side (eastern) elevation partially, approximately one bay deep. On the east elevation, the first floor displays ribbon windows on the first and second stories, with each set enclosed by a stucco-clad frame. East elevation fenestration generally consists of single, rectangular, flushed casement windows and aluminum sliders. Exterior walls along the eastern and northern (rear) elevation, facing Pine Street, display traces of board-formed concrete.



Figure 3. 410 Bush Street, close up of ribbon casement windows on the east elevation. (Source: SWCA)

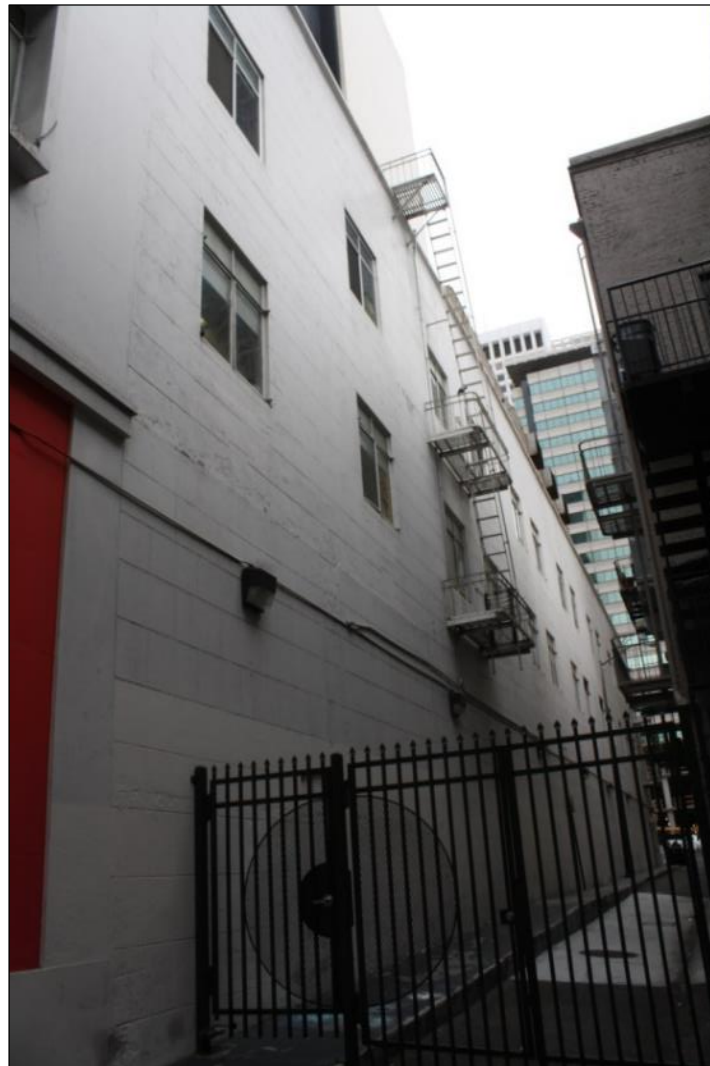


Figure 4. 410 Bush Street, northwest perspective of the eastern elevation and alley. Shows traces of board-formed concrete. (Source: SWCA)

The rear elevation along Pine Street has a one-story portion featuring three roll-up doors of varying sizes and a mansard roofline. The traces of board-formed concrete are visible throughout the rear elevation. A metal chain-link fence restricts access to the roll-up doors from Pine Street.



Figure 5. Pine Street elevation of subject property. (Source: SWCA)

SITE HISTORY

According to building permits on file with the San Francisco Planning Department, 410 Bush Street was initially designed and constructed in 1915 as the St. George Garage.¹ This date falls within the era of rapid, post-fire construction within the Kearny-Market-Mason-Sutter Conservation District, with most of the district's architecturally significant buildings constructed between 1907 and 1918. Made of reinforced concrete and rising 41 feet, the building was commissioned by Charles F. Haulou. San Francisco architects the O'Brien Brothers, Inc. constructed the property at a cost of \$25,000 in early 1915, with additional structural work carried out by the O'Brien Brothers in July 1915. The O'Brien Brothers completed numerous commissions in San Francisco, with a focus on commercial and automobile-related designs in the 1910s and 1920s. By 1933 and into the early 1940s, the property, now owned by the Grant Company, continued operating as a garage. All floors of the building, including the basement, were originally utilized for parking.

In the immediate postwar period, in 1946/1947, the St. George Garage was converted to office space by the Westinghouse Electric Company.² The early-twentieth-century appearance and features of the building were replaced, and the façade underwent a \$150,000, Mid-Century Modern make-over by San Francisco architect Albert F. Roller, in collaboration with contractors Barrett & Hilp.

A native of San Francisco, Roller (1891-1981) worked in the offices of Coxhead & Coxhead, Ward & Blohme, among others, before opening his open practice in 1926. Roller's many commissions in San Francisco include 100 California Street (Bethlehem Steel Building, 1959), completed by Roller and Welton

¹ Building Permit 60670.

² Building Permit 93411; *The Architect and Engineer*. November 1949, p. 15.

Becket in 1959, 444 Taylor Street (National Broadcasting Company Studios, 1941), 1111 California Street (Masonic Auditorium, 1958), and 155 Hayes Street (AAA Building, 1959).³ In the postwar period, Roller served on the San Francisco Redevelopment Agency between 1951 and 1953, as well as the San Francisco Art Commission between 1955 and 1958.⁴ According to the *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*, Roller is recognized as a master architect in San Francisco.⁵

As presented in *Architect and Engineer* in November 1949, “The Westinghouse Electric Corporation’s new three-story building at 410 Bush Street in San Francisco now provides a thoroughly modern, centrally located, office headquarters for the company’s engineering sales and executive personnel... The new quarters affords ample space to meet current and immediate future office space requirements and fills a long need for consolidation in one downtown, central location.”⁶ Following the remodel, the building spanned approximately 40,000 square feet, with the 40-foot storefront facing Bush Street (see figures below).

By 1967, the property was owned and occupied by Commercial Union Insurance Group, which remained in the building through at least 1975. At the time of the 1978 San Francisco Architectural Quality Survey, 410 Bush Street still retained signage for Commercial Union Company and appeared to be for sale at the time (see figure below). Until AAU occupied the property in 1994, a variety of tenants appear to have occupied its office space, including a San Francisco branch of the United Way, which operated in the building from the early 1980s until 1994.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following section presents available Sanborn Fire Insurance Maps, historic photographs, aerial imagery, and other materials, to offer a visual overview of the property and site over time. A tabular summary of available building permits follows.

³ City and County of San Francisco Planning Department, *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*. San Francisco Planning Department, 2011, p. 261.

⁴ “Albert F. Roller, obituary,” *San Francisco Chronicle*, 13 July 1981.

⁵ *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*, p. 261.

⁶ “New Westinghouse Building, San Francisco, Albert F. Roller, Architect, Barrett & Hilp, General Contractors.” *The Architect and Engineer*. November 1949, p. 15.



Figure 6. 410 Bush Street, as shown in *Architect and Engineer*, November 1949.



Figure 7. 1964 photo, 410 Bush Street. (Source: San Francisco Public Library History)



Figure 8. 1978 photo, 410 Bush Street. (Source: San Francisco Architectural Heritage Survey)



Figure 9. 1938 Aerial Photograph, 410 Bush Street. (Source: Environmental Data Resources)

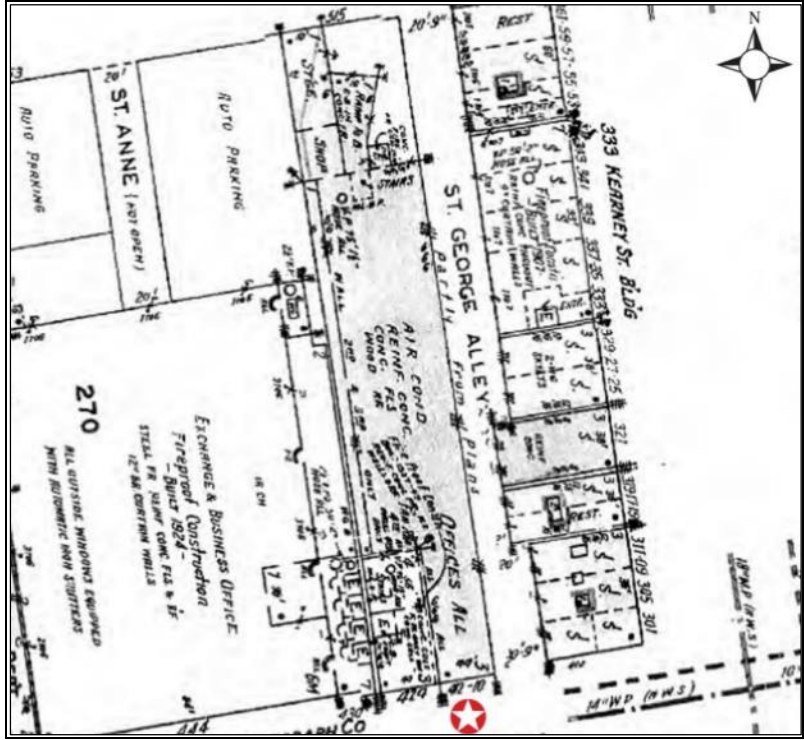


Figure 10. 1948 Sanborn Fire Insurance Map, 410 Bush Street. (Source: Environmental Data Resources)

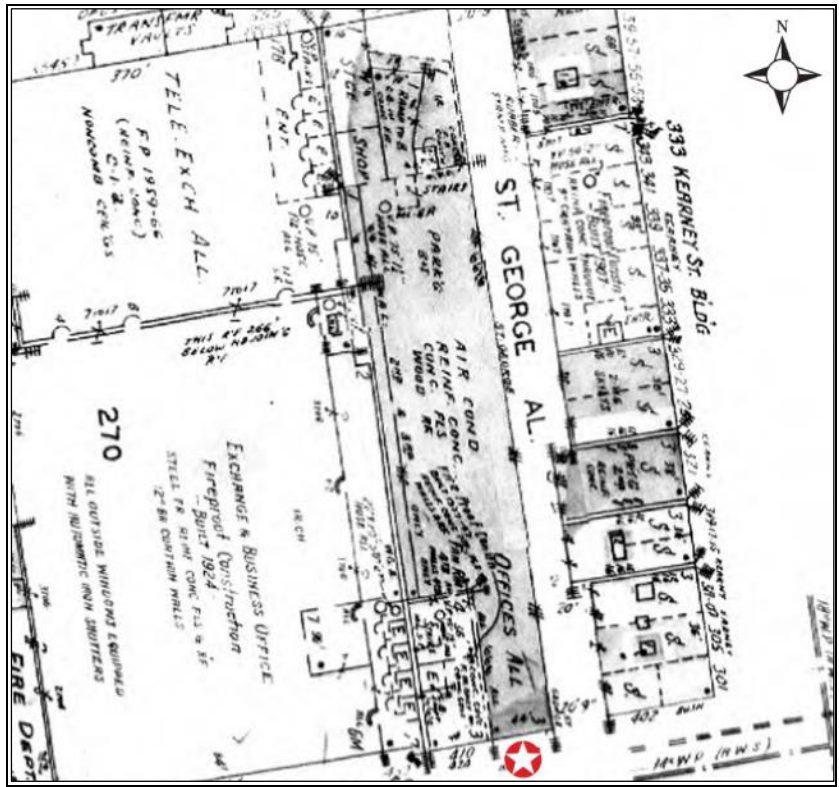


Figure 11. 1974 Sanborn Fire Insurance Map, 410 Bush Street. (Source: Environmental Data Resources)

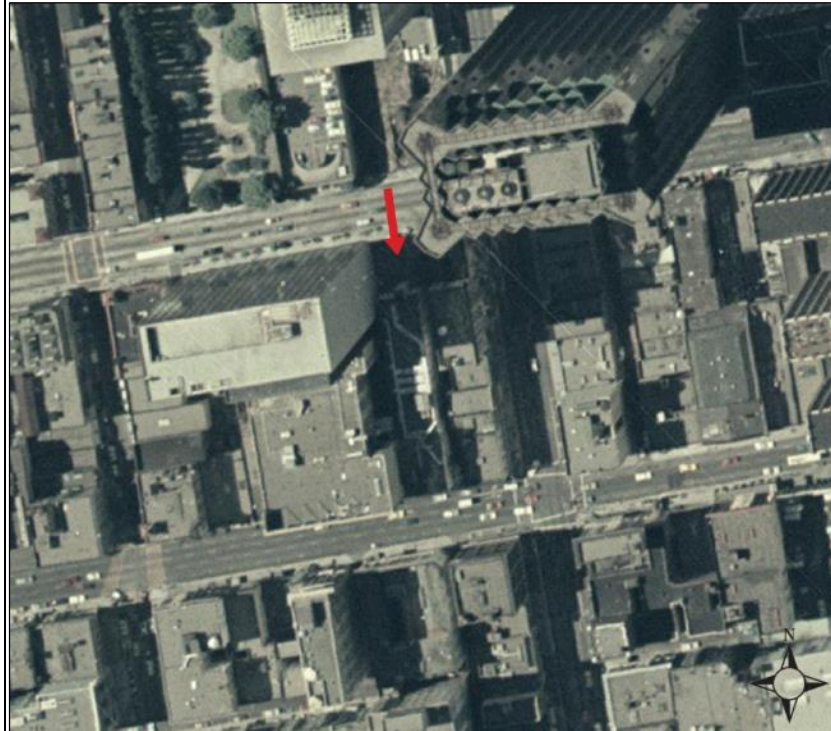


Figure 12. 1974 Aerial Photograph, 410 Bush Street. (Source: Environmental Data Resources)



Figure 13. 1998 Aerial Photograph, 410 Bush Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 410 BUSH STREET / APN: 0270007

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------------------------|--------------------|---|-----------------------|-----------|--|
| Feb. 3, 1915 (May 4, 1915) | 60670 | Charles F. Haulou | O'Brian Brothers Inc. | \$25,000 | Reinforced concrete garage building (three story, and basement) 41 ft. height. |
| July 13, 1915 (July 16, 1915) | 63952 | Charles F. Haulou | O'Brian Brothers Inc. | \$4,200 | Add extra columns of reinforced concrete on building side. Also sidewalk construction. |
| Jan. 30, 1933 (Feb. 4, 1933) | 284 (3713) | Grant Company | | \$350 | Widen out concrete ramp 6 ft. from street to 1 st floor using same construction; concrete joist construction. |
| Feb. 7, 1934 | 5390 (8109) | Grant Company | | \$175 | Brace firewall as per blue-print. |
| May 20, 1934 (May 25, 1937) | 27660 (27795) | St. George Garage | | \$450 | To erect (1) neon electric display (horizontal double face sign panel). To be located on front face of building. |
| Dec. 5, 1941 (Dec. 9, 1941) | 67150 (64358) | The Grant Company | Douglas Stone | \$500 | Office partitions as per blue print. |
| May 10, 1946 (May 22, 1946) | 88725 (82764) | Standard Oil Company (St. George Garage) | | \$175 | Install D.F. Horiz. Chevron Gas Station sign. |
| Dec. 31, 1946 (Jan. 8, 1947) | 93411 (87208) | Westinghouse Electric | Albert F. Roller | \$150,000 | Alteration, converting garage to offices. |
| July 1, 1947 (July 7, 1947) | 98446 (90993) | Westinghouse Electric Corp. | | \$950 | Install S.F. Horiz. Electric sign. |
| Oct. 22, 1948 | 112257 | Westinghouse Electric Corp. | | \$200 | Fire limits, stairs avoided |
| Nov. 14, 1961 (Dec. 5, 1961) | 257775 (231196) | Grant Company | | \$150 | Remove and replace section of sidewalk on St. George Street. |
| Jan. 7, 1963 (Jan. 14, 1963) | 276439 (246850) | Westinghouse Electric Corp. | | \$5,000 | Remodel vestibule as per drawing. Fireproof ceiling with identical fixtures and painting. |
| Oct. 23, 1967 (Nov. 20, 1967) | 349525 (314077) | Commercial Union Insurance Group | | \$5,000 | Replace existing canopy at rear of Pine Street and St. George alley. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------------------------|----------------------|----------------------------------|-------------------|----------|---|
| Oct. 25, 1967 | 314029 | Commercial Union Insurance Group | Monroe & Lefebvre | \$100 | Put aluminum glass doors opening onto St. George alley. |
| Aug. 21, 1967 | 310991 | Commercial Union Insurance Group | Paul J. Johansson | \$62,440 | Remodel interior offices. Remove some partitions and install new partitions. |
| Oct. 28, 1968 | 325843 | Commercial Union Insurance Group | Harold C. Dow | \$15,000 | Present unfinished area on 1 st floor to be finished to match existing. 2 nd floor partitions installed to enclose office. New light fixtures on 1 st floor. |
| Mar. 26, 1975 (Apr. 1, 1975) | 444904 | Commercial Union | | \$3,500 | Kitchen sink work. |
| Jun. 7, 1982 (Aug. 31, 1982) | 493138 | United Way of the Bay Area | Thomas Hsieh, AIA | \$75,000 | Carpentry, metal stud walls, acoustical ceilings, gypsum board walls, ceramic tile floor and walls, resilient flooring, carpeting, painting, window drapery, AC |
| May 24, 1994 | 746472 and 746473 | AAU | | \$10,500 | Signage. |
| Dec. 17, 1997 | 09725277 (839681) | AAU | | \$20,800 | Sheet rock on half of 3 rd floor ceiling. Drop soffit wall in sculpture room. Create ADA bathrooms. Modify front door to meet ADA requirements. |
| Dec. 31, 1997 | 840390 | AAU | | \$1 | Revised approved permit #09725277 (839681): Change 3 rd floor gyp. board to 1hr. Ratgo T-Bar acoustical tile. |
| Feb. 19, 1998 | 09802789 (803356) | AAU | | \$25,000 | ADA accessible bathroom 1 st floor. Fire alarm system. |
| May 28, 1998 | 850622 | AAU | | \$25,000 | Installation of fire alarm system. |
| Oct. 28, 1998 | 863855 | AAU | | \$3,000 | Install a kiln. |
| July 7, 1999 | 882986 | AAU | | \$10,000 | Life-safety upgrade. |
| Dec. 13, 2005 | 1074557 | AAU | | \$1 | Revise attachment detail for sign permit #9404205. Sign will be mounted on concrete wall 10 feet above grade. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------|------------------|-------|-----------|-----------|---|
| May 13, 2009 | 1185167 | AAU | | \$28,000 | Install ducts on roof, and new exhaust fan. New metal stair with hand rail for service offices. |
| Sep. 17, 2009 | 1194705 | AAU | | \$3,000 | Add one duct detector and one relay to existing fire alarm system. |
| Aug. 2, 2010 | 1217854 | AAU | | \$20,000 | Replace two existing kilns with new kilns. Minor change to 1hr. passageway. |
| May 13, 2011 | 1237819 | AAU | | \$60,000 | Upgrade to fire alarm system; remove old components and install new smoke detectors, strobes, power supplies, etc. |
| June 21, 2012 | 1267594 | AAU | | \$228,730 | Install new fire sprinkler system. |
| June 4, 2010 | 1213456 | AAU | | \$100 | Removal of two painted wall signs |
| June 10, 2010 | 1213842 | AAU | | \$500 | Removal of one wall sign |
| Aug. 8, 2010 | 2010080983 51 | AAU | | \$20,000 | Replace existing deteriorating windows on east elevation. |
| Apr. 8, 2011 | 2011040837 76 | AAU | | \$96,000 | Verify occupancy classification and use. Remove or relocate obstruction of Fire Alarm & exit egress. Obtain use permit for kilns. Revise basement egress. |
| May 3, 2011 | 2011050352 68 | AAU | | \$228,730 | Install new fire sprinkler system in existing building. (445 sprinklers) and 6-inch underground, and class 1 standpipe. |
| May 11, 2011 | 2011051158 15 | AAU | | \$60,000 | Additions to existing fire alarm system: two new power booster supplies, 3 duct detectors w/relays, 1 smoke detector, 6 strobes, 24 horn strobes.... |
| June 5, 2012 | 2012060518 96 | AAU | | \$10,000 | Revision to 5815: 1 horn, 1 strobe, 1 horn/strobe addition. 2 horn/strobe and 1 strobe being removed. 4 horn strobe to be relocated. |
| Apr. 1, 2014 | 2014040122 09 | AAU | | \$6,000 | Revision to 5815: 1 horn, 2 strobes, 5 horn/strobes, and 7 dual monitor modules being added and 4 horn/strobes are being relocated. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

This section evaluates the subject property for potential eligibility for the California Register of Historical Resources (CRHR). According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if it meets one or more of the following criteria, which are modeled on National Register of Historic Places (NRHP) criteria:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2: It is associated with the lives of persons important in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance.

As part of the San Francisco Architectural Heritage Survey, 410 Bush Street was classified as "Category D, Minor or No Importance." The building is also classified as an "Unrated Building" within the Article 11 Kearny-Mason-Market-Sutter Conservation District, adopted in 1985. As of 2015, the property does not appear to have been subject to further survey or evaluation.

While 410 Bush Street possesses a number of character-defining features typical for a low-rise International Style commercial property, the property does not appear to meet the eligibility criteria established in the *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*. In terms of significance on the basis of architectural design, eligibility at each level is reserved for buildings reflecting a "notable full expression of the International Style."⁷ As an early twentieth-century garage remodeled to an International Style office building, the design and character-defining features reflecting this association are relatively modest and not a full expression but rather one driven by the extant property.

The evaluation also considered potential CRHR eligibility for the property's embodiment of a significant era/pattern of commercial development in downtown San Francisco. Available evidence did not suggest that the property meets CRHR criteria for this association. The building was not the first San Francisco office of Westinghouse Electric; the renovation of the garage was completed to consolidate the company's personnel in a single location.⁸ The property also does not appear to possess any other direct associations with a significant event or pattern of events, or persons. Therefore, the property appears ineligible for the CRHR as an individual resource. However, 410 Bush Street is considered to be of interest to local planning (California Historic Resources Code 6L), as a notable remodeling project by master architect Albert Roller and as an example of a low-rise International Style commercial property in downtown San Francisco.

While 410 Bush Street does not appear individually eligible for the CRHR, it falls within the Kearny-Market-Mason-Sutter Conservation District and is therefore subject to its provisions. The alteration history for the building, along with available building permits on file with the San Francisco Planning Department, is described below, followed by a discussion of compliance with Article 11 and its provisions for Category IV buildings.

⁷ *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*, p. 178.

⁸ "New Westinghouse Building, San Francisco, Albert F. Roller, Architect, Barrett & Hilp, General Contractors." *The Architect and Engineer*. November 1949, p. 15.

ALTERATION SUMMARY

This section describes known alterations to the property prior to and following AAU's acquisition. Alterations are broken down by primary elevation, secondary elevation, and interior spaces historically accessible to the public. In cases where available archival sources did not confirm dates for alterations, inconclusive changes are listed below.

PRIMARY ELEVATION

Pre-AAU Alterations:

- The extant façade was designed by San Francisco architect Albert F. Roller in 1946/1947 for Westinghouse Electric (Permit 93411)
- Main entry doors appear to have been replaced since 1946 remodel (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Security camera located within main entry way
- Exterior tile panels painted
- Planter enclosed and sheathed in black tile to create bench after 1994
- Projecting wall sign approved by permit in 1994 (Permit 09725277)

Dates inconclusive or awaiting further data:

- Sprinkler located in the middle of black tiles on the façade

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Unknown; awaiting data

Post-AAU Alterations:

- Windows on the east elevation (alley) replaced in 2010 (Permit 201008098351)
- Painted signage approved in 1994 (Permit 09725277)
- Box sign attached to perimeter fence (visual observation)

Dates inconclusive or awaiting further data:

- Along the east elevation (alley) light fixtures have been installed
- North (Pine) elevation has a mansard roof on the one-story portion of the building

INTERIORS

Changes to the lobby since its 1946 remodel include installation of new lighting, partitions, and ceiling tiles. In addition, new fire sprinkler systems were installed in May 2011 (Permit 201105035268) and June 2012 (Permit 1267594).

ARTICLE 11 ANALYSIS

410 Bush Street is a Category V (Unrated) property within the Kearny-Market-Mason-Sutter Conservation District, adopted in 1985 and codified in Article 11, Appendix E, of the San Francisco Planning Code. Both Article 11 and Appendix E describe review standards and requirements for the treatment of properties within Conservation Districts and the Kearny-Market-Mason-Sutter Conservation District. In general, the recommendations and design guidelines for Article 11 properties reflect a district-specific application of the *Secretary's Standards*, to ensure the protection and retention of the district's historic character and significance.⁹

Article 11 defines five levels of properties within Conservation Districts: Categories I and II (“Significant Buildings”), Categories III and IV (“Contributory Buildings”), and Category V (“Unrated”). Each level is subject to varying types of design review. For Category V buildings within Conservation Districts, “all major exterior alterations...shall be compatible in scale and design with the District as set forth in Sections 6 and 7 of the Appendix which describes the District.”¹⁰

Guidance and requirements for changes to Article 11 Conservation District properties are also provided in *Design Standards for Signage and Awnings in the Kearny-Mason-Market-Sutter Conservation District* (San Francisco Planning Department, June 2009) and *Article 6, Sign Controls* (San Francisco Planning Department, November 2012). Article 11 indicates that signs within Conservation Districts are subject to *Article 6, Signs*.

Two alterations to 410 Bush Street involve changes for which applicable design requirements provide guidance. These changes are the projecting, illuminated wall signs on the façade and rear elevation and black and red painted recessed tile panels on the primary and east elevations.

In terms of signage, Article 11, Section 1111.6, *Standards and Requirements for Review of Applications for Alterations* states that

an application for a business sign, general advertising sign, identifying sign, or nameplate to be located on a Significant or Contributory Building or any building in a Conservation District shall be subject to review by the HPC pursuant to the provisions of this Article. The HPC shall disapprove the application or approve it with modifications if the proposed location, materials, typeset, size of lettering, means of illumination, method of replacement, or the attachment would adversely affect the special architectural, historical or aesthetic significance of the subject building or the Conservation District.¹¹

The Historic Preservation Design Standards established by the San Francisco Planning Department for signage and awnings within the Kearny-Market-Mason-Sutter Conservation District offer the following guidance and requirements for signs: “Methods of illumination: Ideally, all signs should appear to be indirectly illuminated. This is commonly achieved by installing an external fixture to illuminate the sign or by using a reverse channel halo-lit means of illumination” and “All conduit required for all new signage

⁹ San Francisco Planning Code, Article 11, Section 1111.6, Standards and Requirements for Review of Applications for Alterations.

¹⁰ San Francisco Planning Code, Article 11, Section 1111.6.d.

¹¹ San Francisco Planning Code, Article 11, Section 1112.c.

must be concealed and may never be attached or left exposed on the face of the building, the sign structure, or the sign itself.”¹²

Article 6 establishes the following requirements for signs within Conservation Districts: signs with internally illuminated box signs with glass or plastic lenses are not permitted. In addition, signage above the architectural base of the building are not permitted.¹³

The projecting box signs located on the façade (south) and rear (north) elevations of 410 Bush Street are inconsistent with current guidelines and requirements for signage within the Kearny-Market-Mason-Sutter Conservation District. The signs appear to be internally illuminated box signs with plastic lenses; on the façade, the sign is supplied power via conduit, which is currently exposed and attached to the face of the building. Under Article 11 guidelines, illuminated box signs are not permitted, and conduit must be concealed, rather than attached to and/or exposed on the face of the building, the sign structure, or the sign itself.¹⁴

Article 11, Appendix E, Section 1117(3), “Materials and Colors,” states that “traditional light colors should be used [in the Kearny-Market-Mason-Sutter Conservation District] in order to blend in with the character of the district.” Based on historic photos, the recessed tile panels on the façade and east elevation appear to have been glazed tile (rather than overpainted tile). The current paint colors of these tile panels are black and red, which appears to be inconsistent with current guidelines for the Conservation District.

RECOMMENDATIONS

410 Bush Street is a Category V property within the Kearny-Market-Mason-Sutter Conservation District. In addition to the property’s status within the Conservation District, this evaluation considered the property (which is primarily a post-World War II remodel) for possible CRHR eligibility. In terms of the CRHR, the property was found ineligible as an individual resource for the CRHR but was found to be of interest to local planning (California Historic Resources Status Code 6L), as an example of a Mid-Century Modern remodeling project by modern master architect Albert Roller and as an example of a low-rise International Style commercial building in downtown San Francisco. Because the property does not qualify for the CRHR, this analysis did not include a *Secretary’s Standards* analysis.

Given the property’s Article 11 status, however, the exterior signs on the façade (south) and rear (north) elevations do not appear to comply with current guidance for signage within Conservation Districts. A project modification that would bring the signage into compliance would include removal of the project box signs, repairing/patching and refinishing the exterior wall to match existing in materials and appearance, and installation of a new sign that is indirectly illuminated as specified in applicable guidelines for signage in Article 11 Conservation Districts.

¹² San Francisco Planning Department. *DRAFT Design Standards for Signage & Awnings in the Kearny-Mason-Market-Sutter Conservation District*, June 2009, p. 3.

¹³ San Francisco Planning Department. *DRAFT Sign Controls, Planning Code Article 6*. General Planning Information, November 2012, 11.

¹⁴ San Francisco Planning Department. *DRAFT Sign Controls, Planning Code Article 6*. General Planning Information, November 2012, 11-13.

1080 BUSH STREET (ES-12)



APN: 0276015

Construction Date: 1913

Architect/Builder/Designer (if known): Maxwell G. Bugbee

Previous Status: Category A

Previous CHR Status Code: 1D (contributor to designated NRHP historic district)

Date of Past Surveys/Evaluations: 1968, 1976, 1989, 1991

AAU Acquisition Date: 1999

Current CHR Status Code: 1D

Applicable Criteria: A and C (NRHP), 1 and 3 (CRHR)

Historical Resource under CEQA? Yes

Project Modifications Recommended? Yes

BUILDING AND PROPERTY DESCRIPTION

1080 Bush Street is a six-story, four-bay-wide brick- and stucco-clad building constructed in 1913 as the Ansonia Apartments. The building is T-shaped in plan and set flush to the sidewalk. It occupies a slightly sloped, rectangular lot, with the primary elevation facing Bush Street. (The north, east, and west elevations are visible only from the rear of the property.) Displaying Classical Revival decorative elements, the building has a symmetrical design composition and is capped with a flat roof. The roof line is marked by a stepped, brick-clad parapet, which terminates in shallow copping along the eave line.

On the ground story, the primary entrance is recessed via an entry portico, with floors and walls clad with marble and tile. The entrance is centered on the ground floor, flanked on each side by small paired rectangular windows and a single door. Defining the vertical axis on each side of the building are stacked tripartite bay windows, resting on molded recessed panels. Bay windows through the middle floors are topped with a molded stucco-clad band. Defining the building's three-part vertical design composition are projecting cornice lines, accented beneath with decorative modillions. This cornice detailing spans the façade between the first/second and fourth/fifth stories. The center bays consist of paired windows set within subtly arched brick headers. This arch motif is repeated across the ground story, in a series of window and door openings spanning the façade.



Figure 14. 1080 Bush Street, detail. (Source: SWCA)

The exterior walls exhibit decorative variations in brick patterning, including alternating rows of stretcher bond brick veneer punctuated with recessed rows of header bond. Arched window and door openings throughout the façade consist of header bond.

Fenestration generally consists of single-pane double-hung windows, as well as fixed and sliding windows. One original metal, paneled door is located on the first floor. Doors on the first floor and some windows feature segmental arched openings. Noncontributing metal security gates have been installed in front of the main entry and two of the first story windows.



Figure 15. 1080 Bush Street, detail, first story of the primary elevation. (Source: SWCA)



Figure 16. 1080 Bush Street, detail, projecting bay windows of the primary elevation. (Source: SWCA)



Figure 17. 1080 Bush Street, detail, main entry on the primary elevation. (Source: SWCA)

The secondary elevations are only visible from small pathways constructed alongside the building leading to a small unbuilt area at the rear of the property. Similar to the primary elevation, the east and west elevations feature stacks of windows with molded recessed panels spanning from the second to the sixth story. Smaller, single windows with segmental arched opening are also present.

On the north (rear) elevation, each story displays a central single-door with a pair of windows on either side. A metal staircase extends from the façade. Metal and aluminum sliders, awning, vinyl double-hung, and wood double-hung windows are present on the secondary elevations in a variety of configurations. Various styles of metal security gates have been added over the first story windows on the east and west elevations and all windows on the north elevations.

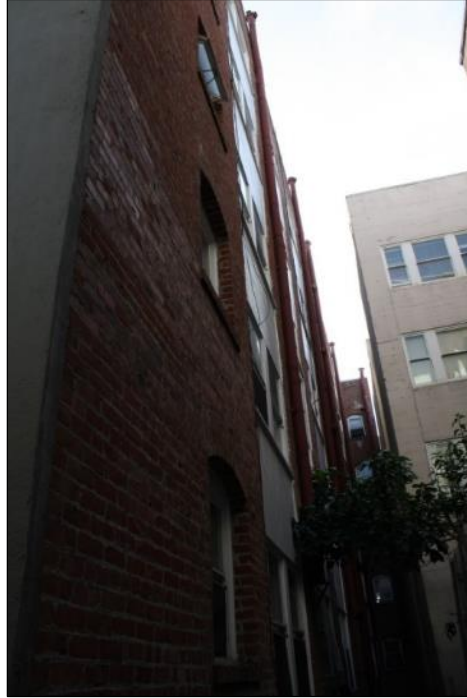


Figure 18. 1080 Bush Street, northwest perspective of the eastern elevation. (Source: SWCA)



Figure 19. 1080 Bush Street, southern perspective of the north elevation. (Source: SWCA)

The main entry leads to a lobby with a small alcove immediately next to the main door for resident's mail boxes. As the lobby has been renovated since its original construction, the current finishes include laminate floors, sheetrock walls and ceiling, and recessed lighting. Visible under the fixed windows in the alcove is an area of exposed brick. An original Otis elevator is extant; however, the elevator doors have been replaced. The staircase from the lobby features a wood balustrade. The stairs and upper hallways have been carpeted and the doors replaced and trim replaced.



Figure 20. Interior lobby of subject property. (Source: SWCA)



Figure 21. Interior main stair of subject property. (Source: SWCA)

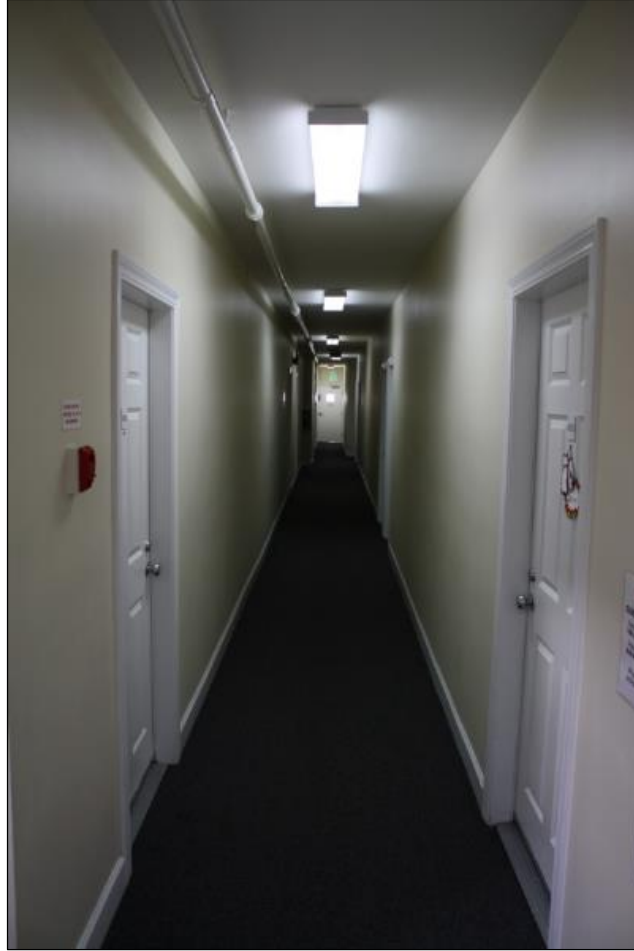


Figure 22. Interior hallway, 1080 Bush Street. (Source: SWCA)

SITE HISTORY

According to available sources, 1080 Bush Street was constructed in 1913/1914 for the Ansonia Apartments Company for a total estimated cost of \$75,000. The architect was Maxwell G. Bugbee. While the original building permit was not located for the property, a 1913 *San Francisco Chronicle* article provides information on the property at the time of its construction. According to the *San Francisco Chronicle* article, published 28 June 1913, “Among the best of the large modern apartment buildings now in course of construction in the city is the Ansonia Apartments, upon which work has been commenced.”¹⁵ In the Ansonia Apartment building, the article stated, “every modern convenience found in the best apartments will be furnished:”

A feature of the plan is that all rooms, including the bathrooms, will have outside sun and light, so much in demand in large apartment houses. A very large reception hall is provided, and also a basement entrance for tradesmen and service. The plan calls for 120 rooms, arranged in apartments of two, three and four rooms each, with private halls and bathrooms.¹⁶

¹⁵ “Apartment Building for the Ansonia Apartments Company,” *San Francisco Chronicle*, 28 June 1913.

¹⁶ *Ibid.*

While early photographs are not available, the 1913 illustration shows a basic window configuration of one-over-one double-hung windows through the two central bays. The two flanking rows of stacked bay windows appear to have had a similar configuration, of single-light, double-hung panes. The only window feature that appears on the 1913 image that is no longer extant (assuming it was constructed) was a multi-light transom centered on each bay window. All windows appear to have been replaced with vinyl windows between 1989 and 1999.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

This section presents available Sanborn Fire Insurance Maps, historic photographs, aerial imagery, and other materials, to offer a visual overview of the property and site over time. A tabular summary of available building permits follows.



Figure 23. When it was constructed in 1913, the Ansonia Apartments (appearing in the center image) at 1080 Bush Street made the front page of the *San Francisco Chronicle*. On file with San Francisco Heritage.



Figure 24. 1968 photo. (Source: Here Today, San Francisco Junior League Survey)

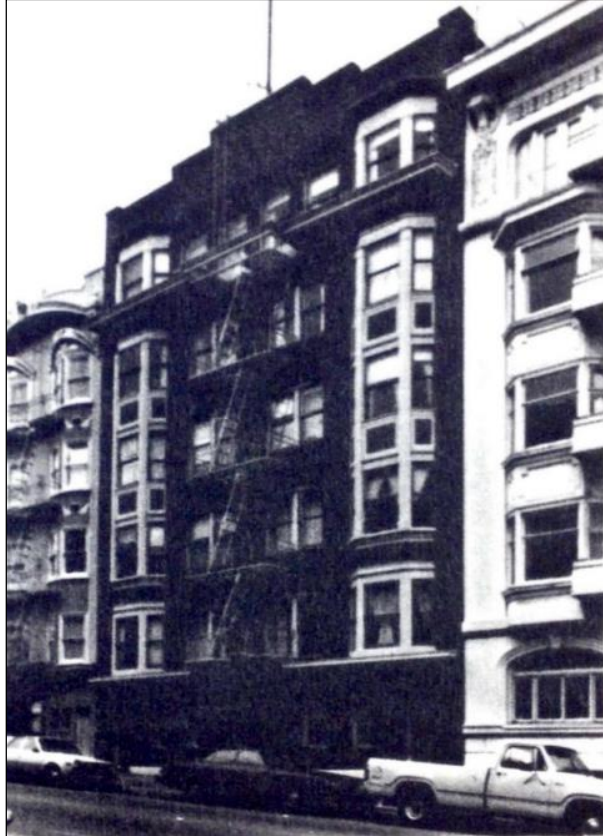


Figure 25. 1978 photo 1080 Bush Street. (Source: San Francisco Architectural Heritage Survey)



Figure 26. 1989 photo of 1080 Bush Street. (Source: SF Planning Department, Anne Bloomfield 1989 Survey.)



Figure 27. 1999 photo 1080 Bush Street. (Source: Academy of Art University)

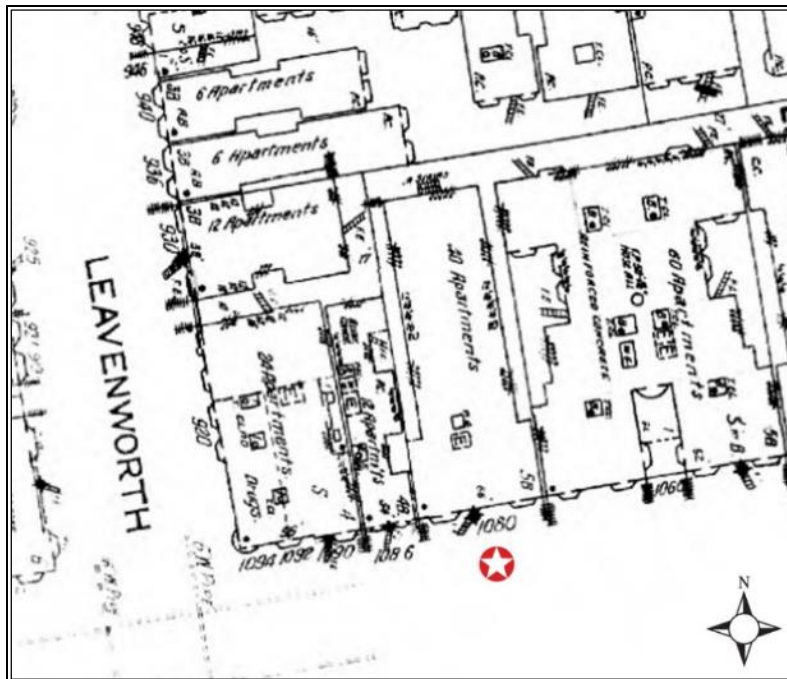


Figure 28. 1948 Sanborn Fire Insurance Map, 1080 Bush Street. (Source: Environmental Data Resources)

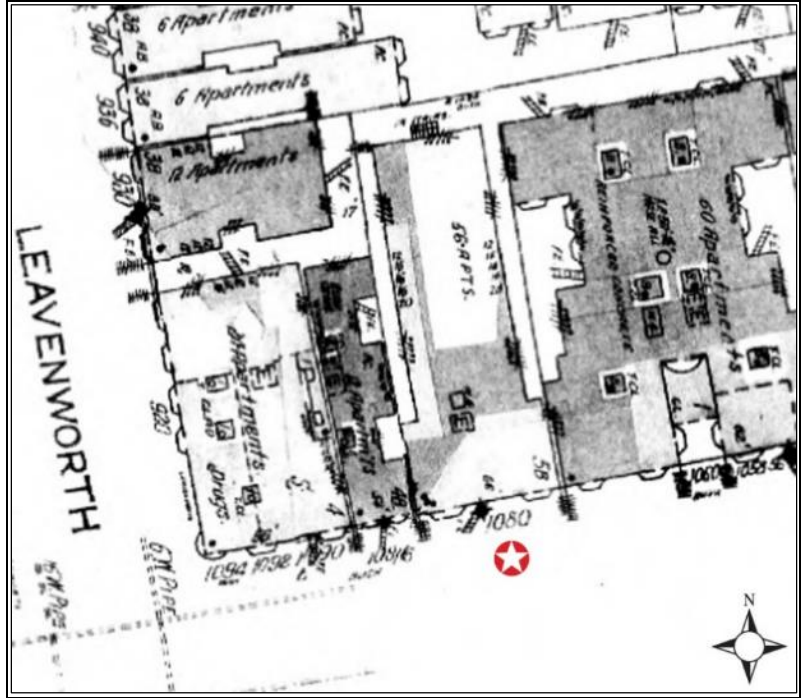


Figure 29. 1974 Sanborn Fire Insurance Map, 1080 Bush Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 1080 BUSH STREET / APN: 0276015

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------------------------|---------------------|----------------------------|--------------|----------|---|
| Mar. 2, 1944 | 75009 (71264) | G. Rosenberg | | \$1,200 | Close openings on each floor of old ... with two layers of flooring. Re-plaster damaged walls and ceiling using good lath fireproof. Repair roof with tar and gravel. Put new garbage shoot inside. |
| June 5, 1958 | 210821 (188918) | Mrs. Anne Kurtz | | \$138 | One accordion type patent drop ladder to be installed on existing fire-escape on Front of building. |
| Sept. 26, 1963 | 287088 (257819) | Mrs. Anne Kurtz | | \$2,500 | To obtain permit of occupancy; [will need to provide fire safety updates 1 through 6]. |
| Mar. 17, 1971 (Aug. 6, 1971) | (358321) | Ann Alderman | | \$2,000 | As per building inspection report dated 3-17-1971. |
| Dec. 2, 1971 (Jan. 4, 1972) | (362721) | Coldwell Banker Company | | \$5,000 | Installation of fire sprinkler system. |
| Jan. 28, 1972 (Feb. 3, 1972) | 405830 (363475) | | | \$2,000 | Install 5/8" sheetrock, 3 doors and one window in Apt. #202 (fire damage). |
| July 12, 1973 | 423269 (379070) | Ann Alderman | | \$1,000 | Comply with complaint #14988. |
| Aug. 7, 1978 | 7807982 (439032) | B & F Management Co., Inc. | | \$1,800 | Furnish and install six (6) Hoistway swinging elevator hall doors and locks. |
| Dec. 10, 1982 (Jan. 18, 1983) | 8210119 (496828) | William F. Chin | | \$2,000 | To restore partitions in Room #306 and #406. |
| Apr. 17, 1984 (May 22, 1984) | 8404050 (515777) | William F. Chin | Wing Tar Lee | \$5,000 | To restore partitions in Room #206 and #506. |
| May 1, 1986 (May 22, 1986) | 8605119 (548500) | Mr. & Mrs. William F. Chin | | \$12,000 | To comply with the Parapet Safety program. |
| June 12, 1997 | 971021 (824851) | Bill Benton | | \$4,600 | Install new dry standpipe with hose valves and roof manifold. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------------------------|---------------------------|---------------------------------|----------------------|-----------|--|
| Dec. 15, 1997 | 9725130 (839537) | Bill Benton | | \$1 | Revision to Application #9710721. |
| Aug. 18, 1998 (Oct. 19, 1998) | 9816291 (862986) | Shearwater Partners, LLC | | \$130,000 | Seismic upgrading, for compliance - Special procedure, UMB. |
| Jan. 19, 1999 | 9901113 (869535) | John Chiatello | | \$8,000 | Remove all lath & plaster in vacant units for new sheetrock. |
| Feb. 25, 1999 | 9903639 (872225) | Shearwater Partners, LLC | Zucker + Associates | \$250,000 | Renovation of most apartments, (not structural work, no envelope change). |
| Nov. 19, 1999 | 9924636 (894937) | Scott & Elisa Stevens | | \$28,000 | Remodel kitchen & bath, drywall, trim, paint on #207 and #508. |
| July 13, 2000 (July 22, 2000) | 200007135032 (916694) | AAU | Lori Bockholt Design | \$25,000 | 1 st floor tenant improvement. No additional sq. ft., add manager's office unisex restroom communal kitchen storage, trash room, and laundry. |
| July 20, 2000 (July 22, 2000) | 200007205606 (916693) | Elisa Stevens/Wilbur Properties | Lori Bockholt | \$40,000 | Remodel of existing apartments, room #209, #407, #510, #601. |
| Sept. 22, 2000 | 200009221354 (922220) | Elisa Stevens/Wilbur Properties | Lori Bockholt | \$1 | Revision to application #200007205606: Remodel 4 units, room #207, #407, #510, #601. |
| Mar. 8, 2001 | 200103083805 (934217) | AAU | Tom + Aguila | \$18,000 | Build new sheetrock partitions (1hr. rat.) to enclose area for laundry room, extend gas line, paint. Change orientation of lights to accommodate walls. |
| Mar. 27, 2001 | 200103275340 (935722) | AAU | Tom + Aguila | \$1 | Revision to application #200103083805. |
| Oct. 27, 2003 (Nov. 24, 2003) | 200310278608 (1011727) | AAU | | \$3,000 | Install one new illuminated wall sign (electrical). |
| Oct. 8, 2004 | 200410086356 (1038466) | AAU | | \$12,000 | Renew PA#200007135032 to finish work. |
| June 10, 2010 | 201006104217 (1213916) | Elisa Stevens Trust/AAU | | \$500 | Removal of horizontal wall sign to right of entry door (no structural work). |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|------------------------------|---------------------------|-------|-----------|----------|--|
| Mar. 7, 2011 (Apr. 11, 2011) | 201103071517 (1235364) | AAU | | \$10,000 | Re-roofing only. |
| Jan. 5, 2012 | 201201051752 | AAU | | \$20,000 | Unit #205 & #410 remodel of kitchens in kind. Replace counters, cabinets, sinks & faucets. |
| May 22, 2013 | 201305207353 (1294380) | AAU | | \$11,000 | To comply with Ordinance 029-13 only; installation of grab bars in SRO at the following locations: (3) per 5 th floor = 15+ (1) toilet on 1 st floor = 16 total. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

1080 Bush Street is a contributor to the NRHP-listed historic district, Lower Nob Hill Apartment Hotel Historic District and is therefore an historical resource under CEQA.

In addition to being listed on the NRHP, 1080 Bush Street appears eligible for the CRHR under Criterion 1, as an embodiment of multi-family residential development in the Nob Hill neighborhood during the post-1906 earthquake Reconstruction period. The property is also eligible for the CRHR under Criterion 3, as an intact contributor to this historic district of multi-family residences. It is a distinctive example of Classical Revival architecture applied to a multi-family residence.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity.

To retain integrity, a property must possess several, if not all, of these seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association (each aspect is defined in National Register Bulletin 15).

The subject property retains integrity and remains eligible as a contributor to the NRHP historic district and a CRHR-eligible historical resource. The period of significance is 1913 to 1940.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Mid-rise, T-shaped plan, flush with sidewalk
- Symmetrical design composition
- Flat roof with no eaves; stepped parapet
- Stacked projecting bay windows, with molded recessed panels beneath and molded fascia and cornice above
- Projecting, tripartite cornice line capping bay windows
- Segmental arched window and door openings
- Brick construction
- Upper and lower cornices with modillions
- Vestibule with marble and tile features
- Original security door on ground level
- Original double-hung wood windows on secondary elevations
- Fire escape (south elevation)

Interior

- Spatial arrangement; double-loaded corridor
- Staircase and railings
- Original Otis elevator

ALTERATION SUMMARY

This section describes known alterations to the property prior to and following AAU's acquisition. Alterations are broken down by primary elevation, secondary elevation, and interior spaces historically accessible to the public (where applicable). In cases where available archival sources did not confirm dates for alterations, these inconclusive changes are listed below.

PRIMARY ELEVATION

Pre-AAU Alterations:

- Accordion-type drop ladder installed to fire escape in 1958 (Permit 210821)
- Primary door replaced by 1982 (SF Heritage Survey)
- Installation of dry standpipe with hose valves and roof manifold in 1997 (Permit 8916291)
- Windows replaced (vinyl) between 1989 and 1999 (AAU, Memo to SWCA, 2/2/2016)
- Modern light fixtures on ground level (AAU, Memo to SWCA, 2/2/2016)
- Security gates at main entry and bars on ground-level windows (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Re-roofing in 2011 (Permit 201103071517)
- Installation of illuminated wall sign in 2003 (Permit 200310278608)
- Western ground-level door replaced in 2013 (AAU, Memo to SWCA, 2/2/2016)

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Replacement metal doors on north elevation; awaiting data (AAU, Memo to SWCA, 2/2/2016)
- Replacement windows (aluminum, vinyl sliders) on east and west elevations (AAU, Memo to SWCA, 2/2/2016)
- Security gates on north elevation and some ground-level windows on east and west elevations (AAU, Memo to SWCA, 2/2/2016)

INTERIOR

With the exception of the spatial arrangement and original elevator, the interior has been extensively altered through the complete replacement of doors and elevator doors, and the installation of fluorescent ceiling lights and carpeting throughout. The lobby has also been altered with new laminate floors, sheetrock walls and ceiling, recessed lighting, and exposed painted brick. In addition a manager's office, unisex restroom, and a communal kitchen were added in 2003 (Permits 200007135032)

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

1080 BUSH STREET (ES-12)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem/physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new construction will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new construction: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|--|-----------------------------|--|---|---|---|---|--|--|--|---|---|--|
| PRIMARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Illuminated wall sign | 2003 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Remove sign; repair, patch, and refinish to match existing surfaces; restore segmental arches and brick patterning; match mortar texture and depth to existing |
| Re-roofing | 2011 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | N/A | None |
| Replacement of western ground-level door on main elevation | 2013 | Yes | No | No | N/A | No | No | N/A | N/A | No | Yes | Remove door; replace with period appropriate door to match original, eastern, ground-level door |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Illuminated Wall Sign: The project does not involve a change in use that resulted in significant changes to distinctive materials, features, spaces, and spatial relationships and therefore complies with Rehabilitation Standard No. 1.

Re-roofing: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Door Replacement: The project does not involve a change in use that resulted in significant changes to distinctive materials, features, spaces, and spatial relationships and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Illuminated Wall Sign: The project does not comply with Rehabilitation Standard No. 2. The illuminated wall sign currently obscures the segmental arched-brick headers above two of the ground-level windows and the easternmost door. This subtle decorative element is a character-defining feature of the property. Given the spare nature of the ornamental detailing on the building and its symmetrical design composition, the sign obscures and interrupts the progression of arches, which line the ground story and mark each floor. The use of segmental brick arches across the

ground story is a modest but important aesthetic detail. Further, the added sign spans the length of two window openings, which are also considered character defining.

Re-roofing: The project complies with Rehabilitation Standard No. 2. Located on a flat roof behind a raised parapet, the roofing material is not clearly visible from the street of other publically accessible spaces does not contribute to the historic character of the property. The replacement of this material therefore does not negatively affect the distinctive materials that characterize the property.

Door Replacement: The project does not comply with Rehabilitation Standard No. 2. Located on the primary elevation, the original doors contributed to the character of the overall property. The project has therefore not retained or preserved the character of the property.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Illuminated Wall Sign: The project does not comply with Rehabilitation Standard No. 3. The wall sign introduces a feature that is not reflective or representative of the property's historical use, significance, or appearance.

Re-roofing: The project complies with Rehabilitation Standard No. 3. The project does not introduce conjectural features or elements.

Door Replacement: The project does not comply with Rehabilitation Standard No. 3. The door introduces that is not consistent with the historic

character of the property and which creates a false sense of historical development.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Illuminated Wall Sign: Rehabilitation Standard No. 4 is not applicable to this project.

Re-roofing: Rehabilitation Standard No. 4 is not applicable to this project.

Door Replacement: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Illuminated Wall Sign: The project does not comply with Rehabilitation Standard No. 5. The illuminated wall sign currently obscures the segmental arched-brick headers above two of the ground-level windows and the easternmost door. These character-defining features represent distinctive materials and construction techniques and craftsmanship that characterize the property. Further, the project is likely to have resulted in damage to historic wall materials, through the removal or destruction to character-defining materials as part of the installation of the wall sign.

Re-roofing: The project complies with Rehabilitation Standard No. 5.

Door Replacement: The project does not comply with Rehabilitation Standard No. 5. Original doors are composed of materials, finishes, and construction techniques that characterize the property.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration*

requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Illuminated Wall Sign: Rehabilitation Standard No. 6 is not applicable to this project.

Re-roofing: Rehabilitation Standard No. 6 is not applicable to this project.

Door Replacement: The project does not comply with Rehabilitation No. 6. Rather than repair the original door or replace it in kind, the project introduced an element that is not consistent with the character of the property.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Illuminated Wall Sign: Rehabilitation Standard No. 7 is not applicable to this project.

Re-roofing: Rehabilitation Standard No. 7 is not applicable to this project.

Door Replacement: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Illuminated Wall Sign: Rehabilitation Standard No. 8 is not applicable to this project.

Re-roofing: Rehabilitation Standard No. 8 is not applicable to this project.

Door Replacement: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Illuminated Wall Sign: The project does not comply with Rehabilitation Standard No. 9. The illuminated wall sign currently obscures the segmental arched-brick headers above two of the ground-level windows and the easternmost door. Given the spare nature of the building's ornamental program and its symmetrical design, the brick header arches are an important design detail, accenting not just the ground story but each floor. In this way, the sign obscures and interrupts this character-defining feature. Further, the added sign spans the length of two window openings, which are also considered character defining.

Re-roofing: Located on a flat roof behind a raised parapet, the roofing material is not clearly visible and is not considered character defining; the project therefore complies with Rehabilitation Standard No. 9.

Door Replacement: The project does not comply with Rehabilitation Standard No. 9. Although the door is differentiated, it is not compatible with historic materials or features.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Illuminated Wall Sign: The project complies with Rehabilitation Standard No. 10. The segmental brick arches are still present behind the sign; if the sign were removed, the essential form and integrity of this character-defining feature would remain intact.

Re-roofing: Because the project did not affect the essential form or integrity of the property, Rehabilitation Standard No. 10 is not applicable.

Door Replacement: The project complies with Rehabilitation Standard No. 10. The door opening was not affected by the project and the current door could be removed and replaced without any impairment to the building.

RECOMMENDATIONS

To facilitate SOIS compliance, the illuminated wall sign should be removed and the original physical appearance and materials of the segmental brick header arches replaced. Any perforations or damage to historic materials should be repaired and surfaces refinished to match existing in materials and appearance.

If a new sign is to be installed, it should be placed in a location that does not obscure character-defining features and installed in a manner that results in minimal damage to historic. In general, the recommended approach for installing signage is to utilize mortar joints or the jamb of a noncontributing building component (rather than character-defining masonry).

AAU indicates the western ground-level door was replaced due to damage in 2013. The replacement door installed by AAU is not consistent with the character of the other service door located at the eastern end of the ground level. A SOIS compliance approach would include the removal of the existing door and replacement with a door that replicates the eastern ground-level door.

1153 BUSH STREET (ES-11)



APN: 0280026

Construction Date: 1911

Architect/Builder: Welsh & Carey

Previous Status: Category A

Previous CHR Status Code: 1D (contributor to designated NRHP historic district)

Date of Past Surveys/Evaluations: 1968, 1976, 1978, 1989, 1991

AAU Acquisition Date: 1998

Current CHR Status Code: 1D (contributor to designated NRHP historic district)

Applicable Criteria: A and C (NRHP), 1 and 3 (CRHR)

Historical Resource under CEQA? Yes

Project Modifications Recommended? Yes

BUILDING AND PROPERTY DESCRIPTION

Originally serving as a doctor's office and multifamily residence, 1153 Bush Street is a three-story brick building constructed in 1911. The building is L-shaped in plan and capped with a flat roof, trimmed along the façade with a Classical Revival cornice with scrolled modillions and applied ornamental detailing. A one-story brick-clad garage occupies the western portion of the lot. The building is set flush to the sidewalk, with an open space at the rear of the property.

With its Classical Revival-inspired style, the building displays a symmetrical design composition and fenestration pattern. On the primary elevation, the focal point of the design is the first-floor entrance, which is marked by a recessed door framed beneath an elaborate entablature, accented with a dentil course and attached partial pilasters. The entrance consists of a wood door with a large glass panel and side lights. A second recessed entry to the basement is located on the western portion of the facade. While the ornamental program of the building is spare, aesthetic effect is achieved through the subtle variations in patterns and profile of the brick sheathing. Brick belt courses and a thin projecting row of bricks frame the window openings on the second and third stories. Serving a keystone-like accents above the third-story windows are two attached plaster emblems.



Figure 30. 1153 Bush Street. (Source: SWCA)

Fenestration generally consists of wood double-hung and fixed-pane windows, as well as vinyl double-hung windows. Security gates have been added in front of the doors and security bars in front of the basement windows.



Figure 31. 1153 Bush Street, primary entrance detail. (Source: SWCA)



Figure 32. 1153 Bush Street, view from the sidewalk highlights the subtle aesthetic effect achieved through brick patterning. (Source: SWCA)

The secondary elevations feature a simplified cornice on the east and west elevations, and shallow brick copping at the eave line on the south elevation. Fenestration patterns on the side elevations mirror those of the façade, with symmetrically arranged, multi-light wood and vinyl double-hung and fixed windows. The building also exhibits stained-glass windows on the side elevation. Metal security bars have been installed over some of the basement windows.



Figure 33. 1153 Bush Street, northern perspective of the rear elevation and yard. (Source: SWCA)



Figure 34. 1153 Bush Street, close up of one of the stained glass windows. (Source: SWCA)

The main entry leads to a lobby, main staircase, and rooms with a number of original, character-defining features. An open dining room with an original paneled ceiling is located off the living room. Contributing interior features include wood door frames and trim, wood paneling and banister, original chandeliers, and an open wood fireplace. Carpet has been installed on the stairs and floors, and nonoriginal fluorescent lights have been added. While the room configuration appears to have been retained on the first floor, some of the upper-floor rooms have been reconfigured.



Figure 35. Interior fireplace of subject property. (Source: SWCA)



Figure 36. Interior of subject property, with contributing, character-defining interior spaces and features. (Source: SWCA)

SITE HISTORY

1153 Bush Street was constructed in 1911 for an estimated cost of \$25,000. The three-story building, with basement, was designed by the San Francisco-based architecture firm Welsh & Carey. The firm was established by Thomas J. Welsh (1847-1918), a native of Australia and a reasonably prolific architect in and beyond the San Francisco Bay Area; Welsh also served as the architect for the San Francisco Board of Education.¹⁷

The building was commissioned by Dr. S.J. Hunkin, an orthopedic surgeon originally from Cornwall, England.¹⁸ Hunkin moved to California in 1884, studying at Cooper Medical College. In 1895, Hunkin married Lota Buchner; after commissioning 1153 Bush Street, he resided and worked in the building, which served as a multifamily dwelling. In 1911, the *San Francisco Chronicle* noted the building's construction:

Dr. S.J. Hunkin is building a three-story and basement brick residence for himself on Bush street [sic], between Leavenworth and Hyde streets. Welsh & Carey are the architects, and they have designed a highly attractive house of the fire-proof type. The building will contain offices for the owner and a garage. The first floor will be occupied exclusively as offices and reception rooms, and the two upper stories for the residence. Southern gum wood is used for the finish of the reception rooms and other main rooms. The living room occupies the entire front, and has a large open fireplace, with the mural decoration in harmony with the wood finish. Hardwood floors will be laid throughout the house.¹⁹

Upon Hunkin's death in 1930, the *San Francisco Chronicle* described him as an orthopedic surgeon who "had built up a world-wide reputation."²⁰ Following his death, by 1935, the building was occupied through at least the late 1930s by The Samaritan Treatment for Alcoholism, an early alcohol treatment center that addressed "excessive drinking as a disease."²¹ A 1935 advertisement for the group's two Bay Area locations, at 1153 Bush Street and in the Richfield Oil Building in Oakland, asserted that "The misery of alcoholism need not be endured."²² With centers throughout the United States, The Samaritan Treatment for Alcoholism appears to have been popular at the time but also criticized for its promise of offering a 48-hour cure:

Any treatment that claims to cure alcoholism in 'little more than two days' is a fake. The sobering-up process may not take much more time, but anyone who is familiar with the sprees of an alcohol addict knows very well that sobering up doesn't mean cure... The excessive use of alcohol is a symptom of a deep-rooted emotional maladjustment, involving the entire personality of the drinker. It is absurd to claim that a few days of hocus-pocus will re-make a personality.²³

By circa 1940 and into subsequent decades, the property appears to have transitioned from a mixed-use office-residential space to solely multifamily residential use.

¹⁷ Chase, John, Judith Steen, and Daniel Platt Gregory, *The Sidewalk Companion to Santa Cruz Architecture* (Kestrel Press, 2005).

¹⁸ "Heart Attack Fatal to Dr. S.J. Hunkin," *San Francisco Chronicle*, 12 October 1930, p. 6.

¹⁹ "Future for City Realty Is Full of Promise and Confidence," *San Francisco Chronicle*, 29 July 1911.

²⁰ "Dr. Hunkin's Rites Held," *San Francisco Chronicle*, 12 October 1930, p. 12.

²¹ *Polk's Crocker-Langley San Francisco City Directory*, 1938 (San Francisco, CA: R.L. Polk and Company).

²² Advertisement, The Samaritan Treatment for Alcoholism, *Indian Valley Record* (Greenville, Plumas County, California), 26 December 1935.

²³ "Questions and Answers," *Health and Hygiene*, October 1938, p. 21.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

This section presents available Sanborn Fire Insurance Maps, historic photographs, aerial imagery, and other materials, to offer a visual overview of the property and site over time. A tabular summary of available building permits follows.



Figure 37. 1968 photo of 1153 Bush Street. (Source: Here Today, San Francisco Junior League Survey)

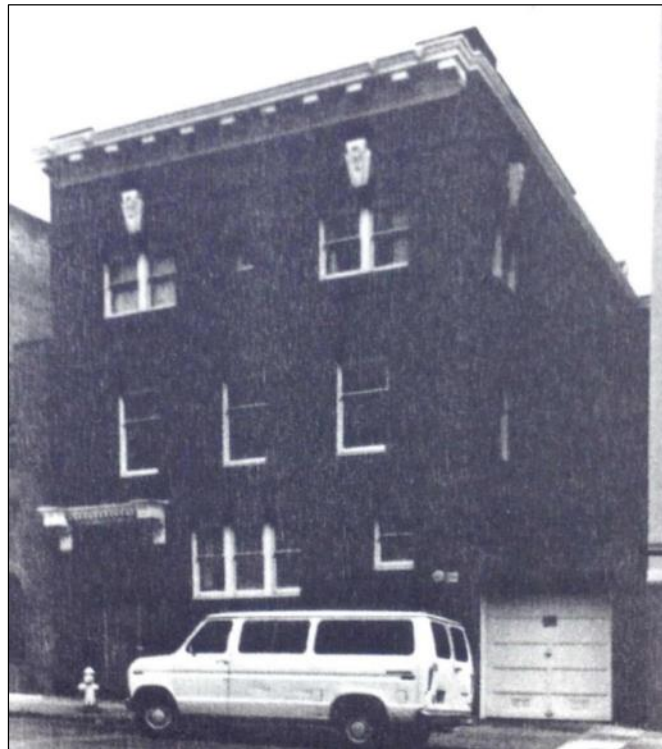


Figure 38. 1978 photo 1153 Bush Street. (Source: San Francisco Architectural Heritage Survey)

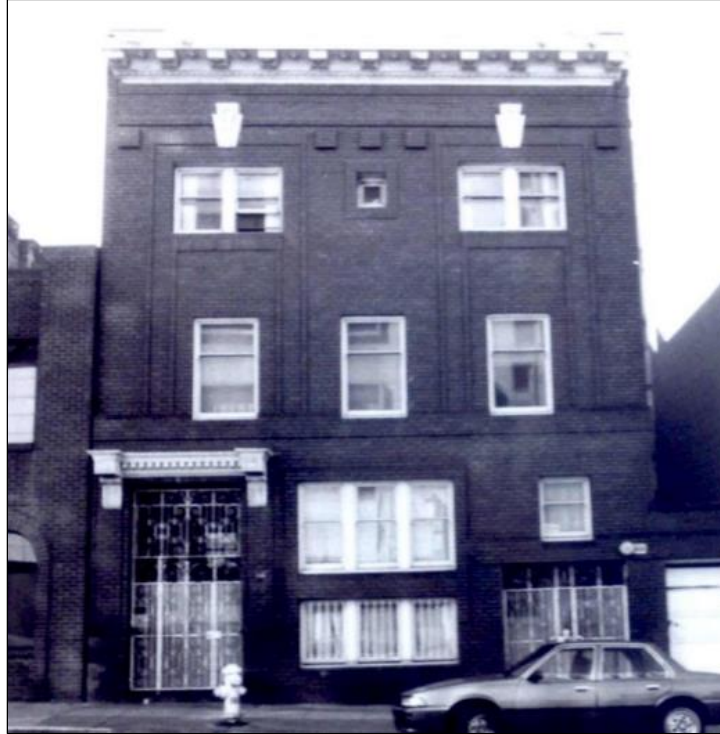


Figure 39. 1989 photo of 1153 Bush Street. (Source: San Francisco Planning Department, Anne Bloomfield 1989 Survey)



Figure 40. 1998 photo of 1153 Bush Street. (Source: Academy of Art University)



Figure 41. 1153 Bush Street, as shown in the *San Francisco Chronicle*, 29 July 1911. (Source: San Francisco Heritage)



Figure 42. 1913 Sanborn Fire Insurance Map, 1153 Bush Street, when the property still served as a doctor's office. (Source: Environmental Data Resources)



Figure 43. 1938 Aerial Photograph, 1153 Bush Street. (Source: Environmental Data Resources)

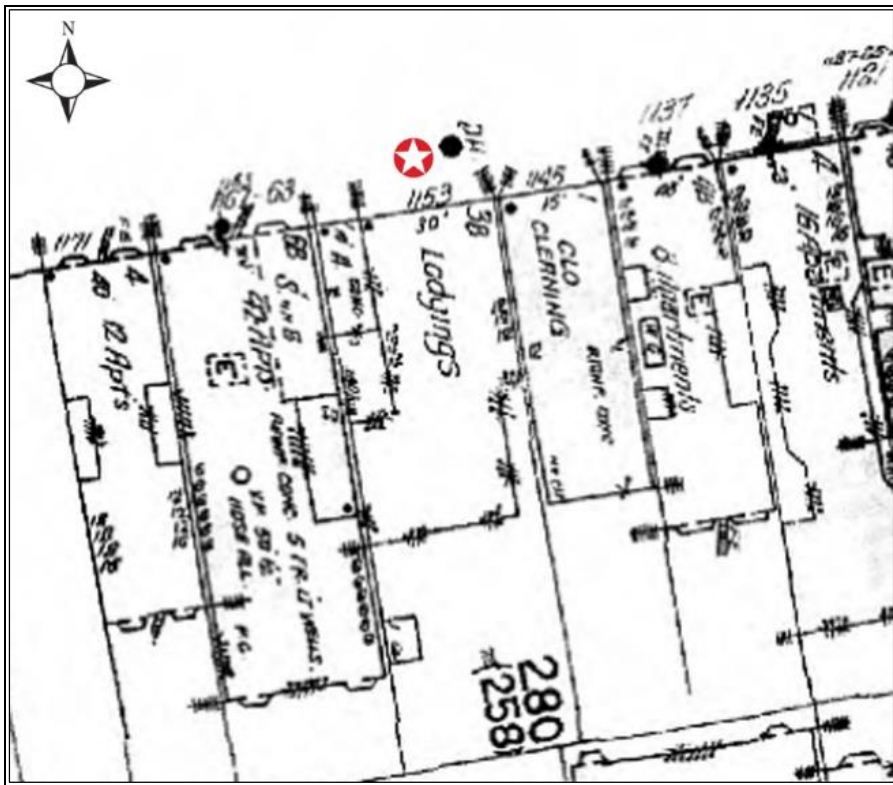


Figure 44. 1948 Sanborn Fire Insurance Map, 1153 Bush Street; by 1948, the Sanborn map indicated the building use as “lodgings.” (Source: Environmental Data Resources)

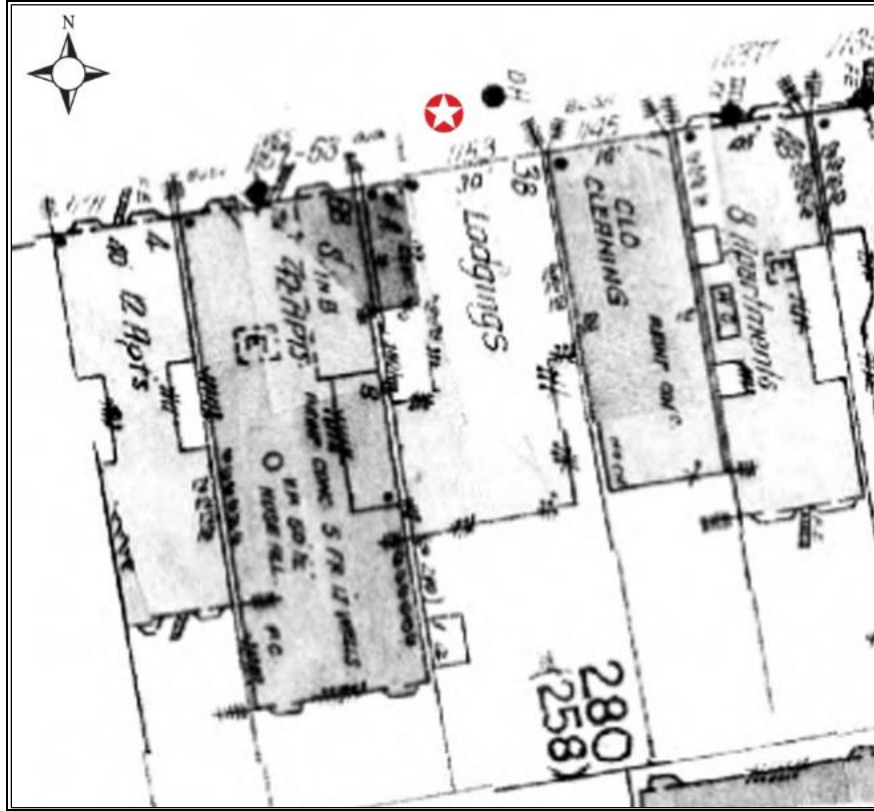


Figure 45. 1974 Sanborn Fire Insurance Map, 1153 Bush Street. (Source: Environmental Data Resources)

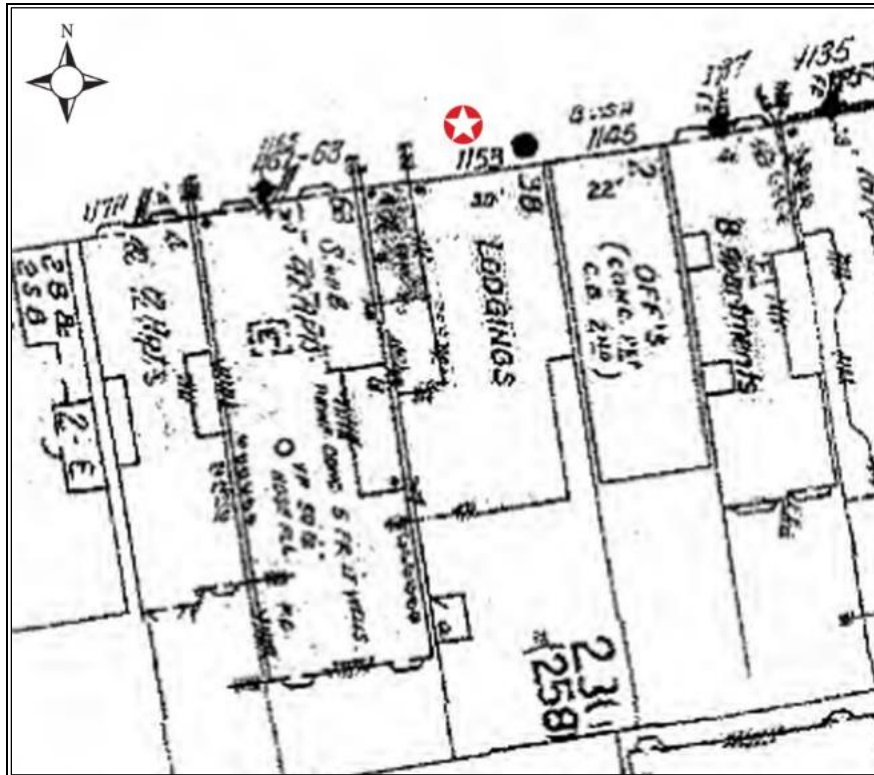


Figure 46. 1999 Sanborn Fire Insurance Map, 1153 Bush Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 1153 BUSH STREET / APN: 0280026

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|--------------------------------|------------------|--|---------------|----------|--|
| June 14, 1911 (June 24, 1911) | 36502 | S. J. Hunkin | Welsh & Carey | \$25,000 | To construct a three-story and basement brick building measuring 42'-6" by 137'-6" |
| July 16, 1962 | 26664 | Evelyn Tong | | \$3,500 | Put addition toilet. Building to be legalized per dept. of public health check list. 13 guest rooms, 4 room manager's apt. |
| Aug. 17, 1973 (Sept. 20, 1973) | 425798 (381503) | Evelyn Tong | | \$1,000 | To do necessary work as per Bureau of Building Inspection to legalize bldg. as one apts. and 14 guest rooms |
| Oct. 29, 1974 (Dec. 2, 1975) | 440682 (405776) | Evelyn Tong | | \$3,000 | To conform with property Conservation Dept. report. |
| Apr. 4, 1979 (May 10, 1979) | 7904460 (448582) | International Exchange Carpet Cleaners, Inc. | | \$1,400 | To bring building into full compliance with the provisions of the Municipal Code as required by Division of Apartment and Motel Inspection report. |
| Sept. 24, 1979 (Oct 24, 1979) | 7909647 (453969) | International Exchange Carpet Cleaners, Inc. | | \$1,500 | Remodel basement bath – drawing included. |
| Aug. 7, 1980 (Aug. 19, 1980) | 8007009 (463232) | International Exchange Carpet Cleaners, Inc. | | \$500 | Repair walls and floor in basement to include: concrete slab replacement; hang 2 doors in existing openings; change door openings in two closets; and repair old plaster with sheetrock. |
| Apr. 27, 1989 (May 24, 1989) | 8907039 (614693) | New Education Development System | A + J Design | \$12,000 | Parapet Reinforcing |
| May 12, 1998 (July 30, 1998) | 9808471 (855823) | New Education Development System Inc. | | \$1 | Bring to code compliance. To indicate existing legal use of building permit application and plans to follow guidance of Mr. Rafael Leopoldo. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|--------------------------------|---|----------------|-----------------------|-----------|---|
| Aug. 19, 1998 (Sept. 21, 1998) | 9816385 (860480) | Elisa Stephens | Dale Meyer Associates | \$20,000 | Up-date bathrooms (new fixtures, tile, light, etc.) Close some door openings & open some new doors, add a few walls (interior non-bearing) to divide space. |
| Oct. 3, 2003 (June 3, 2005) | 200310036508 (1057212) | AAU | Tom Eliot Fisch | \$267,000 | Seismic upgrade per UMB Ordinance. Wall anchors, etc. |
| Nov. 2, 2010 | 201006305672 (1224932) | Elisa Stephens | | \$1 | To obtain final inspection for work approved under PA# 9816385. |
| Jan. 24, 2013 (Mar. 4, 2013) | 201301248689 (1287646) | AAU | | \$500 | Remove wall sign at ground level (remove signage on all sides). |
| May 22, 2013 | 201305207351 (1294381) | AAU | | \$10,500 | To comply with Ord 029-13; installation of grab bars in basement & floors 1 to 3. |
| May 1, 1989 | 8907039 | | | \$12,000 | Parapet Reinforcing. |
| May 12, 1998 | 9808471 | | | \$1 | Bring to code compliance to indicate existing legal use of building. |
| Aug. 19, 1998 | 9816385 | | | \$20,000 | Update bathrooms (new fixtures, tile, lights), close some openings. |
| Oct. 3, 2003 | 200310036508 | | | \$267,000 | UMB Seismic upgrade per UMB ordinance. |
| Apr. 1, 2008 | 200804018452 | | | \$1,000 | Erect a (non-electric) single faced projecting sign. |
| Apr. 1, 2008 | 200804018456 (*permit filed but never issued) | | | \$5,001 | Install one (non-illuminated) awning. |
| June 30, 2010 | 201006305672 | | | \$1 | To obtain final inspection for work approved under Application # 9816385. |
| Aug. 17, 2010 | 201008178987 | | | \$3,000 | Revision to approved PA #9816385 & respond to Nov #201051135. New handrails & as-built drawings. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|------------------|----------------------|--------------|------------------|-------------|---|
| Jan. 24, 2013 | 201301248689 | | | \$500 | Remove wall sign at ground level. |
| May 20, 2013 | 201305207351 | | | \$10,500 | To comply with Ordinance 029-13 only; installation of grab bars in SRO at the following locations: (2) at basement + (4) on 1 st floor + (3) on 2 nd floor + (6) on 3 rd floor = 15 total. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

1153 Bush Street is listed on the NRHP as a contributor to the Lower Nob Hill Apartment Hotel Historic District. As such, it is a historical resource for purposes of CEQA.

The subject property was also evaluated for eligibility for the California Register of Historical Resources (CRHR).

In addition to being listed on the NRHP, 1153 Bush Street is eligible for the CRHR under Criterion 1, as an embodiment of multi-family residential development in the Nob Hill neighborhood during the post-1906 earthquake Reconstruction period. The property is also eligible for the CRHR under Criterion 3, as an intact example of a Classical Revival residence and a contributor to this historic district of multi-family residences.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990).

With few major alterations, the subject property retains integrity and remains eligible as a contributor to the NRHP historic district and as a CRHR-eligible historical resource. The period of significance is 1911 to 1940.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Scale and massing: low-rise, rectilinear volume
- Single-story attached garage
- Flush with sidewalk, open space at rear
- Flat roof with shallow eaves, finished with Classical Revival cornice, modillions and applied ornament
- Brick sheathing, with aesthetic effect achieved through subtle variations in recessed/raised brick patterning, around windows
- Symmetrical fenestration pattern
- One-over-one single and paired double-hung windows
- Primary entrance with Classical Revival-style detailing (entablature and cornice lined with dentil course)
- Stained glass windows on rear elevation
- Raised, board-form concrete foundation on side and rear elevations

Interior

- Spatial arrangement: formal entryway with stairs and residential units located off shared common spaces
- Staircase with wood railings, banister, and ornamental detailing
- Wood wainscoting and wall paneling
- Textured wallpaper
- Wood floors and door surrounds, accented with dentil course
- Paneled ceiling in dining room
- Multi-light and wood-paneled doors
- Built-in cabinets
- Wood and tile fireplace with ornamental detailing

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Security gates and bars added by 1982 (SF Heritage Survey)
- Fixed windows at ground level by 1989 (Bloomfield Survey)

Post-AAU Alterations:

- Canopy at primary entrance in 2008 (Permit 200804018456 [*permit filed but never issued])
- Garage door replaced with a non-original door in 2003 (AAU, Memo to SWCA, 2/2/2016)

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Replacement metal fire door on ground level of west elevation
- Three replacement windows (two brown and one white vinyl double-hung windows) on rear (south) elevation

Post-AAU Alterations:

- Backyard was paved with concrete for use as a basketball court in 2004 (AAU, Memo to SWCA, 2/2/2016)
- Security bars on ground level windows on rear (south) and east elevations in 2006 (AAU, Memo to SWCA, 2/2/2016)
- One window partially infilled and others replaced with vinyl windows on secondary elevations behind garage (AAU, Memo to SWCA, 2/2/2016)

INTERIOR

Although the mixed-use doctor's office/multifamily space was converted to strictly multi-family/hotel use by 1939, many of the original character-defining features in the common/shared spaces remain intact as described above. Alterations to the interior are largely confined to the residential rooms and basement, which appears to have had interior rooms added and seismic bracing installed. In addition bathroom upgrades were completed by AAU (Permit 981685)

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

1153 BUSH STREET (ES-11)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new construction will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new construction: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|---|-----------------------------|--|---|---|---|---|--|---|--|---|---|---|
| PRIMARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Canopy | 2008 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Remove canopy & repair/patch materials/features as needed; restore and refinish to match original in materials and appearance |
| SECONDARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | |
| One window partially infilled; others replaced w/vinyl windows on north elevation behind garage | 2003/2005 | Yes | No | No | N/A | No | No | No | N/A | No | No | These window are on a secondary elevation and are therefore not |

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new construction will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new construction: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| | | | | | | | | | | | | visible from the public right-of-way. An SOIS-compliant approach would be replacing extant noncontributing windows with windows matching the originals in size, shape, glazing, framing materials, thickness and profile, overall configuration and operation. Design of replacement windows shall be based on evidence (historic photos, extant historic windows) rather than conjecture. |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Canopy: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships and therefore complies with Rehabilitation Standard No. 1.

Window Infill/Replacements: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Canopy: The project does not comply with Rehabilitation Standard No. 2. According to historic photographs, the canopy currently over the principal entrance was not originally present. The canopy covers and partially obscures the Classical Revival-style entrance and ornamental details that are the focal point of the building's design. The entrance is marked by a Classical Revival-style entablature and cornice, lined with a dentil course, and flanked by attached square capitals. Other character-defining features include the primary entrance's large rectangular wall opening, entrance portico, and deeply recessed door. (The door is currently fronted by a nonoriginal security gate.) Character-defining features of the building overall include its symmetrical design composition, decoratively patterned brick, paired and single wood-framed

windows, and a roofline spanned by an entablature with molded cornice, accented with dentils.

Because the building's decorative program is relatively minimal, the primary entrance, as well as the prominence of the entrance in the building's design, are all the more important in the building's design. The entrance canopy alters the shape and appearance of the principal entrance and its decorative Classical Revival-style entrance. Therefore, the entrance canopy does not comply with Rehabilitation Standard No. 2.

Window Infill/Replacements: The project does not comply with Rehabilitation Standard No. 2. The infill and installation of vinyl windows on the secondary elevations is not consistent with the distinctive materials of the historic fenestration on the building.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Canopy: The project does not comply with Rehabilitation Standard No. 3. The canopy introduces an element that is not reflective or representative of the property's historic significance, use, or appearance.

Window Infill/Replacements: The project does not comply with Rehabilitation Standard No. 3. The infill and nonoriginal vinyl windows introduce an element that is not consistent with the historical character and appearance of the property.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Canopy: Rehabilitation Standard No. 4 is not applicable to this project as the canopy was installed after the period of significance (1911-1940).

Window Infill/Replacements: Rehabilitation Standard No. 4 is not applicable to this project

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Canopy: The project does not comply with Rehabilitation Standard No. 5. Mounting brackets are installed directly into the masonry wall of the entryway; this masonry wall is among the distinctive materials, features, and finishes that characterize the property. The project is likely to have resulted in damage to these materials through their removal or destruction with the installation of the canopy.

Window Infill/Replacements: The project is not in compliance with Rehabilitation Standard No. 5 as it resulted in the infill of a window opening, a distinctive feature of the building.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Canopy: Rehabilitation No. 6 is not applicable to this project.

Window Infill/Replacements: The project is not in compliance with Rehabilitation Standard No. 6 as it resulted in the installation of incompatible windows rather than the repair of existing.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Canopy: Rehabilitation No. 7 is not applicable to this project.

Window Infill/Replacements: Rehabilitation No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Canopy: Rehabilitation No. 8 is not applicable to this project.

Window Infill/Replacements: Rehabilitation No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Canopy: The project does not comply with Rehabilitation Standard No. 9. According to historic photographs, the canopy currently over the principal entrance was not originally present. The building's symmetrical design composition, decoratively patterned brick sheathing, and prominent, ornamental entrance are all considered character-defining. As it appears

today, the entrance canopy alters the shape and appearance of the principal entrance and partially obscures its decorative Classical Revival-style cornice and entablature. In addition, the canopy also negatively affects scale and proportion of the entrance portico, which was designed to be the focal point of the building. Therefore, the addition of the entrance canopy does not comply with Rehabilitation Standard No. 9.

Window Infill/Replacements: The does not comply with Rehabilitation Standard No. 9. The infill and window replacements are not compatible with historic materials and features.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Canopy: The project complies with Rehabilitation Standard No. 10. The canopy has not permanently impaired the essential form and integrity of the historic property. The prominent, ornamental entryway is still present behind the canopy. If the canopy were to be removed, the essential form and integrity of the property would remain intact.

Window Infill/Replacements: The project complies with Rehabilitation Standard No. 10. The infill and window replacements has not permanently impaired the essential form and integrity of the historic property. The form, window openings is still present and if removed, the essential form and integrity of the property would remain intact.

RECOMMENDATIONS

To facilitate SOIS compliance, the canopy should be removed. Any wall perforations or damage to historic materials should be repaired, patched, and refinished to match existing surfaces in materials and appearance.

The removal and in-filling of windows on secondary elevations does not meet Standards No. 2, 3, 5, 6, or 9. However, these elevations are not visible from the public right of way, and the affected features are considered of secondary character-defining importance. A SOIS-compliant approach would be to remove and replace infill and vinyl windows with period-appropriate windows. Design of replacement windows shall be based on evidence (historic photos, extant historic windows) rather than conjecture.

In addition, field observations noted the presence of deteriorated brick on exterior walls. It is recommended that brick be repaired where possible, replaced in kind where necessary, and repointed with mortar matching the existing in all aspects of appearance (including color, texture, and depth).

58-60 FEDERAL STREET (ES-30)



APN: 3774074

Construction Date: 1911/1912

Architect/Builder/Designer: Perseo Righetti & August G. Headman

Previous Status: Category A

Previous CHR Status Code: 3D (NRHP-eligible historic district contributor); contributor to Article 10 Historic District

Date of Past Surveys/Evaluations: 1978; 2005; 2008; 2009; 2011

AAU Acquisition Date: 2005

Current CHR Status Code: 3D; Article 10 listed

Applicable Criteria: A and C (NRHP), 1 and 3 (CRHR)

Historical Resource under CEQA? Yes

Project Modifications Recommended? No

BUILDING AND PROPERTY DESCRIPTION

Constructed between 1910 and 1912, 58-60 Federal Street was commissioned by the Rincon Warehouse Company. The warehouse is five stories in height and rectangular in plan, with steel-reinforced concrete construction. The property is built out to fill the lot and set flush with the sidewalk.

Utilitarian in design, the building is capped with a flat roof, terminating in a shallow copping along the sixth story. Centered atop the fifth story of the property is a one-story sixth floor. The façade is characterized by an asymmetrical, purpose-driven design, with little evident or extant ornamental detailing on the exterior.



Figure 47. 58-60 Federal Street. (Source: SWCA)

On the primary elevation, the entrance consists of paired glass doors with a single-light transom, deeply recessed within the wall plane. Framing the entrance portico is a Classical Revival-inspired pediment and door surround. (The main entrance, currently located in the north portion of the façade, was originally centered on the façade.) On the primary elevation, access is provided through a series of roll-up doors of various sizes, as well as single and paired doors with simple wood frames. Fenestration consists of a variety of window configurations and types, with multi-light, fixed, and casement steel-frame windows.



Figure 48. 58-60 Federal Street, primary elevation; the original location of the main entrance (now located further south on the façade) was below the lettering reading “60 Federal.” (Source: SWCA)



Figure 49. 58-60 Federal Street, detail, main entrance, primary elevation (Source: SWCA)

As with the primary elevation, the northeast elevation exhibits a series of roll-up doors on the first and second stories. Fenestration consists of varying window types, including steel-frame multi-light, fixed, casement, and sliding windows. On the northwest elevation, the overall pattern of window openings is asymmetrical and program-driven. Metal railings have been added in front of some of the larger sliding windows.



Figure 50. 58-60 Federal Street, southwestern perspective of the northeastern elevation. (Source: SWCA)

SITE HISTORY

Constructed between 1910 and 1912, in advance of the 1914 opening of the Panama Canal, 58-60 Federal Street was commissioned by M.J. Hawley of the Rincon Warehouse Company for an estimated cost of \$200,000.²⁴ Designed by Perseo Righetti & August G. Headman, the building was “one of the largest and most costly warehouses in the city” at the time of its construction.²⁵ The site was particularly promising, given its proximity to both the harbor and adjacent rail lines, an advantage that had become “recognized within the last two weeks by capitalists, who bought two valuable holdings in the same warehouse districts.”²⁶ The building was originally occupied by Weston Basket and Barrel Company, which utilized the space for offices, storage, and manufacturing operations.

The cohesive, industrial character of the adjacent area reflects “the development of warehouses over a 120-year period along the southern waterfront” of San Francisco.²⁷

The interdependence of architecture and history can be seen from a look at the evolution of warehouse forms along the southern waterfront. Unlike most other areas of the San Francisco waterfront, the South End district contains an extraordinary concentration of buildings from almost every period of San Francisco’s maritime history. Several street fronts...are characterized by solid walls of brick and reinforced concrete warehouses. With this harmony of scale and materials, the

²⁴ *San Francisco Chronicle*, 1 October 1910.

²⁵ *San Francisco Chronicle*, 1 October 1910.

²⁶ *San Francisco Chronicle*, 1 October 1910.

²⁷ San Francisco Planning Code, Article 10, Appendix I, South End Historic District.

South End Historic District is clearly a visually recognizable place. ...The buildings of the South End Historic District represent a rich and varied cross-section of the prominent local architects and builders of the period.²⁸

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

This section presents available Sanborn Fire Insurance Maps, historic photographs, aerial imagery, and other materials, to offer a visual overview of the property and site over time. A tabular summary of available building permits follows.



Figure 51. June 1980 field survey photo, 58-60 Federal Street. Shows the original location and configuration of entrance. (Source: San Francisco Heritage)

²⁸ San Francisco Planning Code, Article 10, Appendix I, South End Historic District.



Figure 52. 2005 58-60 Federal Street. (Source: Academy of Art University)

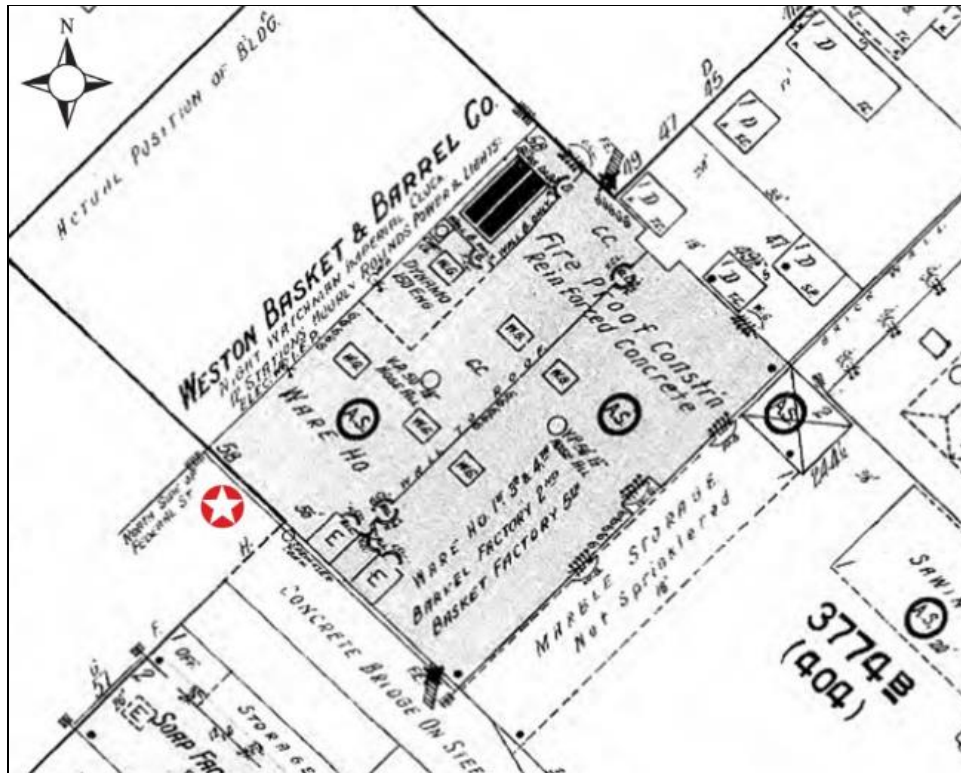


Figure 53. 1913 Sanborn Fire Insurance Map, 58-60 Federal Street, Weston Basket & Barrel Company. (Source: Environmental Data Resources)



Figure 54. 1931 Aerial Photograph, 58-60 Federal Street. (Source: Environmental Data Resources)

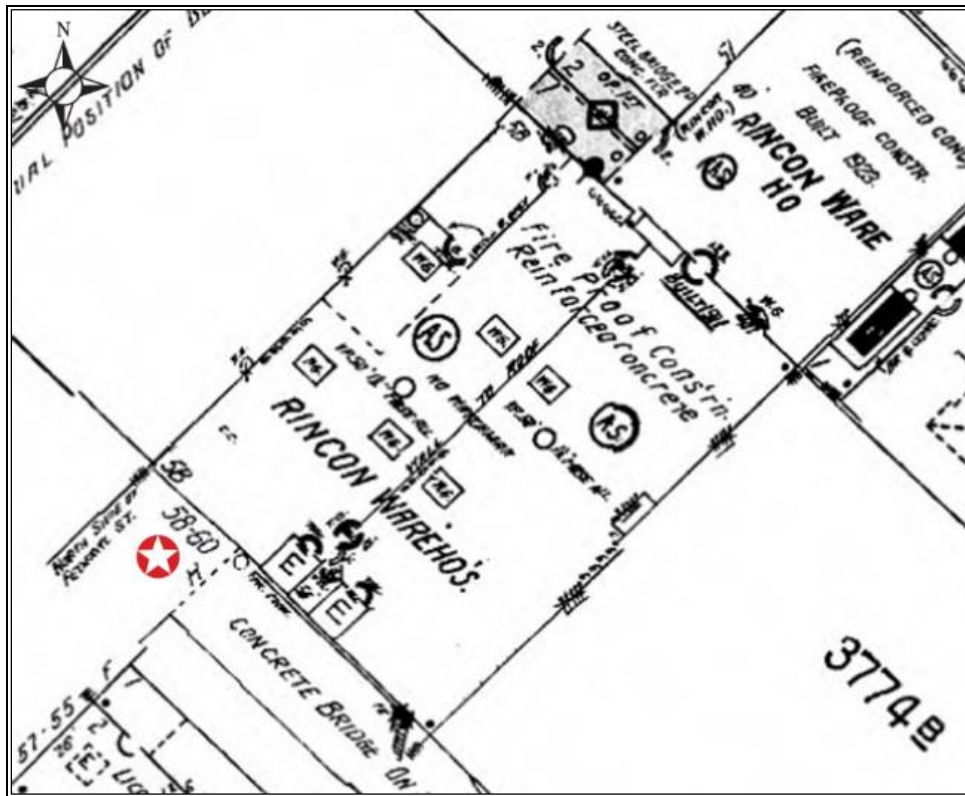


Figure 55. 1949 Sanborn Fire Insurance Map, 58-60 Federal Street. (Source: Environmental Data Resources)



Figure 56. 1970 Sanborn Fire Insurance Map, 58-60 Federal Street. (Source: Environmental Data Resources)



Figure 57. 1999 Sanborn Fire Insurance Map, 58-60 Federal Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 58-60 FEDERAL STREET / APN: 3774074

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|---|---|---------------------------|-----------|--|
| Aug. 13, 1910 (Aug. 24, 1910) | 31288 | Rincon Warehouse Co. | Righetti + Headman | \$116,500 | To construct a warehouse and factory with reinforced concrete measuring 137'-6" by 115' and 82' height. |
| Aug. 1, 1947 (Sept. 22, 1947) | 99206 [Note: permit was withdrawn, no issue permit #] | Baldwin Piano Company | | \$1,900 | Interior alterations. [Permit was withdrawn]. |
| Nov. 15, 1965 (Dec. 6, 1965) | 322725 (288608) | R. K. Duke | | \$1,000 | Cut hole in floor slab for chute. |
| Dec. 4, 1969 (Dec. 22, 1969) | 377927 (359446) | Maison Mendessolle | | \$1,500 | Add wall approximately 40 ft. of new partition near elevator. |
| Apr. 26, 1985 (Jun. 19, 1985) | 8504369 (532678) | Jack Dane | David Rivera Designs | \$15,000 | Build non-bearing wall with metal studs and 5/8" sheetrock. |
| May 14, 1985 | 8505048 (531346) | John Chung | | \$1,000 | Demolition of non-bearing partition walls. |
| June 12, 1985 (Oct. 15, 1985) | 8506167 (538050) | Pacific Heights Development Co. | Corlett, Skaer and Devots | \$30,000 | Improve existing parking to meet code, paint, and electrical. Construct 1 ½ hour communications opening with adjacent existing parking at 51 Federal. |
| July 19, 1985 | 8507693 (536794) | CRM of San Francisco, C. Mickelsen | M.C. Henker | \$15,000 | Replacement of seven (7) vertical side wood gates with center opening. |
| Oct. 23, 1985 (Dec. 31, 1985) | 8512040 (541608) | Carsten Michelson /Aira Financial Corporation | Mike Sands | \$20,000 | Removal of partition walls, installation of new partition walls. Removal of east fire escape, install new fire exit doors at east stairway. Install new ADA restrooms and upgrade existing elevator for ADA accessibility. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|---------------------|--|------------------------|-----------|--|
| Oct. 31, 1985 | 8512411 (540047) | Carsten Michelson | | \$2,500 | Remove non-bearing wood walls. |
| Nov. 4, 1985 | 8512503 (541610) | CSM Reality | | \$5,200 | Replacing windows same size, just updating window sash (new aluminum) and reseal glass framed building. (See permit for more info.) |
| Jan. 9, 1986 | 8600336 (542582) | Carsten Michelson/Aire Financial Corp. | Mike Sands | \$10,000 | Install new partition walls, new ADA restroom. Upgrade existing restrooms. Install new entry doors, replace existing, and install new windows. |
| Feb. 19, 1986 | 8601845 (543824) | Carsten Michelson | | \$1,000 | Repair fire exit door to fire escape, repair window. |
| Sept. 17, 1986 | 8611432 (559621) | CRM | | \$32,000 | Build non-structural works approximately 10'-8" in height, 3 5/8" studs. Lighting – power track from ceiling. |
| Sept. 22, 1986 | 8611635 (556103) | Carsten Michelson | | \$10,000 | Non-structural. Separation walls with metal studs, type & rock. |
| Feb. 2, 1987 | 8701436 (563645) | Carsten Michelson | Blair Spangler Designs | \$28,000 | Build non-bearing partition walls on 5 th floor. Add two bathrooms. New light on ceiling, outlets, switches. |
| May 16, 1988 | 8806385 (595411) | Carsten Michelson | Tom Ziv | \$9,800 | Add interior window and doors, remove walls as required. |
| July 29, 1988 | 8810744 (595161) | Nielsen Construction Co. (lessee) | | \$2,350 | Automatic sprinklers for toilet rooms on levels 1 st and 2 nd and corridor on level 1 st |
| Oct. 11, 1989 | 8919319 (635450) | S. P. Telecom (lessee) | Sam H. Robinson | \$280,000 | Provide interior finishes (flooring, walls, suspended ceiling). And fluorescent lighting and new air conditioning. |
| Dec. 19, 1989 | 8924909 (632311) | S. P. Telecom (lessee) | | \$25,700 | Provide and install a Fire Suppression system. |
| May 3, 1990 | 9008593 (643424) | S. P. Telecom (lessee) | Sam H. Robinson | \$14,500 | Fire sprinkler modification on 3 rd floor. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|--------------------------------|---|-----------------------------------|------------------------------|-------------|---|
| Aug. 25, 1994 | 9413663 (752982) | Aire Financial Corp. | | \$1,200 | Replace existing door damaged due to break-in, repair and stucco. Provide level landing 44" x 60" at door swings, reconstruct service ramp. |
| July 15, 1997 (July 31, 1997) | 9713078 (827929) | Geonet | | \$250,000 | CTI-1 ground floor EL ME |
| July 16, 1997 (Sept. 12, 1997) | 9713152 (831767) | Geonet Communications (lessee) | | \$175,000 | New electrical service. Restroom upgrade – access and air conditioning. CTI 2 EL ME 1 st floor. |
| Oct. 2, 1997 | 9719574 (833676) | Aire Financial | | \$70,504 | Re-roofing. Tear off existing roof and install Manville 4-ply with 28 lb. base sheet. |
| Sept. 9, 1998 | 9817963 [Note: this permit was Withdrawn] | | | \$50,000 | [Note: this permit was Withdrawn] Demo interior floor coverings, gypsum board wall, sprinkler. |
| Feb. 22, 1999 (Feb. 23, 1999) | 9903462 (872060) | WTCI (lessee) | | \$13,000 | Preaction & alarm & detection at tele/comm room. |
| Oct. 12, 1999 | 9921559 | | | \$1,300 | Erect a single faced (non-electric) wall sign. |
| Nov. 1, 1999 (Dec. 2, 1999) | 9923277 (896008) | Qwast (lessee) | | \$8,000 | Install steel frame to support batteries. |
| Dec. 14, 1999 | 9926274 (897321) | Qwast Communications (lessee) | James M. Nolan | \$1,000 | Revision to PA #9923277 |
| Jan. 11, 2000 (Mar. 11, 2000) | 20000111794 (904278) | Qwast Communications | Ken Kamp / KDC Architects | \$275,000 | Expand telecommunications facility, upgrade elect, replace HVAC, install generator, ADA compliance upgrades. |
| Jan. 20, 2000 (Mar. 11, 2000) | 20000120491 (904292) | CM/Federal Limited Partnership | Nishkian Menninger | \$1,200,000 | Voluntary reinforcement of floor slabs, columns and footings. Electrical emergency generators and ADA compliant restrooms. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|-----------------------|--------------------------------|--|-----------|---|
| | | | | | Corridor access to stairs, enclosure of freight elevator shaft. |
| Feb. 26, 2000 (Mar. 1, 2000) | 200002262886 (903438) | CM/Federal Limited Partnership | Nishkian Menninger | \$35,000 | Soft demo exploration demo remove finish, prepare site for seismic upgrade. |
| Feb. 26, 2000 (June 24, 2000) | 200002262888 (914187) | CM/Federal Limited Partnership | Nishkian Menninger | \$95,000 | Structural work only - install concrete pad, ceiling wall for transformer vault & switchgear room. |
| May 25, 2000 (Aug. 7, 2000) | 200005251059 (917987) | Qwast Communications | Ken Kamp / KDC Architects | \$13,000 | Relocated generator from garage exit to bay south/added HVAC support frames to rooftop. Relocate duct work. Added 150 sq. ft. office at col line 7/8 & E/D. |
| June 14, 2000 (July 25, 2000) | 200006142595 (916783) | Kirk Miller Affiliates | Fisher Friedman Associates | \$5,000 | Revise corridor in basement level. |
| July 7, 2000 (Aug. 24, 2000) | 200007074550 (919635) | Qwast Communications (lessee) | | \$22,000 | Preaction detection/actuation system, Vesda early warning smoke detection system at 3 rd floor only. |
| July 18, 2000 | 200007185398 (916178) | CM/Federal Limited Partnership | Fisher Friedman | \$1,000 | Remove concrete stair, concrete wall & door from 1 st floor to 2 nd floor in northwest corner of build-1 st floor. |
| July 31, 2000 (Aug. 7, 2000) | 200008016641 (918026) | Qwast Communications | | \$17,761 | Alteration to fire sprinkler system, 3 rd floor-tie in wet system to preaction system. |
| Jan. 12, 2001 (Feb. 26, 2001) | 200101129728 (933284) | Moon Studio (lessee) | F. Lee Moulton Architecture | \$58,000 | Demolition of non-bearing partitions; new entry to meet ADA requirements (see permit for more details). |
| Feb. 16, 2001 | 200102162395 (932796) | CM/Federal Limited Partnership | | \$182,750 | Tie in to existing fire sprinkler sys; new underground new backflow preventer, 517 new sprinklers sub basement1/F. |
| May 31, 2001 (June 14, 2001) | 200105310392 (941880) | CM/Federal Limited Partnership | American Mechanical Services (design). | \$200,000 | Install shell HVAC equipment for future tie-in. Install water source HEAR pump, exhaust/supply system. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-----------------------------|------------------------|--------------------------------|--|-----------|--|
| June 15, 2001 | 20010615156 (941942) | CM/Federal Limited Partnership | American Mechanical Services (design). | \$1 | Installing an outside air fan to serve a portion of the basement & subbasement hallways and eliminate. |
| July 3, 2001 (Aug. 9, 2001) | 200107032958 (945895) | Band with Crossover | F. Lee Moulton Architecture | \$228,000 | New telecommunications – private server room ups/electrical room in basement. |
| July 11, 2001 | 200107113434 (943724) | UFO (lessee) | | \$8,500 | Condensate piping, OSA for two (2) computer room units, equipment provide install by others - Ref. 2000/01/20/49. |
| Sept. 3, 2002 | 200209035437 (975424) | Preferred Bank | | \$190,000 | Renew App #20000/20491 to complete remaining work. |
| Sept. 10, 2001 | 200109107889 (948150) | CM/Federal Limited Partnership | | \$1 | Installation of addressable fire alarm control to interior sprinkler system. Addendum to PA # 20000120491S. |
| Jan. 23, 2003 | 200301235724 (985568) | 60 Federal LLC. | | \$14,000 | Fire alarm with monitoring; with horn strobes, smoke detectors, heat detectors, water flow, and pull stations. |
| Feb. 21, 2003 | 200302217971 | Preferred Bank | Nishkian Menninger | \$125,000 | New elevator, pit beams slab and pit walls mechanical ventilation under separate permit smoke. |
| May 20, 2003 (May 27, 2003) | 200305215168 (995486) | Preferred Bank | Tuan & Robinson | \$25,000 | Provide emergency slope repair. Ref App # 20000120491. |
| Apr. 14, 2006 | 200604148976 (1083933) | AAU | Tom Elliot Fisch | \$4,000 | Comply with NOV#200666413. Drawing to document as built condition at the request of field inspector, 20 L.F. of wall & two new doorways. Two new refrigerator and new furnace. |
| June 10, 2010 | 201006033729 (1213917) | AAU | | \$1,000 | Removal of painted wall signs (3 logo signs) on garage doors. |
| June 10, 2010 | 201006033733 (1213918) | AAU | | \$1,000 | Removal of one (1) painted logo sign per attachment. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------|---------------------------|-----------------|-----------|-----------|--|
| June 8, 2010 | 201006084047 | | | \$2,000 | To erect (non-electric) wall, painted wall. |
| June 8, 2010 | 201006084048 | | | \$2,000 | To erect (non-electric) wall, painted wall. |
| Mar. 9, 2011 | 201103091746 | | | \$325,000 | Life safety upgrades. New stairway, 5 th floor steps and ADA ramp. 3 rd floor steps. Alterations to modular partitions (moveable partitions, non-permanent). |
| June 5, 2012 | 201108152452 (1266162) | AAU | | \$3,000 | To comply with NOV#201054769 to correct wooden step risers in room #550 & #400 to provide seismic restraint to movable partitions (interior work only). |
| Nov. 13, 2012 | 20121113424 | | | \$50,000 | This permit is for a change of use from industrial to post-secondary education institution. |
| Jan. 24, 2013 | 201301248671 (1287701) | AAU | | \$500 | Remove west facing frontage sign. Remove south facing frontage signage at roof level. |
| Apr. 1, 2013 | 201303011305 (1297870) | AAU | | \$83,268 | Install a new notifier IFS-320 intelligent, addressable Fire Alarm system, install annunciator at main entrance. |
| July 15, 2014 | 201406138388 (1330228) | 60 Federal LLC. | | \$150,000 | Long term vertical support of existing structure & temp lateral supports of retained soil for adjacent new construction by means of concrete piers. |
| Dec. 1, 2014 | 201412012705 | | | \$1,000 | Remove all fire sprinklers from the elevator machine room and the top of the passenger elevator hoistway. |
| Mar. 19, 2015 | 201503191393 | | | \$2,000 | As built changes reference PA#201303011305. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

Known as the Rincon Warehouse, this industrial property exemplifies the development of the San Francisco waterfront in the mid- to late nineteenth and early twentieth century. On the basis of this association, the property is a contributor to Article 10-designated South End Historic District. The district's period of significance, 1867 to 1935, marks the era when "the waterfront became a vital part of the City's and nation's maritime commerce. The buildings of the South End Historic District represent a rich and varied cross-section of the prominent local architects and builders of the period."

In addition, the subject property was evaluated for eligibility for the California Register of Historical Resources (CRHR). The property at 58-60 Federal Street (as well as the cohesive grouping of adjacent waterfront-related properties) appear eligible for the CRHR under Criterion 1, for their exemplification of the development of the San Francisco waterfront between 1867 and 1935. The property also appears eligible for the CRHR under Criterion 3, as an intact warehouse within the larger historic district of waterfront-related properties.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the "ability of a property to convey its significance" (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association (each aspect is defined in National Register Bulletin 15).

The subject property retains integrity and remains eligible as a contributor to the NRHP- and CRHR-eligible historic district. The period of significance is 1912 to 1935.

CHARACTER-DEFINING FEATURES SUMMARY

- Steel-reinforced concrete construction
- Utilitarian, program-driven design
- Five-story massing, with centered one-story pop-up on roof; one- and two-story wings
- Bands of industrial sash, steel-frame windows with no ornamental detailing, slightly recessed in wall plane
- Door surround with Classical Revival-inspired pediment on ground-floor of west elevation
- Roll-up bay (former elevator) door openings on ground floor
- Original elevator door on west elevation
- Ghost sign reading "Weston" on central upper bay

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Roll-up metal doors replaced (historic photographs)
- Railings added in front of windows (by 1981; source, San Francisco Heritage Survey photo)
- New fire exit doors, 1985 (Permit 8512040)
- Windows replaced, 1985 (Permit 8512503)
- Fire exit door and window at fire escape repaired, 1986 (Permit 8601845)
- Main pedestrian entrance, along with ornamental pediment and detailing, was moved southward post-1980 (source, 1980 survey photo); building permits and photographic evidence suggest this change occurred during major remodel/upgrades in 1985/1986
- Reroofing, 1997 (Permit 9719574)
- HVAC relocated to rooftop, 2000 (Permit 200005251059)
- Infill of elevator door/former main lobby on the ground floor (historic photographs)

Post-AAU Alterations:

- Security cameras added

Dates inconclusive or awaiting further data:

- Installation of glass door on main entry (AAU, Memo to SWCA, 2/2/2016)

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Windows replaced (1985/1986)

Dates inconclusive or awaiting further data:

- Installation of glass door on main entry (AAU, Memo to SWCA, 2/2/2016)
- Metal doors added on ground-level; metal roll-up door and ventilation grate located on second level (AAU, Memo to SWCA, 2/2/2016)
- Railing added along roof line of east elevation; HVAC units added on east elevation (AAU, Memo to SWCA, 2/2/2016)

INTERIORS

- Installation of life safety upgrades in 2011 (Permit 201103091746)
- Correction of wooden step risers in two rooms in 2011 (Permit 201108152451)
- Installation of a new fire sprinkler and alarm system in 2013-2014 (Permit 201303011305 and 201408133692)

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

58-60 FEDERAL STREET (ES-30)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | Secretary's Standards for Rehabilitation | | | | | | | | | | |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| | | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
| PRIMARY ELEVATION | | | | | | | | | | | | |
| Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Security Cameras | Post-2005 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| Installation of glass door at main entry | Unknown | Yes | No | No | N/A | No | No | N/A | N/A | No | Yes | Should it be shown that AAU replaced original historic fabric with the nonoriginal glass door, it is recommended the original materials and appearance be restored, based on pictorial or material evidence. |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Security Cameras: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Security Cameras: The project complies with Rehabilitation Standard No. 2. The security cameras are minimal in scale and appearance and do not unduly alter character-defining features, spaces, and spatial relationships that characterize the property.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Security Cameras: The project complies with Rehabilitation Standard No. 3. The security cameras are clearly modern and do not result in a false sense of historical development.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Security Cameras: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Security Cameras: The project complies with Rehabilitation Standard No. 5. The installation of the security cameras resulted in minimal damage to historic wall materials, and the property still retains the distinctive materials, features, and finishes that convey its historical significance.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Security Cameras: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Security Cameras: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Security Cameras: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Security Cameras: The project complies with Rehabilitation Standard No. 9. The security

cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and they are clearly differentiated from the features that characterize the building.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Security Cameras: The project complies with Rehabilitation Standard No. 10. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and if removed, the essential form of the property would be unimpaired.

RECOMMENDATIONS

The project at 58-60 Federal Street complies with the SOIS, and no project modifications are recommended at this time.

Should it be shown that AAU removed original materials at the main entry, it is recommended that extant noncontributing door be replaced with a door matching the original in size, shape, materials, and overall configuration. Design of replacement of the door shall be based on evidence (historic photos, extant historic windows) rather than conjecture.

1727 LOMBARD STREET (ES-3)



APN: 0506036

Construction Date: 1953 (eastern building); 1960 (western and southern buildings)

Architect/Builder/Designer: Commercial Construction Company, 1953 building; L.H. Skidmore (Skidmore & McWilliams), 1960 building; Ira S. Kessey, engineer

Previous Status: Category B

Previous CHR Status Code: N/A

Past Surveys/Evaluations: N/A

AAU Acquisition Date: 2007

Current CHR Status Code: 3CD (contributor to an eligible CRHR thematic historic district)

Applicable Criteria: 1 and 3 (CRHR)

Historical Resource? Yes

Project Modifications Recommended? Pending confirmation from AAU (windows replaced by 2007, the year AAU acquired the property)

Summary of Evaluation Results: Constructed in 1953 and 1960, the Star Motel appears eligible for the CRHR under Criteria 1 and 3, as a contributor to a discontinuous thematic historic district of motor-court motels along the Lombard Street corridor. The Star Motel and the thematic historic district reflect a noteworthy mid-century shift in the character of Lombard Street, catalyzed by the construction of the Golden Gate Bridge in 1937 and subsequent 1941 redevelopment of Lombard Street. During this era, in a relatively short period of time, portions of Lombard Street became one of San Francisco's principal thoroughfares for traffic heading to and from the Golden Gate Bridge. This pattern of development, coupled with ongoing, postwar redevelopment of the Marina, brought a dramatic increase in traffic and tourism to the area. This triggered both the need and demand for traveler- and car-friendly motels along the corridor. This significant pattern of development had a direct and still discernible effect on the character of an extended swath of Lombard Street, as seen in its concentration of motor-court motels.

1727 Lombard Street embodies the distinctive characteristics of a unique type and period of architecture in San Francisco: mid-century-era motor-court motels. The Star Motel exhibits many of the character-defining features of motor-court motels constructed in the city during this period: U- and L-shaped wings surrounding a central motor court; two-story massing; open galleries and stairs facing motor court, with rooms opening off galleries; deep, overhanging roof eaves over walkways; period details, including brick adobe walls; and a neon blade sign. The building also exhibits typical alterations present in many historic motels across San Francisco: replacement windows; replacement railings at galleries; modified paint scheme; security fencing; and altered signage. However, in spite of these alterations, the property retains features important at a district level, such as original massing, configuration, and central motor court.

Complete Historic Resource Evaluations (HREs) for Category B properties (including 1727 Lombard Street) are presented in the accompanying appendix for historic resources.

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Addition of a six-inch-high neon sign reading “PHONES” to existing double-face, vertical blade sign, 1954 (Permit 182162)
- Addition of 26 new living quarters in two connected buildings. Proposed use lists: motel and apartments, 1960 (Permit 231081)
- Original decorative hand-railing on second-floor balcony removed and replaced (no permit; photograph from September 2007 shows replacement railings in place and with signs of weathering as of 2007)
- Addition of west and south buildings in 1960 (Permit 231081)
- Neon pole sign moved west 30 feet to current location in 1960 (Permit 211786)
- Removal of 2x3 decorative framing on south side of building (building location unknown), 1976 (Permit 407759)
- Alteration of vertical blade sign; neon tubing replaced, letters reading “Star & TV” removed, 1992 (Permit 694187)
- Raised concrete and added 12’x48” wide (unknown) outside building, 2001 (Permit 952225)
- ADA-compliance project, including alterations to rooms, parking area, lobby counter, and night drop, 2003 (Permit 989983)
- Alteration to guest registration counter, 2004 (Permit 014270)
- Vinyl window replacements installed prior to 2007 (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Security gates and garage doors added in 2008 (Permit 1162593)

SECONDARY ELEVATION

Pre-AAU Alterations:

- Western building reroofed with fiberglass ply sheets in 1989 (Permit 628971)
- Vinyl window replacements installed prior to 2007 (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Security gates and garage doors added in 2008 (Permit 1162593)

INTERIORS

In terms of spaces that were publicly accessible, the lobby of the motel is a small, informal space that has been altered through the installation of a new counter and night-drop window, which were added for ADA compliance in 2003 (Permit 989983).

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

1727 LOMBARD STREET (ES-3)

This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*. The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| | | | | | | | | | | | | |
| Security Fencing and Gates | 2008 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |

77-79 NEW MONTGOMERY (ES-27)



APN: 3707014

Construction Date: 1913/1920

Architect/Builder/Designer (if known):
Sylvan Schnaittacher (1913); Mel I. Schwartz (1920); Gardner A. Dailey (entrance remodel, 1960)

Previous Status: Category A

Previous CHR Status Code: 3CB (CRHR eligible individually and as contributor to historic district); Article 11 Conservation District, Category I property

Date of Past Surveys/Evaluations: 1978; 2002; 2012

Current CHR Status Code: 3CB; Article 11 Conservation District, Category I

AAU Acquisition Date: 1992

Applicable Criteria: 1 and 3 (CRHR)

Historical Resource under CEQA? Yes

Project Modifications Recommended? Yes

BUILDING AND PROPERTY DESCRIPTION

Exhibiting a Renaissance Revival-influenced style, 77-79 New Montgomery Street is a five-story commercial building in the Article 11-designated New Montgomery-Mission-Second Street Conservation District. Spanning eight bays on New Montgomery Street and six on Mission Street, the building displays a symmetrical design composition, with continuous bands of windows, separated by recessed spandrel panels accented with applied ornament. The building is nearly square in plan and set flush to the sidewalk, on a flat lot. The primary elevation faces New Montgomery Street, with secondary elevations fronting Mission Street and Jesse Street. The building is capped with a flat roof, terminating in a stepped cornice.



Figure 58. 77-79 New Montgomery Street. (Source: SWCA)

On the primary (New Montgomery Street) elevation, the first floor features a deeply recessed main entry, trimmed with marble walls and flooring and unadorned, paired glass doors and transom windows, set flush with the floor. This entrance represents a 1960 remodel carried out by renowned San Francisco architect Gardner A. Dailey for Allied Properties. (In a career spanning over 40 years, from the 1920s until his death in 1967, Dailey designed and completed numerous celebrated and award-winning commissions throughout the Bay Area.)

Flanking the main entry are large storefront windows, sheltered beneath slim projecting awnings. Dividing the second and third floors is a prominent belt course, which appears to mark the original 1913 construction of the first two stories, with the upper three stories added in 1920. Encircling the building are wood double-hung windows, slightly recessed in the wall plane. The fourth story windows are articulated with segmental arched openings and keystone accents. The secondary elevations are virtually identical to the primary elevation, with the exception of in-filled openings and a roll-up door installed on the eastern portion of the lot, on Jesse Street.



Figure 59. 77-79 New Montgomery Street, detail, storefronts on the first story. (Source: SWCA)



Figure 60. 77-79 New Montgomery Street, detail, principal entrance. This entrance represents a 1960 remodel carried out by renowned San Francisco architect Gardner A. Dailey for Allied Properties. (Source: SWCA)



Figure 61. 77-79 New Montgomery Street, secondary elevation along Jesse Street. (Source: SWCA)



Figure 62. 77-79 New Montgomery Street, detail, window and spandrel ornament. (Source: SWCA)

The entrance leads to a rectangular lobby with a marble floor. Three elevator bays stand opposite the main entry; the elevators appear to date to the Dailey remodel in 1960. The lobby appears to retain features from both the original interior as well as subsequent remodeling, with updated features combined with remnants of the original lobby, including a chandelier, intact crown molding, and Classic Revival-inspired decorative features.

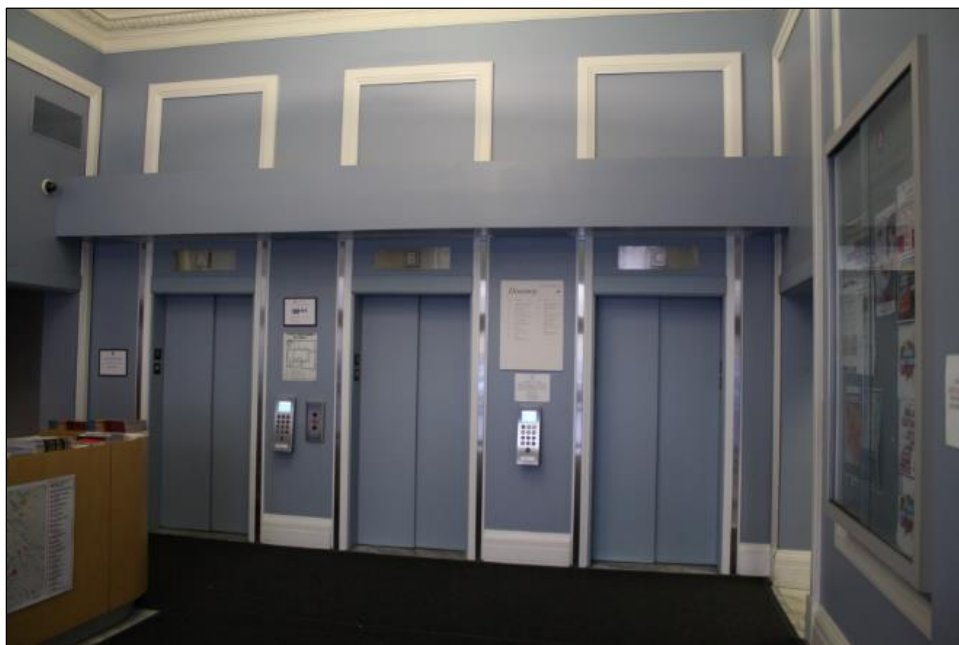


Figure 63. Interior lobby of subject property. (Source: SWCA)

SITE HISTORY

77-79 New Montgomery was constructed in 1913 as a two-story commercial building designed to be expanded in phases up to eight stories.²⁹ This commission replaced the Crossley Building, which originally occupied the site but was destroyed in the 1906 earthquake and fire. In the initial phase of construction, the first two stories were designed by San Francisco architect Sylvain Schnaittacher (1874-1926), for an estimated cost of \$150,000. The property was commissioned by Central Realty Company and its principal stockholder, A. Aronson, “one of the ablest realty operators in the city.”³⁰ The phased building plan was due to the size and divisions of the parcel, which consisted of three separate lots. As building plans were announced in May 1913, the *San Francisco Chronicle* thus described 77-79 New Montgomery:

Among the new building announcements made this week the most interesting is that of a Class A structure at the northeast corner of Mission and New Montgomery streets [sic]. ...The site of the new building was recently acquired by A. Aronson in an exchange of properties from Mrs. Oelrichs. The building is intended to be eventually the first two stories and basement of a big office structure of eight stories. ...The plans have been so laid out that in the event of a purchaser acquiring either one of the three buildings he could add six stories and be independent of the other buildings.

²⁹ “City Realty Market Is Stirred by Important Transactions,” *San Francisco Chronicle*, 17 May 1913. The San Francisco Property Information Map shows a date of construction of 1907; available primary sources indicate the year 1913 for the building’s first phase of construction.

³⁰ “City Realty Market Is Stirred by Important Transactions,” *San Francisco Chronicle*, 17 May 1913.

While the architect listed for the 1920 expansion of the property is Mel Schwartz, it appears that the plans and design had already been determined in Schnaittacher's 1913 plans. The 1920 addition brought three more stories, bringing the building to its current five-story massing (rather than the original planned eight stories).

Ownership and tenancy in the building appears to have changed hands on several occasions through the years. Owners/tenants included Associated Oil Company, which occupied the building as early as the 1920s through the mid-1950s, Allied Properties as of the late 1950s, which commissioned the Gardner Dailey remodel of the entrance, and Crocker National Bank/Crocker Properties, which occupied at least a portion of the property from as early as 1960 through the late 1980s. As of 1968, Pacific Telephone and Telegraph occupied office space as a tenant.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

This section presents available Sanborn Fire Insurance Maps, historic photographs, aerial imagery, and other materials, to offer a visual overview of the property and site over time. A tabular summary of available building permits follows.



Figure 64. Announcement of A. Aronson's new building at 77-79 New Montgomery Street, shown in the image on the upper right, San Francisco Chronicle, May 17, 1913.

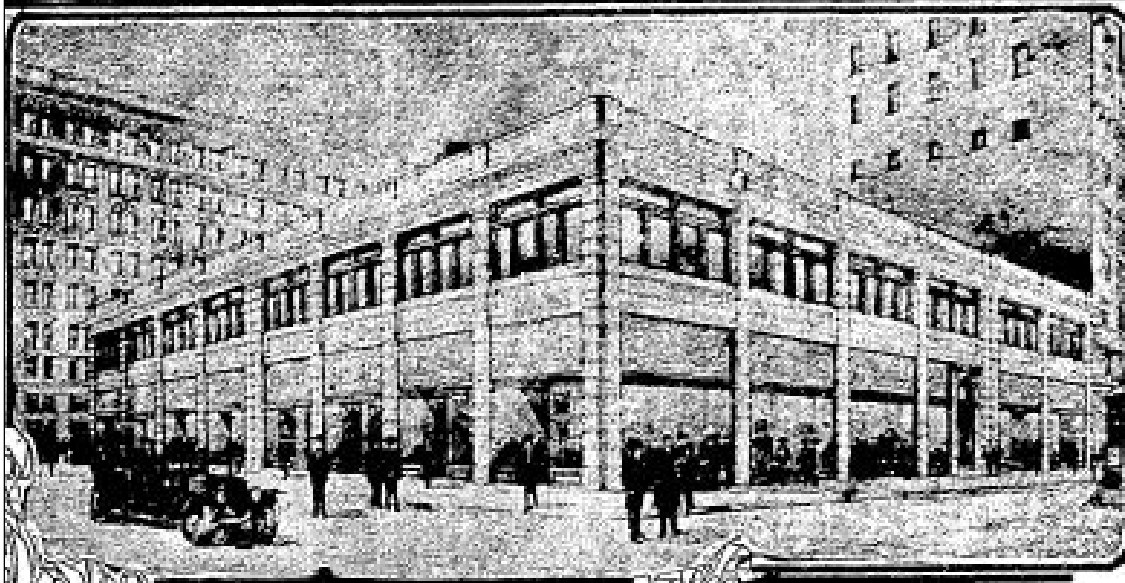


Figure 65. Close up, 1913 rendering of 77-79 New Montgomery Street. (Source: *San Francisco Chronicle*, May 17, 1913)



Figure 66. 1977 photograph of 77-79 New Montgomery Street. (Source: San Francisco Architectural Heritage Survey)



Figure 67. 1992 photograph of 77-79 New Montgomery Street. (Source: Academy of Art University)



Figure 68. 2007 photograph of 77-79 New Montgomery Street. (Source: Transit Center District EIR)

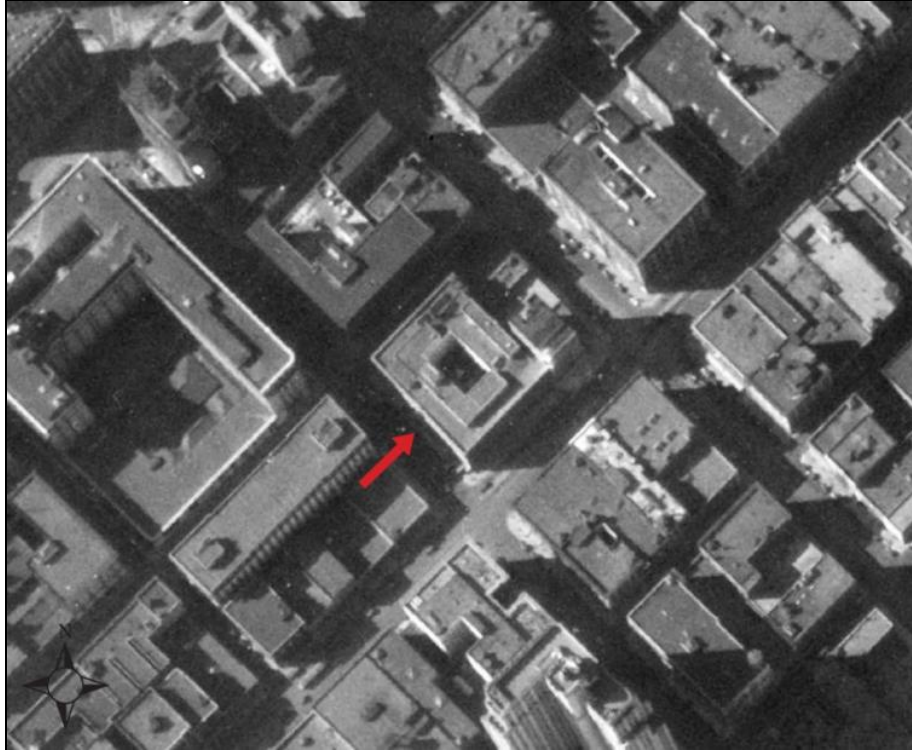


Figure 69. 1931 Aerial Photograph, 77-79 New Montgomery Street. (Source: Environmental Data Resources)



Figure 70. 1949 Sanborn Fire Insurance Map, 77-79 New Montgomery Street. (Source: Environmental Data Resources)

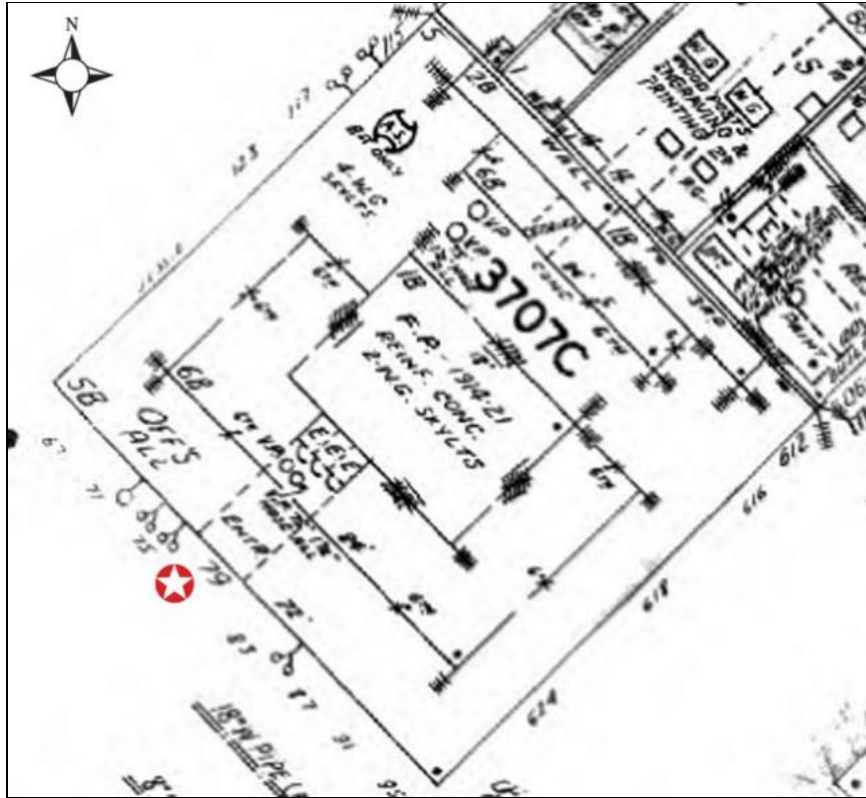


Figure 71. 1970 Sanborn Fire Insurance Map. (Source: Environmental Data Resources)



Figure 72. 1999 Sanborn Fire Insurance Map. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 77-79 NEW MONTGOMERY STREET / APN: 3707014

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|-----------------|------------------------------------|--------------------|----------|--|
| May 11, 1928 | 170592 | Associated Oil Company | | \$200 | To construct a reinforced concrete greasing pit with 5" walls, and 6" concrete floor; and 16' long, 7' wide and 4 ½ ' deep. |
| June 8, 1938 | 35718 | Wells Fargo Bank & Union Trust Co. | | \$75 | Brace two (2) water tanks on roof. |
| Nov. 6, 1953 | 160146 (144669) | Tide Water Associated Oil Co. | | \$5,000 | Remodel and build new office partitions on the 5 th floor, partitions to be single panel up 40" and the rest glass. |
| Dec. 21, 1953 | 161454 (144996) | Tide Water Associated Oil Co. | Vincent G. Raney | \$5,900 | Remove some temporary existing partitions to create one large Directors Room. Install new light fixtures. Install climate changer unit, and acoustic tile ceilings, and paint all offices. |
| Aug. 5, 1955 | 177871 (159671) | Tide Water Associated Oil Co. | | \$1,000 | Build panel and glass office partition on 5 th floor. Partition 4' by 10' high. |
| Sept. 24, 1959 | 228225 (204154) | Allied Properties | | \$1,600 | Preliminary Demolition of certain interior partitions on 4 th and 5 th floors. |
| Oct. 13, 1959 | (204717) | Allied Properties | Gardner A. Dailey | \$85,000 | Alterations, partitions to be 5/8" sheetrock with steel studs. |
| Feb. 10, 1960 | [not legible] | Allied Properties | Gardner A. Dailey | \$3,500 | Reconstruct elevator enclosure with 2 hour fire wall and "B" Label doors. |
| Feb. 4, 1960 | 232526 (707840) | Allied Properties | Gardner A. Dailey | \$11,973 | Remodel Lobby entrance. |
| Apr. 19, 1960 | 235230 (210481) | Allied Properties Company | Gardner A. Dailey | \$75,000 | Chipping of front and plastering for installation of enamel metal facing; removal of old store fronts and demolition of interior partitions on 1 st floor. |
| June 30, 1960 | 238068 (212365) | Crocker-Anglo National Bank | Milton T. Pflueger | \$5,000 | Demolition of non-bearing interior partition, 2 nd floor. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------|------------------|-----------------------------|--------------------|-----------|---|
| July 26, 1960 | (214358) | Crocker-Anglo National Bank | Milton T. Pflueger | \$200,000 | Level first floor, elevator, new lighting, painting, partitions. |
| Nov. 18, 1960 | 243274 (217506) | Allied Properties | Gardner A. Dailey | \$20,000 | Reconstruct sidewalks, as per plans; removal of existing concrete slabs, installation of new structural sub slabs, installation of membrane, installation of new concrete topping. |
| Dec. 28, 1960 | 2164309 (218613) | Allied Properties | | \$135,000 | Alterations for offices, 3 rd floor only. |
| Feb. 3, 1961 | 245585 (220984) | Crocker-Anglo National Bank | Milton T. Pflueger | \$15,000 | Remodel portion of 4 th floor (north). |
| Dec. 28, 1960 | 244361 (222128) | Allied Properties | | \$750 | Demolition of partitions on 3 rd floor. |
| Dec. 20, 1961 | 259124 (232075) | Allied Properties | | \$7,000 | Remove existing interior partitions. Install new metal stud and 5/8" Gypsum board partitions and full height wood and glass partitions. New suspended 2ft. x 4 ft. grid acoustic ceiling similar to ceilings on 4 th and 5 th floors. Ceiling is to be suspended from the existing furred plaster ceiling. New asphalt tile flooring. |
| Nov. 16, 1962 | 274589 (245645) | Crocker-Anglo National Bank | Milton T. Pflueger | \$30,000 | Remodeling of portion of basement space including lighting and non-bearing partition work only. |
| July 9, 1965 | 317325 (283143) | Crocker Citizens Bank | | \$1,600 | To remove approximately 25 lineal ft. of interior non-bearing partition, move 1 door and enlarge 1 door. |
| Jan. 22, 1963 | 277088 (248167) | Crocker-Anglo National Bank | Milton T. Pflueger | \$70,000 | To change location of non-bearing partitions as indicated on plans excepting for basement work shown on Sheet #A1. Permit issued 12-7-1962, #245645 on Application #274589. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|-----------------|--|-----------------|----------|---|
| Sept. 23, 1963 | 289031 (257752) | Crocker-Anglo National Bank | | \$5,000 | Drywall partition with metal studs, 7'-6" high; including 4 solid core doors with closers; install 28 L.F. of metal and glass bank type partition including 1 door with closer. All construction to be on 2 nd floor in the northwest portion of the building. |
| Feb. 26, 1964 | 296141 (264108) | Crocker-Citizens National Bank | | \$6,000 | Construction of approximately 76 (?) L.F. of metal stud and sheetrock partitions 7 ft. high. |
| April 15, 1964 | 298644 (266383) | Crocker-Citizens National Bank | | \$10,000 | Construction of approximately 210 L.F. of metal stud and 5/8" sheetrock partitions 7ft. high; new floor covering and repairs to suspended acoustical ceiling. |
| May 22, 1964 | 300260 (267898) | Crocker-Citizens National Bank | | \$14,000 | Installation of metal stud partitions, heating and ventilation system, and lighting at mailing department, rear portion of 1 st floor adj. to Jessie Street. |
| Sept. 8, 1965 | 319831 (285701) | Crocker-Citizens National Bank | | \$45,000 | To do general remodeling and painting of office spaces and toilet rooms. |
| May 6, 1966 | 329613 (294183) | Crocker-Citizens National Bank | | \$1,500 | To remove non-load bearing walls at 1 st floor to enlarge clear floor areas. |
| May 26, 1967 | (307464) | Crocker-Citizens National Bank | | \$500 | To remove 38 ft. on non-load bearing, non-fire rated interior partitions and paint and patch to complete. |
| Nov. 7, 1967 | 350136 (315062) | Crocker-Citizens National Bank | Milton Pflueger | \$50,000 | To enclose portion of existing light well and do misc. non-load bearing partitions work. To create a machine accounting area, including raised floor section, with structural slab work involved. |
| May 14, 1968 | 357007 (320012) | Pacific Telephone & Telegraph Co. (lessee) | | \$600 | Remove two dry wall partitions and restore painting floor and electric (3 rd floor). |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------|-----------------|--|--------------|---------|--|
| Nov. 25, 1968 | 364371 (327205) | Pacific Telephone & Telegraph Co. (lessee) | | \$460 | Install (1) "B" Label door & frame from office into corridor, with proper hardware. |
| Dec. 12, 1968 | (328200) | Crocker-Citizens National Bank | | \$500 | Cover the six (6), 1 st floor, windows along Mission Street with aluminum; (in order to protect the Data Processing Center). |
| Apr. 18, 1969 | (331440) | Crocker-Citizens National Bank | R. L. Taylor | \$9,000 | Remove small section of non-load bearing wall, new floor tiles and magnesite floor, misc. electrical and plumbing work. |
| Feb. 9, 1970 | 370997 (340987) | Crocker-Citizens National Bank | | \$600 | Demolish approximately 50 L.F. interior non-load bearing partitions on part of the 6 th floor. |
| Mar. 24, 1970 | 381624 (342330) | Crocker-Citizens National Bank | | \$2,000 | Remove approximately 131 L.F. drywall partitions, and install approximately 671 L.F. drywall partitions. |
| Mar. 30, 1970 | 381829 (342459) | Crocker-Citizens National Bank | | \$1,000 | Remove approximately 110 L.F. non-load bearing interior partitions. Remove one plug and relocate one switch; 1 st , 2 nd , and 5 th floors. |
| July 7, 1970 | 386049 (346377) | Crocker-Citizens National Bank | | \$1,000 | Remove 24 L.F. of non-load bearing drywall partitions in 1 st floor computer department. |
| Sept. 8, 1970 | 388295 (348266) | Crocker-Citizens National Bank | | \$4,000 | Relocate door, remove grille, install 120 sq. ft. drywall, relocate switch, and install sink and floor drain, magnesite floor, to convert vending machine room into a photo room on the 3 rd floor. |
| Nov. 18, 1970 | 391075 (351506) | Crocker-Citizens National Bank | | \$1,700 | Cut and remove two (2) 1' x 2' sections of slab for access doors. Cut and remove two (2) 3' x 5' sections of slab for conveyor belt. |
| Nov. 12, 1970 | 390874 (350905) | Crocker-Citizens National Bank | | \$750 | To furnish and install roll-up awning 22 ft. wide, with 4 lateral spans 7'-6" long (all ball bearing gears). |
| Nov. 24, 1970 | 391335 (350968) | Crocker-Citizens National Bank | | \$700 | Remove 20 L.F. of non-load bearing wall on the 1 st floor. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|-----------------|--------------------------------|------------------|---------|---|
| Dec. 8, 1970 | 391699 (351214) | Crocker-Citizens National Bank | | \$2,700 | Install 105 L.F. of non-load bearing drywall partition to relocated three personal offices on the 1 st floor. |
| Feb. 4, 1971 | 393402 (352803) | Crocker-Citizens National Bank | | \$750 | Remove 24 L.F. non-load bearing drywall on the 2 nd floor. Install 25 L.F. non-load bearing 1 hr. rated drywall on the 1 st floor. |
| Mar. 25, 1971 | 39516 (354417) | Crocker Citizens National Bank | | \$2,500 | Install special revolving photo door on 2 nd floor. |
| Apr. 7, 1971 | 395511 (354351) | Crocker Citizens National Bank | | \$1,600 | Install 15 L.F. non-load bearing drywall partition and relocate security window. Exit corridor to computer room - install one door opening. |
| Aug. 4, 1971 | (358122) | Crocker Bank | | \$500 | Relocate 46 L.F. aluminum and glass partition. Remove 26 L.F. of non-bearing partition on the 1 st floor. |
| Aug. 6, 1971 | 400093 (358549) | Crocker Bank | George Avanesian | \$6,500 | Remove existing mezzanine catwalk and alter portion of the building to accommodate 31 flavors Baskin-Robbins Ice Cream Store. |
| Aug. 4, 1971 | (358171) | Crocker Bank | | \$800 | Install 20 L.F. non-bearing partition. Remove 20 L.F. non-bearing partition, 3 rd floor. |
| Sept. 28, 1971 (Oct. 7, 1971) | 402012 (360042) | Crocker Bank | | \$8,000 | Install aluminum and plastic enclosure to serve as guard house. Install alum and plastic entrance to serve as security buffer zone in computer center. |
| Dec. 6, 1971 (Dec. 13, 1971) | 404327 (302161) | Crocker Bank | | \$2,100 | Remove 13 L.F. of interior non-load bearing partitions. Install counter and paint on 1 st floor. Production control unit. |
| Dec. 28, 1971 (Jan. 4, 1972) | 404946 (362642) | Crocker Bank | | \$3,000 | Remove 500 sq. ft. of magnesite floor covering on 4 th floor and replace with vinyl asbestos tile. Install 36 L.F. of interior non-load bearing partition with two doors on 2 nd floor. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------------------------|-----------------|----------------------------|-------------------------------|----------|---|
| May 5, 1972 (May 15, 1972) | 409089 (366361) | Crocker Bank | | \$2,400 | Construct one room using approximately 50 L.F. of non-loadbearing drywall partition and one door, on the 2 nd floor, south side. |
| June 15, 1972 (June 20, 1972) | 410523 (367360) | Crocker Bank | | \$800 | Remove 28 L.F. of non-load bearing drywall partitions. Relocate 20 L.F. of aluminum and glass partitions. |
| Aug. 17, 1972 | 412827 | Crocker Bank | | \$1,000 | Remove double door & frame, install single door & frame in computer room 1 st floor. |
| Aug. 23, 1972 (Aug. 31, 1972) | 413013 (369582) | Crocker Bank | | \$1,280 | Remove 54 L.F. of non-load bearing drywall partition. |
| (June 5, 1974) | 434721 (59062) | Crocker Bank | | \$38,740 | To put in fan coil units for air conditioning on the 2 nd , 3 rd , 4 th and 5 th floors. (See permit for more info). |
| (Jan. 8, 1974) | 400258 (384673) | Inter-Cal Properties, Inc. | Continental Development Corp. | \$5,000 | Removal of non-load bearing partitions on the 1 st floor and basement. |
| Jan. 17, 1974 (Jan 22, 1978) | 430567 (385067) | Inter-Cal Properties, Inc. | Continental Development Corp. | \$50,000 | New interior non-load bearing partitions. Patch floors and replace ceiling tiles as needed. Remove suspended ceiling and replace light fixtures. New wire partitions. |
| Mar. 18, 1974 (Mar. 29, 1974) | 432346 (386975) | Inter-Cal Properties, Inc. | Continental Development Corp. | \$17,000 | Remove some existing and install new interior non-load bearing partitions, and lighting fixtures. |
| Apr. 5, 1974 (Apr. 18, 1974) | 433013 (387541) | Inter-Cal Properties, Inc. | Continental Development Corp. | \$17,000 | Remove some existing and install new interior non-load bearing partitions, and lighting fixtures. |
| May 3, 1974 (May 10, 1974) | 434069 (388309) | Inter-Cal Properties, Inc. | Continental Development Corp. | \$28,500 | Remove some existing and install new interior non-load bearing partitions, and lighting fixtures on 4 th floor. |
| May 24, 1974 (June 18, 1974) | 434906 (389570) | Inter-Cal Properties, Inc. | Continental Development Corp. | \$34,000 | Remove some existing and install new interior non-load bearing partitions, and lighting fixtures on 2 nd floor. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|--------------------------------|------------------|----------------------------|---------------------------|-----------|--|
| Oct. 31, 1975 (Nov. 20, 1975) | 453112 (405540) | Inter-Cal Properties, Inc. | | \$24,808 | Construct interior non-load bearing partitions. Relocate electrical and phone outlets. Work is on 2 nd , 4 th , and 6 th floors. |
| Feb. 17, 1977 (Mar. 14, 1977) | 7701626 (420271) | Crocker National Bank | | \$25,600 | Demolition – removal of a portion of interior non-bearing walls. Fabricate and install new interior wall consisting of metal studs and 5/8” sheetrock. Replace existing ceiling tile (2’ x 4’ grid). (See permit for more info. for elec. and mec.). |
| Sept. 21, 1977 (Oct. 6, 1977) | 7709977 (427797) | Inter-Cal Properties, Inc. | | \$3,300 | Remove sheetrock walls, build 1 new sheetrock wall. Relocate (?) bulletin boards, patch ceiling. Light and elect. |
| Dec. 9, 1977 (Dec. 13, 1977) | 7712934 (430482) | Inter-Cal Properties, Inc. | | \$8,000 | Remove sheetrock walls – build new sheetrock walls. Patch ceiling at walls removed, paint. Elect. light, and plumb. Open existing windows and install new glass in existing openings. |
| Aug. 11, 1978 (Oct. 5, 1978) | 7808563 | Crocker National Bank | | \$49,924 | Title 19 – existing high rise life safety program building less than 150 ft. |
| Jan. 15, 1979 (Jan. 23, 1979) | 7900514 (444796) | Crocker Bank | Reel/Grobman & Associates | \$12,000 | On 1 st floor; install drywall partition, change ceiling tiles & painting. |
| June 6, 1980 (June 12, 1980) | 8005009 (461881) | Crocker National Bank | Gensler & Associates | \$38,000 | Demolition and removal of all non-bearing partitions, flooring, hung ceilings on the 5 th floor only. |
| Aug. 14, 1980 (Sept. 26, 1980) | 8007244 (464606) | Crocker Bank | Gensler & Associates | \$400,000 | Seismic reinforcement of all floors (basement through roof). General alteration of floors for office use; including drywall, acoustic ceilings, electric, air conditioning & heating, and toilet room. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|---------------------|--------------------|----------------------|-----------|---|
| (Dec. 2, 1980) | 8008735 (466508) | Crocker Bank | Gensler & Associates | \$500,000 | Seismic reinforcement and tenant work 4 th floor only. Previously approved for 5 th floor under App #8007244. |
| Dec. 22, 1980 (Jan. 16, 1981) | 8011186 (467631) | Crocker Bank | Henry Chang Drafting | \$10,000 | Install automatic teller machine – remove existing wall, construct new wall, wire for ATM. |
| Dec. 30, 1980 (Jan. 28, 1981) | 8011300 (467960) | Crocker Bank | Gensler & Associates | \$50,000 | Expansion of work (remodel) already underway on 6 th floor under permit #8007244. |
| (Jan. 15, 1981) | 8100446 (467543) | Crocker Bank | Di Giacomo | \$20,000 | Extend 3” fire lane from 6” main to existing wet standpipe in basement. Cut & cap water storage tank at 5 th floor clg. |
| (Feb. 23, 1981) | 8101435 (468646) | Crocker Bank | Gensler & Associates | \$35,000 | Demolition of partitions of existing partitions to accommodate new offices. |
| Jan. 19, 1981 (Mar. 26, 1981) | 8100522 (469583) | Crocker Properties | Gensler & Associates | \$100,000 | Alteration of interior spaces to include office arrangement. |
| Apr. 27, 1981 (May 5, 1981) | 8103840 (471134) | Crocker Properties | Gensler & Associates | \$5,000 | Demolition permit for removing portions of basement floor for new shear wall concrete section. |
| Mar. 6, 1981 (May 1, 1981) | 8103840 (471134) | Crocker Properties | Gensler & Associates | \$370,000 | Interior refurbishing of former offices; consisting of new walls, ceiling, flooring, HVAC, and electrical, all for new offices. |
| (May 28, 1981) | 8104349 (471590) | Crocker Bank | | \$1,500 | Permit to erect projecting sign. |
| Feb. 13, 1981 (July 20, 1981) | 8101434 (473107) | Crocker Bank | Shapiro, Okino, Hom | \$150,000 | Construction of shear wall and foundations for six (6) floors of building. |
| Oct. 6, 1981 (Dec. 21, 1981) | 8108724 | Crocker Properties | Gensler & Associates | \$60,000 | 1 st floor, Phase 1; interior remodel of certain portions of this floor, including partitions, ceiling, HVAC, plumbing & electrical. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|------------------|-----------------------|---------------------------|-----------|---|
| Sept. 23, 1981 (Oct. 7, 1981) | 8108313 (475527) | Crocker Properties | Gensler & Associates | \$35,000 | Request demolition permit to commence remodel work proposed for 1 st floor of Crocker Bank building. Work involves removal of flooring, partitions, and ceiling. |
| Feb. 9, 1982 (Mar. 5, 1982) | 8200963 (479496) | Crocker Properties | Gensler & Associates | \$115,000 | Phase II, renovation of 1 st floor. |
| Apr. 2, 1982 (May 10, 1982) | 8202556 (481330) | Crocker Properties | Gensler & Associates | \$172,000 | Remodel of existing store fronts facing on Jessie, New Montgomery & Mission Streets. Scope involves demolition of porcelain enamel panels being replaced with tempered Thermopane glass and lath & plaster borders. Painting walls. |
| Apr. 5, 1982 (May 23, 1982) | 8202669 (481925) | Crocker Properties | Gensler & Associates | \$260,000 | Interior renovation for in phasing of 1 st floor. Permit already issued for Phase 1. This is for Phase 2 and 3, which completes 1 st floor. |
| Jan. 10, 1983 | 8209763 (496610) | Crocker Bank | | \$3,000 | To erect sign on wall. |
| Apr. 29, 1983 (May 13, 1983) | 8303695 (500862) | Crocker Bank | Tai Associates | \$15,000 | Removal of non-bearing sheet rock partitions and block masonry walls in basement area. |
| June 15, 1983 (Nov. 21, 1983) | 8305507 (508365) | Crocker National Bank | Tai Associates/Architects | \$450,000 | General remodeling of basement and exit corridor on 1 st floor, including new partitions, floor finishes, bathrooms, sprinkler system, and stair. Mechanical and electrical work. |
| Feb. 29, 1984 (Apr. 27, 1984) | 8402083 (514761) | Crocker National Bank | Tai Associates/Architects | \$140,000 | General remodeling of 4,500 sq. ft. of basement space including new partitions, floor finishes. Sprinkler system and mechanical and electrical improvements. |
| Apr. 13, 1984 (Apr. 15, 1984) | 8403945 (515503) | Crocker Bank | | \$6,000 | Remodel sprinklers in basement. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------------------------|--------------------------|---|---------------------------|-----------|--|
| Apr. 3, 1985 (Jan. 17, 1986) | 8507966 (542421) | Crocker Properties | Tai Associates/Architects | \$40,000 | Minor non-structural partition demolition. Minor new walls, electrical. |
| Nov. 18, 1987 (Dec. 10, 1987) | 8716518 (580748) | 79 New Montgomery Assoc., c/o the Ron Kaufman Company | Stanley Wong | \$5,500 | Remove existing ceiling non-fire rated, non-load bearing partitions and acoustic tile ceiling on a portion of 1 st floor in order to better show size of space. |
| Oct. 27, 1989 | 8920562 (626218) | The Ron Kaufman Company | | \$29,000 | Demolition of non-bearing block walls and construction of drywall partitions in their place (interior work). |
| June 6, 2015 (Feb. 24, 1989) | 8808019 (608717) | The Ron Kaufman Company | Stanley Wong | \$300,000 | Renovate ground floor retail space into full service restaurant with kitchen and banquet facilities. |
| Oct. 27, 1989 | 8920562 | | | \$29,000 | E.W.O. |
| Jan. 4, 1990 | 9000288 (632048) | The Ron Kaufman Company | | \$200,000 | Repair of seismic bracing damaged in earthquake. EWO-S |
| Apr. 5, 1993 (May 6, 1993) | 9305460 (720868) | Dick Stephens | | \$8,500 | Erect an electric sign, (sign C). |
| Apr. 5, 1993 (May 6, 1993) | 9305461 (720867) | Dick Stephens | | \$8,500 | Erect an electric sign, (sign B). |
| Apr. 5, 1993 (May 6, 1993) | 9305463 (720869) | Dick Stephens | | \$8,500 | Erect an electric sign, (sign A). |
| Nov. 28, 2000 (Dec. 15, 2000) | 200011286673 | | | \$19,922 | Re-roofing permit. |
| June 28, 2001 | 200106282578 (325994) | AAU | | \$1,000 | 17 awnings and 2 banners. 17 awnings have logo on valance. Banners have "Academy of |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------------------------|---------------------------|------------------------|--------------|-----------|--|
| (July 23, 2001) | | | | | Art College” on both sides, painted on canvas. |
| June 28, 2001 (Aug. 16, 2001) | 200106282578 (946485) | AAU | | \$30,000 | Seventeen (17) new awnings at three elevations. Two banners at the entrance. |
| Aug. 16, 2001 | 200108166236 (946469) | Richard Stephens | | \$1 | Delete two (2) banners from scope of work. Awnings to remain. |
| July 1, 2002 | 200207010439 | | | \$7,200 | Remove all Lodge spilling concrete that may be a hazard from exterior. |
| Aug. 7, 2003 | 200308071513 | | | \$1 | To document a local code equivalency request to allow an interior measure of the use of easement. |
| June 23, 2010 (July 9, 2010) | 201006235132 (1216114) | 79 New Montgomery LLC. | Dennis Smith | \$10,000 | AAU. To comply with NOV 201030890 for new wall built without permit. |
| Aug. 17, 2010 | 201008178985 | | | \$300,000 | Respond to NOV #201052238. Legalize work done without permit. Verify Occupant load of existing assembly area. (All interior work). |
| Nov. 15, 2010 (Dec. 8, 2010) | 201011054415 (1227298) | AAU | Doug Tom | \$170,000 | Convert 3,450 sq. ft. from “B” to “M” occupancy. Alterations to display area and disabled (ADA) access upgrades at restrooms. All work on 1 st floor. |
| Dec. 27, 2010 (Dec. 28, 2010) | 201012277424 (1228481) | AAU | Doug Tom | \$15,000 | Revision to App #201011054415. Increase size of disabled access rest rooms. Adjustment to second means of egress due to existing slab conditions. |
| Apr. 28, 2011 (Oct 13, 2011) | 201104284951 (1249657) | AAU | Jason Louie | \$16,000 | Replace deteriorated and cracked concrete at the incased beams with new concrete (4 th floor). |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|------------------------|-------|--------------|-----------|---|
| May 9, 2011 | 201105095673 | | | \$1,000 | Painted (non-structural) sign |
| May 8, 2012 (June 18, 2012) | 201204248995 (1267279) | AAU | Julian White | \$299,601 | Install new Fire Alarm system, all interior work. |
| Aug. 19, 2010 (July 10, 2012) | 201008178985 (1268991) | AAU | | | |
| June 10, 2013 (July 3, 2013) | 201306109031 (1298073) | AAU | Doug Tom | \$300,000 | To respond to NOV #201052238. Legalize work done without permit. Verify occupant load of existing assembly areas. |
| Sept. 24, 2015 | 201509247946 | | | \$2,000 | To abate planning violation, remove painted wall signs at back of building facing 2 nd Street. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

The subject property was evaluated for eligibility for the California Register of Historical Resources (CRHR).

In addition to being a contributing property in the New Montgomery-Mission-Second Street Conservation District, 77-79 New Montgomery Street appears CRHR-eligible both individually and as part of a historic district under Criterion 1, as an exemplification of widespread commercial development/recovery in downtown San Francisco in the post-1906 earthquake reconstruction period. The property also qualifies individually and as a contributor to a historic district under CRHR Criterion 3, as an excellent example of Renaissance Revival-influenced commercial architecture in downtown San Francisco. The corresponding California Historic Resources Code is 3CB.

The evaluation also considered the 1960 entrance/lobby remodel by master architect Gardner Dailey. Because the remodel represents only a small portion of the building, it does not qualify for landmark listing (but is of note in the property's history).

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the "ability of a property to convey its significance" (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association (each aspect is defined in National Register Bulletin 15).

The subject property retains integrity and remains CRHR-eligible both individually and as a contributor to the historic district. The period of significance is 1913-1933, with the end date corresponding with end of the period of significance for New Montgomery-Mission-Second Street Conservation District.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Symmetrical design composition
- Building set flush to sidewalk
- Rectilinear building plan
- Ornamental detailing, accenting bays, spandrels, and windows
- Continuous, parallel bands of double-hung windows, slightly recessed in wall plane
- Five-story square plan building
- Flat roof terminating in projecting ornamental cornice line
- Top floor windows articulated with segmental arched openings and keystone accents
- Belt course defining the horizontal axis between second and third stories
- Large storefront windows

Interior

- Entrance configuration, deeply recessed entrance, leading to open lobby and three elevator bays
- Marble floor and walls in lobby
- Remnants of original ornamental program and detailing (crown molding accenting the ceiling, molded panels, chandelier)

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Building was enlarged to five stories in 1920 by architect Mel I. Schwartz (in an expansion of the building originally planned in 1913)
- Remodel entrance and interior lobby in 1960 by Allied Properties and architect Gardner A. Dailey (Permit 232526)
- Storefront alterations were first completed in 1960 by Allied Properties (Permit 235230). Later alterations were made by Crocker Properties in 1982 (Permit 8202556); this appears to have included the nonoriginal stucco sheathing added to the two-story base of building (SF Planning, San Francisco Property Information Map data)

Post-AAU Alterations:

- Building reroofed in 2000 (Permit 200011286673)
- Existing awnings located over storefront windows on New Montgomery Street, Mission Street, and Jesse Street were installed in 2001 (Permit 200106282578)
- Current signage installed in 1993 (Permits 9305460, 9305461, and 9305463)
- Security cameras added
- Secondary entrance door (eastern end, Jesse Street elevation) installed in 2009 (AAU, Memo to SWCA, 2/2/2016)
- Replacement roll-up door installed along Jesse Street in 2011 (AAU, Memo to SWCA, 2/2/2016)

INTERIORS

The lobby appears to retain its overall original configuration, as well as remaining details (such as crown molding detailing). In continuous use since 1913, the interior spaces have been altered on numerous occasions, as shown in building permits. Changes have included the reconfiguration of office spaces, replacement of elevators and lighting, removal and construction of partitions, materials, and other decorative features. In addition, AAU replaced concrete on encased beams, and in 2012 installed a new fire alarm system (Permits 101104284951 and 201204248995).

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

77-79 NEW MONTGOMERY (ES-27)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | Secretary's Standards for Rehabilitation | | | | | | | | | | |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|---|
| | | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
| PRIMARY ELEVATION | | | | | | | | | | | | |
| Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Awnings | 2001 | Yes | Yes | No | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| Signage | 2011 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Remove two of the three signs per the recommendations described below |
| Security Cameras | Post-1992 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Awnings: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Signage: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Security Cameras: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Awnings: The project complies with Rehabilitation Standard No. 2. The storefront openings (in size, configuration, and profile) that span the ground-level are considered character defining. As of 1992, the building had barrel-vault awnings that were significantly larger and blocked views of these character-defining features to a greater degree than the extant awnings. The extant awnings, while they also span all primary elevations of the building, their profile/projection widths are thin and relatively unobtrusive. Therefore, the shape, size, and

character of the original storefront windows are easily discernible. With the stucco-cladding and in-filled transoms constituting noncontributing features, the awnings do not block or obscure character-defining features.

Signage: The project does not comply with Rehabilitation Standard No. 2. The building features a symmetrical, rhythmic design consisting of parallel bands of window bays that span each story of the building. This feature is character defining. The projecting signs, as currently installed on three prominent corners of the building, in a position that spans the first and second stories, present a visual interruption of this symmetrical, rhythmic design, segmenting what was intended to be a continuous, unified façade design.

Security Cameras: The project complies with Rehabilitation Standard No. 2. The security cameras are minimal in scale and appearance and do not unduly alter character-defining features, spaces, and spatial relationships that characterize the property.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Awnings: The project does not comply with Rehabilitation Standard No. 3. Although awnings are often found on similar commercial properties from this era, historic photographs indicate that such a feature was not present on the building during the period of significance. The awning introduces an element that is not representative of the property's historical use and appearance.

Signage: The project does not comply with Rehabilitation Standard No. 3. Historic photographs indicate that the building did not have blade sides during the period of significance. The sign introduces an element that is not representative of the property's historical use and appearance.

Security Cameras: The project complies with Rehabilitation Standard No. 3. The security cameras are clearly modern and do not result in a false sense of historical development.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Awnings: Rehabilitation Standard No. 4 is not applicable to this project.

Signage: Rehabilitation Standard No. 4 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Awnings: The project complies with Rehabilitation Standard No. 5. Although the ground-level storefront openings are character defining, the wall materials to which the awnings are fastened consist of noncontributing stucco sheathing. This stucco was used to in-fill the transom windows in the 1980s. The project affects materials that do not characterize or convey the historic significance of the property.

Signage: The project does not comply with Rehabilitation Standard No. 5. For each of the three signs, the project involved the installation of two steel, L-shaped mounting brackets, which are bolted to the masonry of the exterior walls.

Each L-shaped mounting bracket is fastened to the masonry walls with at least eight bolts. The recommended approach in the SOIS for installing signage is to utilize mortar joints or the jamb of a noncontributing storefront component (rather than character-defining masonry). The project is likely to have resulted in damage to character-defining wall materials as part of the installation of the projecting signs.

Security Cameras: The project complies with Rehabilitation Standard No. 5. The installation of the security cameras resulted in minimal damage to historic wall materials and the property still retains the distinctive materials, features, and finishes that convey its historical significance.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Awnings: Rehabilitation Standard No. 6 is not applicable to this project.

Signage: Rehabilitation Standard No. 6 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Awnings: Rehabilitation Standard No. 7 is not applicable to this project.

Signage: Rehabilitation Standard No. 7 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Awnings: Rehabilitation Standard No. 8 is not applicable to this project.

Signage: Rehabilitation Standard No. 8 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Awnings: The project complies with Rehabilitation Standard No. 9. The awnings are located within the existing storefronts and installed into noncontributing wall materials (in stucco sheathing applied in the early 1980s). Thin in profile and unobtrusive in appearance, the awnings are compatible in size, scale, and proportion, and do not obscure character-defining storefront openings.

Signage: The project does not comply with Rehabilitation Standard No. 9. The building's

symmetrical, rhythmic design is character-defining. The projecting signs interrupt the two-part vertical design as well as the horizontal banding of fenestration across all visible elevations of the building. In addition, the signs interrupt the bold, unadorned corner piers of the building. In this way, the signs add a highly visible element that is not compatible with the historic character, materials, and features of the property.

Security Cameras: The project complies with Rehabilitation Standard No. 9. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and they are clearly differentiated from the features that characterize the building.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Awnings: The project complies with Rehabilitation Standard No. 10. If the awnings were removed, the essential form and integrity of the historic property would remain unimpaired.

Signage: The project complies with Rehabilitation Standard No. 10. If the signs were removed, the essential form and integrity of the historic property would remain unimpaired.

Security Cameras: The project complies with Rehabilitation Standard No. 10. If the security cameras were removed, the essential form and integrity of the historic property would remain unimpaired.

ARTICLE 11 ANALYSIS

77-79 New Montgomery Street is a Category I (“Significant”) contributing property within the New Montgomery-Mission-Second Street Conservation District.

Article 11, Appendix F, Section 6 of the San Francisco Planning Code describes the overall character and scale of the New Montgomery-Mission-Second Street Conservation District. Throughout the district overall, contributors are divided into bays that establish a cohesive, rhythmic character along the street line. The subject property is consistent with this overall character, as reflected in the building’s symmetrical, rhythmic design composition, repeating window bays that span the building on each floor. These character-defining design elements are the focus of the following Article 11 compliance analysis.

Prior to AAU’s acquisition of the property, the ground-level storefronts facing New Montgomery and Mission Streets were altered in 1960 and 1982, according to building permits on file with the San Francisco Department of Building Inspection. Alterations resulted in the infill of transom windows, application of stucco over the windows, and the extensive reconfiguration of the primary entrance on New Montgomery Street.

Awnings

The AAU awnings currently spanning the ground floor of the property appear compliant with Article 11 guidelines. Although partially altered, the storefront openings continue to be character-defining features of the building. The AAU awnings are thin in profile and located within the frame of each storefront opening. Given this, they do not obscure the spacing of bays and the elements that characterize and define those bays. The piers that separate the bays are still clearly visible, and the transoms located above the awnings, while infilled, are still discernible.

Projecting Signs

Per the applicable guidelines for projecting signs within Conservation Districts (including in Article 11 and Article 6), the scale and placement of signs shall be appropriate to the elements of the building.³¹ Installed on prominent, highly visible corners, the three projecting signs interrupt the symmetrical, rhythmic design of the building, segmenting what was intended to be a continuous, unified composition. The three signs are considered to be in noncompliance with applicable guidelines for projecting signs in Article 11 Conservation Districts.

In addition, the signs appear to be internally illuminated signs with plastic lenses, supplied power via conduit that is exposed and attached to the face of the building. Under Article 11 guidelines, internally illuminated signs are not permitted (the guidelines call for either indirectly or externally illuminated lights), and conduit must be concealed rather than attached to and left exposed on the face of the building, the sign structure, or the sign itself.³²

In terms of location, the signs were installed above the storefront transom openings, extending above the lintel of the second-floor windows. According to Article 11 guidelines, projecting signs may not be located

³¹ San Francisco Planning Department. *DRAFT Sign Controls, Planning Code Article 6*, “Requirements for Signs within Article 11 Conservation Districts,” November 2012, 14.

³² *DRAFT Sign Controls, Planning Code Article 6*, “Requirements for Signs within Article 11 Conservation Districts,” 11-13.

above the window sill of the first residential floor.³³ The location of the signs appears to be in noncompliance with Article 11 guidelines.

Moreover, the installation of signs on properties in Conservation Districts is to be undertaken in such a way that “avoids damaging or obscuring any of the character-defining features” of the property and that “allows for their removal without adversely impacting the exterior” of the building.³⁴ The L-shaped mounting brackets and bolts installed in the exterior masonry walls appear to be in noncompliance with these requirements.

RECOMMENDATIONS

The awnings and security cameras are both compliant with the SOIS and Article 11 guidelines, and no design modifications are recommended at this time for either element.

The projecting signs do not appear to comply with the SOIS or Article 11 guidelines. With three large projecting signs, placed above the ground story, the signs segment and obscure what was intended to be a continuous, unified design. In order to facilitate compliance, it is recommended that the two projecting signs on the most visible elevations of the building (i.e., the sign at the center of the building and one other sign) be removed, and the original surface patched and repaired where necessary and refinished to match existing in materials and appearance.

In order to facilitate compliance with Article 11 guidelines, the one remaining sign would ideally be designed, installed, and located in such a way that it meets the specifications enumerated above, with respect to illumination, placement, and overall design.

In addition, during site inspections, exposed conduit was noted on the exterior walls left of the entrance. It is recommended that any exposed conduit be concealed from view, per the Article 11 guidelines for properties in adopted Conservation Districts.

³³ *DRAFT Sign Controls, Planning Code Article 6*, “Requirements for Signs within Article 11 Conservation Districts,” 14.

³⁴ *DRAFT Sign Controls, Planning Code Article 6*, “Requirements for Signs within Article 11 Conservation Districts,” 11-13.

180 NEW MONTGOMERY STREET (ES-28)



APN: 3722022 (address spans 170-180)

Construction Date: 1920

Architect/Builder/Designer: Kenneth MacDonald, Jr.

Previous Status: Category A

Previous CHR Status Code: 3CB (appears CRHR eligible individually and as contributor to historic district); Article 11, New Montgomery Mission Second Street Conservation District, Category IV

Date of Past Surveys/Evaluations: 1978; 2012

Current CHR Status Code: 3CB; Article 11,

New Montgomery Mission Second Street Conservation District, Category IV

AAU Acquisition Date: 1995

Applicable Criteria: 1 and 3 (CRHR)

Historical Resource under CEQA? Yes

Project Modifications Recommended? Yes

BUILDING AND PROPERTY DESCRIPTION

Constructed as a mid-rise office building in 1920, 180 New Montgomery is rectangular in plan and set flush to the sidewalk. The primary elevation, which spans 11 bays, faces New Montgomery Street. Secondary elevations front Howard Street (with eight bays), Natoma Street (nine bays), and a small service lot adjacent to Howard Street. The building displays a Renaissance/Classical Revival-influenced style, the building has a symmetrical design composition, with bands of windows defining the horizontal axis, and bold corner piers marking the vertical axis. The building is capped with a flat roof, terminating in a terra cotta cornice, accented with decorative panels.



Figure 73. 180 New Montgomery Street. (Source: SWCA)

On the primary elevation, the oversized ground-story displays a recessed main entry with terrazzo sheathing on the floor and walls. Former large storefront windows, separated by columns, have been in-filled or the extant glass overpainted. Above the first floor, parallel bands of rectangular fixed windows are separated by ornamental terra cotta spandrel panels.



Figure 74. 180 New Montgomery Street, detail, main entry of the primary elevation. (Source: SWCA)



Figure 75. 180 New Montgomery Street, detail, main entry on the primary elevation. (Source: SWCA)



Figure 76. 180 New Montgomery Street, detail, windows and terra cotta spandrel panels. (Source: SWCA)



Figure 77. 180 New Montgomery Street, detail, in-filled storefronts on the primary elevation. (Source: SWCA)

On the secondary elevations, fenestration patterns match those of the primary elevation. Along Howard Street, all windows are fixed. Natoma Street elevation retains its original steel-frame casement windows. The ground-floor storefront windows along Howard and Natoma Street have either been in-filled or overpainted/covered. No fenestration is located on the southwest elevation; however a stair tower has been added.



Figure 78. 180 New Montgomery Street, southeast perspective of the northwestern elevation. (Source: SWCA)



Figure 79. 180 New Montgomery Street, northwestern perspective of the southwest elevation. (Source: SWCA)

The main entry leads to a T-shaped lobby featuring Terrazzo flooring and walls. The rectangular lobby sections provide access to an enclosed main stair and a bank of elevators at the rear of the lobby.



Figure 80. Interior lobby of subject property. (Source: SWCA)

SITE HISTORY

Designed by architect Kenneth MacDonald, Jr., 170-180 New Montgomery Street was constructed in 1920 to serve as the San Francisco Furniture Exchange. The building was constructed for an estimated cost of \$700,000 and commissioned by the Sharon Estate and Henry J. Moore, head of the city’s Furniture Exchange. Upon its construction, the building was heralded in the *San Francisco Chronicle* as offering “a practical solution of what has been one of the city’s greatest commercial problems”—namely, that previously “foreign buyers landing at any Pacific Coast port and representatives of Western houses” had been “compelled to make a long trip East to inspect furniture stocks.”³⁵ Once completed, space in the building went quickly, with “practically all the large manufacturers of furniture in the United States represented” in the Furniture Exchange.

By the late 1960s, for at least twenty years, the building served as one of several locations in San Francisco for the offices of Pacific Telephone & Telegraph Company/Pacific Bell.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

This section presents available Sanborn Fire Insurance Maps, historic photographs, aerial imagery, and other materials, to offer a visual overview of the property and site over time. A tabular summary of available building permits follows.

³⁵ “City of Have \$700,000 Furniture Exchange Building, Block Will Be Covered by Big 8-Story Edifice,” *San Francisco Chronicle*, 24 April 1920.

SAN FRANCISCO CHRONICLE, SATURDAY, APRIL 24, 1920

City to Have \$700,000 Furniture Exchange Building

BLOCK WILL BE COVERED BY BIG 8-STORY EDIFICE

Sharon Estate Will Begin Work Immediately on Structure Already Under Lease

FOREIGN BUYERS AIDED

Project Will Do Away With Trips to East for Stock Inspection

PROFESSIONAL MEN COLONIZE IN HOME PARK

Spring Season Promises to Be Banner Building Term in Residence Area

Hebrew Home And Hospital Unit to Go Up

PLANS for a clinic, hospital and home buildings to be erected on the Mission road inside the city limits for the Hebrew Hospital and Home for the Aged and Disabled are to be prepared by Architect Sam Lichtenberg, Crocker building. Only the first unit of the large project will be undertaken at this time. The work when completed will represent an expenditure of between \$700,000 and \$800,000. The first unit, according to present estimates, will cost in the neighborhood of \$200,000.

REALTY OWNING PUTS CURB ON PROFITTEERING

Nature of Real Property Bar Against Monopolistic Practices

Advice on Realty Investments, New Broker's Feature

Department Affords Laymen Counsel on Best Site and Building

Real Estate Transactions of the Week

| DATE | MOUNTAIN VIEW | MISSION | RESERVE | WILSON | WILSON | WILSON |
|----------|---------------|---------|---------|--------|--------|--------|
| APRIL 22 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 |
| APRIL 23 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 |
| APRIL 24 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 |

FOR SALE

Redwood City - \$80,000

Wonderful Homeite or For Subdivision

40 acres on the State Highway nicely wooded, with creek and complete in every detail.

Abundance of water.

See

Ruckbee Thorne & Co.

151 Sutter Street

San Francisco

Exclusive Agents

Figure 81. April 1920 San Francisco Chronicle article, announcing construction of 180 New Montgomery. (Source: San Francisco Heritage)



Figure 82. 1930 photograph of 180 New Montgomery Street. (Source: San Francisco Public Library History Center)



Figure 83. 1977 photograph of 180 New Montgomery Street. (Source: Charles Hall Page & Associates Survey, 1977)



Figure 84. 1995 photograph of 180 New Montgomery Street. (Source: AAU, 1995)



Figure 85. 2015 photograph of 180 New Montgomery Street. (Source: SWCA)

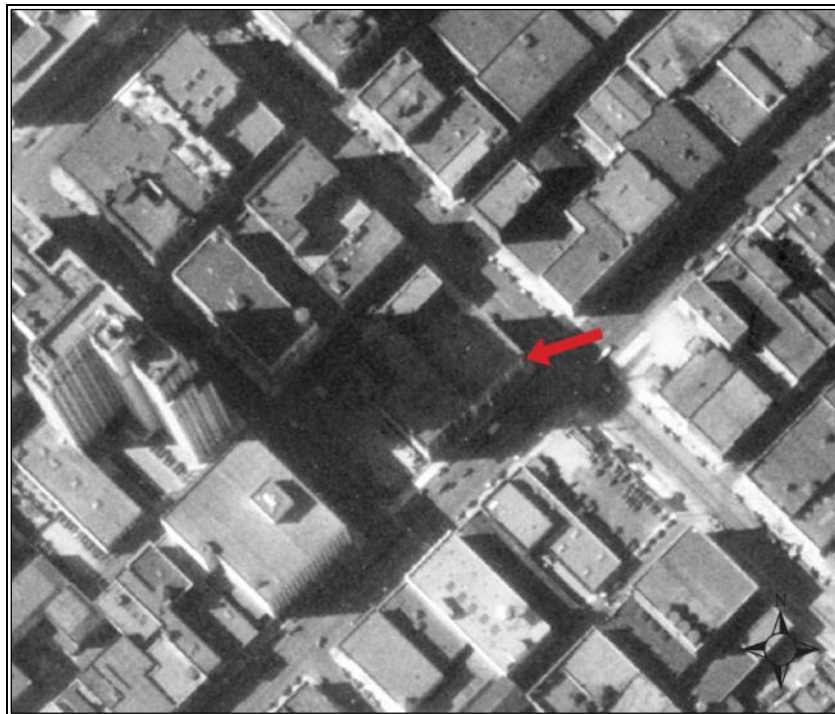


Figure 86. 1931 Aerial Photograph, 180 New Montgomery Street. (Source: Environmental Data Resources)

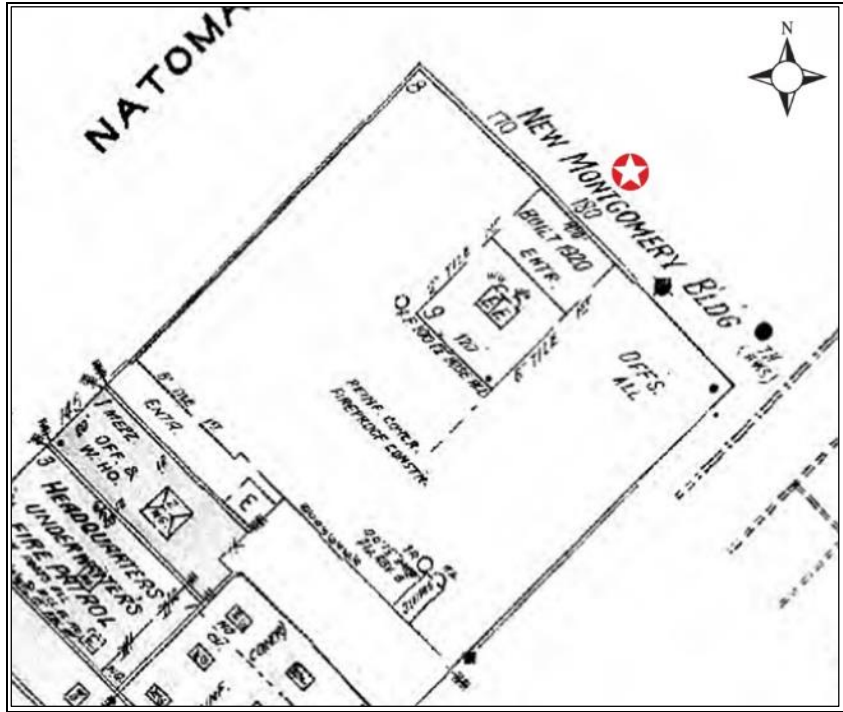


Figure 87. 1949 Sanborn Fire Insurance Map, 180 New Montgomery Street. (Source: Environmental Data Resources)

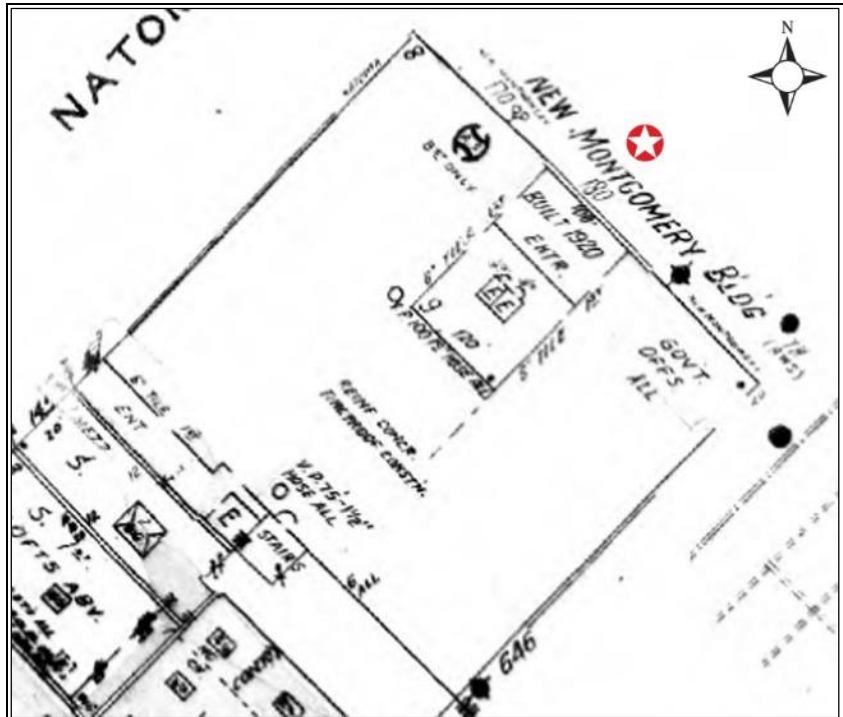


Figure 88. 1970 Sanborn Fire Insurance Map, 180 New Montgomery Street. (Source: Environmental Data Resources)

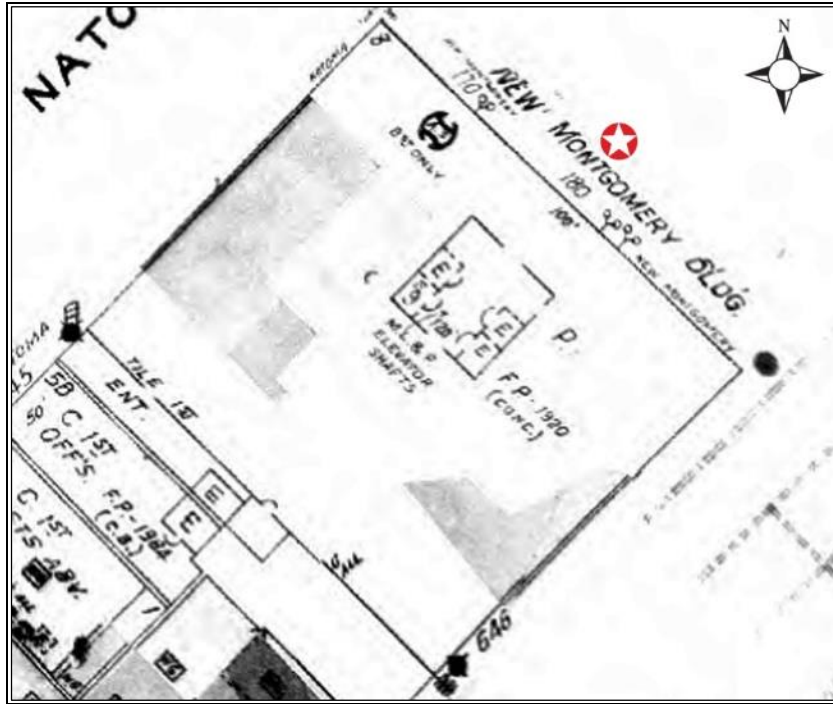


Figure 89. 1984 Sanborn Fire Insurance Map, 180 New Montgomery Street. (Source: Environmental Data Resources)

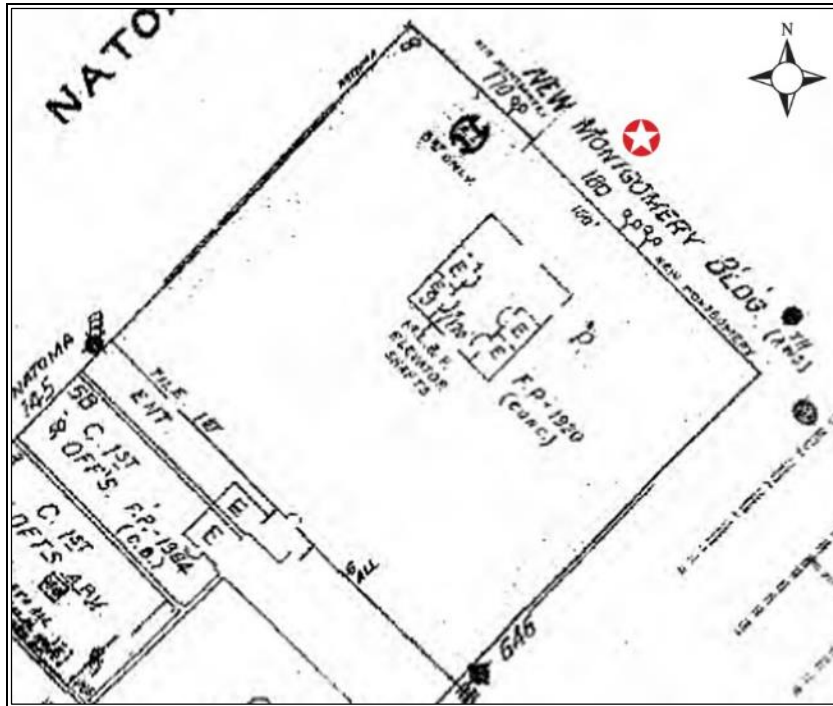


Figure 90. 1999 Sanborn Fire Insurance Map, 180 New Montgomery Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 180 NEW MONTGOMERY STREET / APN: 3722022

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|-----------------|---------------------------------------|------------------------------|-----------|--|
| Oct. 1, 1964 (Oct. 5, 1964) | 305785 (272877) | Haas & Haynie Corp. | | \$1,000 | Partitions to be removed, and carpet, electric fixtures, and plumbing fixtures. |
| Apr. 14, 1965 (Apr. 16, 1965) | (279781) | 180 New Montgomery (A Corporation) | | \$25,000 | Partitions, elevators, lighting fixtures, plumbing fixtures, and floor covering to be removed from all floors. |
| Apr. 27, 1965 (May 10, 1965) | 314176 (280649) | 180 New Montgomery (A Corporation) | Robert R. Weber & Associates | \$225,000 | Install four (4) new elevators and one set of stairs, all complete with enclosure walls from the basement to the penthouse. |
| May 17, 1966 (June 30, 1966) | 330036 (296048) | 180 New Montgomery (A Corporation) | Robert R. Weber & Associates | \$380,000 | Provide raised floor on 1 st floor. Extend one elevator into basement. Alter existing walls, doors, and related. Alter existing ceiling system. Install elec. & telephone. Ducts in basement. Alter mech. system to accommodate changes. Add sprinkler system under raised floor. |
| Sept. 12, 1966 | 333984 (298698) | Pacific Phone Company | | \$4,800 | Install automatic fire sprinklers in the under floor space of new computer room. |
| Feb. 28, 1967 (Mar. 7, 1967) | 340178 (304380) | 180 New Montgomery (A Corporation) | | \$700 | Installation of 25 linear feet metal stud and dry-wall partition. Removal of approximately 24 linear feet Barker type partition. |
| Feb. 7, 1968 (Feb. 15, 1968) | 352227 (316681) | Pacific Telephone & Telegraph Company | | \$1,850 | Remove portions of existing drywall partitions rooms 500, 501, and rooms 560-570. Construct new drywall partitions per plan. Install 2 elect. outlets |
| Apr. 11, 1968 | 355742 (318936) | Pacific Telephone & Telegraph Company | Robert Weber | \$20,000 | Block wall around foundations. Block wall at entrance to rear yard. Remove all glass on exterior of 1 st floor and replace |
| June 7, 1968 (June 18, 1968) | 357955 (321198) | Pacific Telephone & Telegraph Company | | \$2,000 | Wall removals and door relocations as noted on plan and restoration. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|------------------------------|---------------------------------------|-------------------------|-----------|---|
| Jan. 14, 1969 (Feb. 28, 1969) | (329530) | Pacific Telephone & Telegraph Company | | \$1,000 | Removal of dry wall partition and installation of 2 doors using fire labelled doors and frames as per plan. |
| Nov. 25, 1969 (Dec 4, 1969) | 377583 (338962) | Pacific Telephone & Telegraph Company | | \$40,000 | Alterations and enlarging the toilet rooms. |
| Mar. 24, 1970 (Mar. 31, 1970) | 381811 (342387) | Pacific Telephone & Telegraph Company | | \$7,500 | Relocate existing partitions, 5 th floor (west end). |
| May 27, 1971 | [both numbers are illegible] | Pacific Telephone & Telegraph Co. | | \$3,000 | Addition of three rooms using drywall construction, stud steel + 5/8" sheetrock. |
| Jan. 24, 1972 (Feb. 10, 1972) | 405613 (365575) | Pacific Telephone & Telegraph Company | | \$30,000 | Removal of existing freight elevator and installation of new combination freight and passenger elevator as per plans submitted. |
| July 26, 1973 (Aug. 1, 1973) | 424855 (379968) | Pacific Telephone & Telegraph Company | | \$20,000 | Install sewer ejection system as per plans submitted. |
| Apr. 28, 1977 (June 7, 1977) | 7704243 (423189) | Pacific Telephone Company | Clarence Peterson | \$58,000 | Drywall painting, electrical, mechanical and carpet. |
| Nov. 10, 1977 (Dec. 13, 1977) | 7711927 (430301) | Pacific Telephone Company | Garretson and Elmendorf | \$85,000 | Drywall partitioning, computer floor work, painting & electric. |
| Dec. 19, 1978 | 7810398 (44520) | Pacific Telephone & Telegraph Co. | | \$1,000 | Install one (1) concrete wheel chair ramp as per plans. |
| Jan. 24, 1979 (Feb. 2, 1979) | 7900853 (444924) | Pacific Telephone & Telegraph Company | Ray Fong | \$70,000 | Remove inner office walls. Install inner office walls to re-divide space. |
| Dec. 19, 1979 (Apr. 26, 1979) | 7902808 (447726) | Pacific Telephone Company | Bassett and Reiner | \$150,000 | High rise life safety project, Title 19, S. B. 941. Sprinkler system. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------------------------|------------------|---------------------------------------|--------------------|-----------------|---|
| July 1, 1979 (Aug. 17, 1979) | 7908447 (452900) | Pacific Telephone Company | Bassett and Reiner | \$20,000 | Interior addition. |
| Sept. 8, 1981 (Sept. 26, 1981) | 8107872 (475100) | Pacific Telephone & Telegraph Company | Albert F. Roller | \$10,500 | New wall, HVAC, and electrical. |
| Nov. 5, 1981 (Nov. 19, 1981) | 8109561 (176723) | Pacific Telephone Company | Ray Fong | \$2,000 | Demolition: remove partitions at interior partitions – cabinets and carpets. |
| Nov. 5, 1981 (Nov. 19, 1981) | 8109562 (476725) | Pacific Telephone Company | Ray Fong | \$30,000 | Install temporary walls to provide private offices. |
| Feb. 10, 1982 (May 10, 1982) | 8201044 (481321) | Pacific Telephone & Telegraph Company | Robert M. Morris | \$600,000 | Demolition of sheetrock wall, acoustical ceilings. New work will be sheetrock walls and acoustical ceilings. Also; electric, plumbing, HVAC and painting. |
| Mar. 3, 1982 | 8201595 (479402) | Pacific Telephone Company | | [no fee permit] | Manual pull stations, evacuation alarm, exit signs, egress lighting, fan controls, sprinkler alarm, interconnection of existing systems, and elevator smoke sensors. |
| Sept. 17, 1985 (Sept. 30, 1982) | 8207631 (493919) | Pacific Telephone Company | Roller + Massen | \$700,000 | Alterations to 3 rd , 4 th , 5 th , and 6 th floors. Full compliance with handicap (ADA). |
| Apr. 28, 1983 (May 13, 1983) | 8303660 (500891) | Pacific Telephone Company | Roller + Massen | \$75,000 | Alter existing restrooms to handicap (ADA) as required by code. 3 rd , 4 th , 5 th , and 6 th floors. |
| Nov. 15, 1983 (Dec. 8, 1983) | 8311638 (509041) | Pacific Telephone Company | [illegible] | \$60,000 | Interior partitions, temporary interior walls and doors. Heating, ventilation and plumbing. |
| Mar. 27, 1984 (Apr. 17, 1984) | 8403201 (514252) | Pacific Bell | Roller + Massen | \$200,000 | Demolition; remove suspended ceiling and partition at inner office walls. Install sections of inner office walls to form private offices. Install new suspended ceilings and new light fixtures. HVAC alteration. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|--------------------------------|------------------|--------------|---------------------------------|-----------|--|
| Apr. 17, 1984 (May 8, 1984) | 8404064 (515237) | Pacific Bell | Rob Ahern | \$25,000 | Install additional cooling tower on roof. |
| Sept. 26, 1985 (Nov. 25, 1985) | 8510661 (540046) | Pacific Bell | Roller + Massen Inc. | \$93,980 | Demolition – new sheetrock walls, electrical, acoustic ceiling, and HVAC modifications (work completed). |
| Nov. 14, 1985 (541090) | 8513034 (541090) | Pacific Bell | | \$11,000 | Demolition of App 150 liner feet sheet rock wall (non-bearing). Remove existing suspended ceiling in basement. |
| Feb. 4, 1986 (July 1, 1986) | 8601261 (550447) | Pacific Bell | John P. Edwards | \$160,000 | Construct all 150 liner feet of new non-structural walls with sheet metal studs and 5/8” sheetrock. Revamp HVAC system. Revamp bathrooms to comply with Title 24. |
| May 12, 1986 (June 26, 1986) | 8605474 (550263) | Pacific Bell | Gordon Chong + Associates, Inc. | \$400,000 | Second time tenant improvement. (No change in occupancy). |
| May 14, 1986 (June 18, 1986) | 8605604 (549856) | Pacific Bell | | \$9,500 | Soft demo only. Removal of non-bearing partitions. Shaft wall to remain. App #8605474 for permit already submitted for alteration work throughout 4 th floor. |
| Nov. 14, 1986 (Dec. 4, 1986) | 8614286 (558779) | Pacific Bell | | \$10,000 | Minor repair work to include: painting, minor drywall patching, carpet patching, repair/replace electrical receptacles, switches, and plumbing fixtures. |
| Feb. 26, 1987 (Mar. 4, 1987) | 8702556 (563613) | Pacific Bell | Gordon Chong | \$15,000 | Rework existing demountable partitions and add App 140 liner feet of demountable non-bearing partitions. |
| Mar. 19, 1987 (June 16, 1987) | 8703634 (569921) | Pacific Bell | Gordon Chong | \$28,000 | Build 2 sheetrock walls – floor to T-bar ceiling metal studs and 5/8” sheetrock. Remove 3 door openings – cut in 2 new door openings. |
| Apr. 29, 1987 (May 12, 1987) | 8705647 (567890) | Pacific Bell | Gordon Chong + Associates | \$20,700 | Partial reconstruction of 2,000 sq. ft. of basement space. New suspended ceiling, |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------------------------|---------------------|--------------------|---------------|-----------|--|
| | | | | | non-bearing partition walls, electrical lighting, power, and mechanical diffuser. |
| June 1, 1995 | 9508148 | | | \$8,000 | Erect an electric sign. |
| Sept. 20, 1996 | 9617916 (804179) | AAU | | \$57,000 | Re-roofing. |
| Dec. 30, 1997 | 9725902 (840337) | Stephens Institute | | \$16,000 | Install smoke doors at elevator lobby. Modify existing toilets for handicapped (ADA) access. |
| Dec. 30, 1997 | 9725905 (840339) | Stephens Institute | Thomas K. Lew | \$58,000 | Modify existing control panels and hardware in elevator cab. Make alterations to existing classrooms on 3 rd floor. Make alterations to 3 rd floor toilets for ADA access, Install smoke doors at 3 rd floor lobby. |
| Dec. 30, 1997 | 9725910 (840342) | Stephens Institute | Thomas K. Lew | \$11,000 | Modify existing doors at elevator lobby, and modify toilets for handicapped (ADA) access on 4 th floor. |
| Jan. 16, 1998 (July 9, 1998) | 9800769 (854170) | Stephens Institute | Thomas K. Lew | \$100,000 | Modify existing toilets for handicapped (ADA) access. Modify existing issue room and class room. Modify existing ramps for handicapped (ADA) access - ground floor only. |
| Jan. 16, 1998 (July 9, 1998) | 9800770 (854171) | Stephens Institute | Thomas K. Lew | \$120,000 | Modify existing toilets for handicapped (ADA) access. Modify existing classrooms. Install smoke door at elevator lobby. |
| Jan. 16, 1998 (July 9, 1998) | 9800791 (854168) | Stephens Institute | Thomas K. Lew | \$60,000 | Modify existing toilets for handicapped (ADA) access. Modify existing classroom basement. |
| Jan. 23, 1998 (June 19, 1998) | 9801266 (852500) | Stephens Institute | Thomas K. Lew | \$6,000 | Modify existing toilets for handicapped (ADA) access. Install smoke door at elevator lobby. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|--------------------------------|------------------------|----------------------------|------------------|-----------|---|
| Jan. 23, 1998 (June 19, 1998) | 9801268 (852502) | Stephens Institute | Thomas K. Lew | \$17,000 | Modify existing toilets for handicapped (ADA) access. Install smoke door at elevator lobby. |
| Jan. 23, 1998 (June 19, 1998) | 9801271 (852501) | Stephens Institute | Thomas K. Lew | \$19,000 | Modify existing toilets for handicapped (ADA) access. Modify one existing private office. Install smoke door at elevator lobby. |
| Mar. 19, 1999 | 9905319 | | | \$3,000 | Renew PA#9801266 for final inspection. |
| Aug. 6, 1999 | 9916191 (886758) | Stephens Institute | Thomas K. Lew | \$7,000 | Modify exit ramp for handicapped (ADA) access. Renew PA #9800769. |
| Aug. 11, 1999 (Sept. 24, 1999) | 9916536 (890385) | Stephens Institute | Thomas K. Lew | \$25,600 | Install fire doors at floors 1 through 8. Modify existing vertical shafts to 2-hr. rated walls. Seal all partitions at vertical shafts. |
| Aug. 13, 1999 | 9916710 | | | \$95,000 | Furnish and install new Fire Alarm system. |
| Dec. 22, 1999 | 9926870 | | | \$3,000 | Renew expired App #9916191. |
| Feb. 8, 2000 | 200002081337 | AAU | | \$6,900 | Install new free standing library reception desk on 6 th floor. |
| Apr. 15, 2004 | 200404151434 (1022503) | S.F. Museum of Modern Art. | Robert McWhirter | \$5,500 | To erect single faced electric sign mounted on wall. Approved by building owner Dr. Elisa Stephens, President, AAU. |
| May 18, 2004 (Aug. 10, 2004) | 200405184205 (1032738) | AAU | | \$325,000 | Install new fire sprinkler system. |
| May 16, 2005 (July 11, 2005) | 200505162548 (1060561) | AAU | Tom Eliot Fisch | \$350,000 | Fire / life safety upgrades, including new sprinklers, upgraded Fire Alarm, new fire service dampers, new fire pump. |
| Sept. 12, 2005 (Oct. 21, 2005) | 200509122609 (1070262) | AAU | | \$50,000 | New smoke detectors, sprinkler, and strobes. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|------------------------------|------------------------|------------------------|-----------|-----------|---|
| May 29, 2007 (May 29, 2007) | 200705292372 (1121383) | Elisa Stephens (AAU) | | \$8,000 | Adding relay for elevator shunt trip. Adding heat detectors within 2' of sprinkler head in elevator penthouse. Fire and life safety upgrades. |
| Mar. 22, 2010 | 201003228697 (1216846) | Stephens Institute | | \$500 | Removal of five (5) painted wall signs. |
| Mar. 31, 2010 (June 4, 2010) | 201003319389 (1213458) | Stephens Institute | | \$100 | Removal of two (2) painted wall signs on New Montgomery elevation. |
| Aug. 9, 2010 | 201008098336 | | | \$3,900 | Install 13 upright sprinklers from existing 1" outlets on 1 st floor. Install 2 new ceiling pendent sprinklers from existing outlets on 5 th and 8 th floor. |
| Aug. 19, 2010 | 201008199117 (1219317) | AAU | Doug Tom | \$10,000 | Demolition of four (4) interior partitions on 2 nd floor. New partition on 8 th floor. |
| Aug. 24, 2010 | 201008249493 (1219755) | AAU | Doug Tom | \$3,000 | 6 th floor – remove 1 existing interior partition and construct new door opening for Suite #606. |
| Dec. 15, 2010 | 201012156777 (1227832) | AAU | Doug Tom | \$2,500 | Construct one interior partition with entry door on 5 th floor to provide new office and accessibility upgrades. |
| Jan. 12, 2011 | 201101128260 | | | \$15,000 | Academy of Art. Basement level remodel - existing café. (No change of use, no exterior work). |
| July 5, 2012 | 201207054113 | | | \$4,500 | Fire sprinkler permit – relocated pendent heads on floors 1 through 8 in telephone room. Add 1 pendent head on 3 rd floor. |
| July 25, 2012 | 201207255756 (1271775) | AAU | Doug Tom | \$570,000 | Addition of full height wall to create computer labs on 4 th floor. Accessibility upgrades on the 5 th floor restrooms. |
| Jan. 15, 2013 | 201301157954 (1283848) | The Stephens Institute | | \$7,500 | Addition of 11 speakers/strobes, 2 strobes, and a strobe power supply for the Computer |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------------------------|---------------------------|-------|-----------------|----------|--|
| | | | | | Labs. Remodel on 4 th floor. All devices connect on the fire alarm system. |
| July 25, 2012 | 201207255757 | | | \$25,000 | Respond to notice of correct fire hazards work to include fire and Life Safety upgrades on all floors. |
| Apr. 18, 2013 (Apr. 30, 2013) | 201304184868 (1292383) | AAU | Tom Eliot Fisch | \$25,000 | Install 2-hour fire rated ceiling or apply fire caulk as necessary to achieve 2-hour rating, in telephone rooms on all floors (basement through 8 th floor). |
| Aug. 7, 2013 (Sept. 4, 2013) | 201308073748 (1303510) | AAU | Tom Eliot Fisch | \$10,000 | Modification to existing partition to increase acoustical performance. Remove existing partition to increase storage room space, improving exiting and allowing accessibility and improving life safety. |
| Dec. 4, 2013 | 201312043359 | | | \$5,000 | Legalize for non-electric, single faced, painted wall sign. |
| Dec. 4, 2013 | 201312043363 | | | \$5,000 | Legalize for non-electric, single faced, painted wall sign. |
| Apr. 1, 2014 (Apr. 8, 2014) | 201404012207 (1321429) | AAU | | \$15,420 | Upgrade existing fire sprinkler system at 4 th floor. Relocate 5 pendent sprinklers, and add 25 pendent sprinklers. |
| Sept. 24, 2015 | 201509247953 | | | \$1,500 | To abate planning violation, remove painted wall signs at side of building toward Howard Street. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

The subject property was evaluated for eligibility for the California Register of Historical Resources (CRHR).

In addition to being a contributing property in the New Montgomery-Mission-Second Street Conservation District, 180 New Montgomery Street appears CRHR-eligible both individually and as part of a historic district under Criterion 1, as an exemplification of widespread commercial development/recovery in downtown San Francisco in the post-1906 Earthquake Reconstruction period. The property also qualifies individually and as a contributor to a historic district under CRHR Criterion 3, as an intact example of Renaissance Revival-influenced commercial architecture in downtown San Francisco. The corresponding California Historic Resources Code is 3CB.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association (each aspect is defined in National Register Bulletin 15).

The subject property retains integrity and remains CRHR-eligible both individually and as a contributor to the historic district. The period of significance is 1920-1933, with the end date corresponding with end of the period of significance for New Montgomery-Mission-Second Street Conservation District.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Symmetrical, rhythmic design composition
- Set flush with the sidewalk
- Renaissance Revival-influenced design
- Eight-story building with oversized ground story
- Parallel bands of rectangular window openings, slightly recessed in wall plane, on each floor
- Concrete construction with stucco finish
- Floral molding and friezes
- Ornamental terra cotta panels, belt course, and cornice
- Original steel casement windows on northwest elevation (Natoma St.)
- Columns and vertical bays on ground-level

Interior

- Overall spatial configuration of main lobby and bank of elevators

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- An interior stair and four new elevators added, 1965 (Permit 314176)
- Original storefronts in-filled in 1968 by the Pacific Telephone and Telegraph Company (Permit 355742)
- All windows/glass on first floor removed and replaced, 1968 (Permit 355742)
- Main entry altered to the existing glass double doors with terrazzo on the floor and walls (completed by 1977, according to Charles Page Hall & Associates Survey photograph)
- All windows on the 2nd through 8th floors on New Montgomery and Howard Street replaced (completed prior to 1977, according to Charles Page Hall & Associates Survey documentation)

Post-AAU Alterations:

- The existing signage is square wall mounted signage, unknown date
- In-filled former storefront panels at the corner of New Montgomery and Natoma Street have been painted red
- Security cameras added

INTERIORS

The lobby was remodeled appears to have been largely altered and reconfigured since the property was initially constructed, with changes including the reconfiguration of the elevator core, the addition of an interior stair, lighting, and removal of materials and other decorative features. In addition, AAU installed a new fire sprinkler system and made life safety upgrades; demolished and added interior partitions and a new door to a suite in 2010; and remodeled the basement in 2011 (Permits 200405184205, 201101128260, 201008199117, and 201008249493).

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

180 NEW MONTGOMERY (ES-28)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form. Concluding the section is a discussion of Article 11 compliance for the painted in-fill panels.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|---|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| PRIMARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Signage | Post-1995 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Remove two most visible signs; leave one corner sign |
| Security Cameras | Post-1995 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Signage: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Security Cameras: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Signage: The project does not comply with Rehabilitation Standard No. 2. The building features a symmetrical, rhythmic design composition of parallel bands of window bays that encircle the building, defining the horizontal axis, with bold corner piers balancing the design. These elements are fundamental to the building's historic character and appearance. Three projecting signs are currently installed on prominent corners of the building. They are incongruous to the character-defining features of the building's design, segmenting what was intended to be a continuous, unified design.

Security Cameras: The project complies with Rehabilitation Standard No. 2. The security cameras are minimal in scale and appearance and do not unduly alter character-defining features,

spaces, and spatial relationships that characterize the property.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Signage: The project does not comply with Rehabilitation Standard No. 3. The signage introduces an element that is not reflective or representative of the property's historical use and appearance.

Security Cameras: The project complies with Rehabilitation Standard No. 3. The security cameras are clearly modern and do not result in a false sense of historical development.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Signage: Rehabilitation Standard No. 4 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Signage: The project does not comply with Rehabilitation Standard No. 5. For each of the three signs, the project involved the installation of L-shaped mounting brackets, which are bolted to the masonry of the exterior walls. Each L-

shaped mounting bracket is fastened to the exterior walls with bolts that perforate the masonry. The recommended approach in the SOIS for installing signage is to utilize mortar joints or the jamb of noncontributing storefront component (rather than character-defining masonry). The project is likely to have resulted in damage to character-defining wall materials incurred as part of the installation of the projecting signs.

Security Cameras: The project complies with Rehabilitation Standard No. 5. The installation of the security cameras resulted in minimal damage to historic wall materials and the property still retains the distinctive materials, features, and finishes that convey its historical significance.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Signage: Rehabilitation Standard No. 6 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Signage: Rehabilitation Standard No. 7 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Signage: Rehabilitation Standard No. 8 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Signage: The building's symmetrical, rhythmic design is character-defining. The projecting signs interrupt the two-part vertical design as well as the horizontal banding of fenestration across all visible elevations of the building. In addition, the signs interrupt the bold, unadorned corner piers of the building. In this way, the signs add a highly visible element that is not compatible with the historic character, materials, and features of the property.

Security Cameras: The project complies with Rehabilitation Standard No. 9. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and they are clearly differentiated from the features that characterize the building.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Signage: The project complies with Rehabilitation Standard No. 10. Although installation of the projecting signs may have resulted in the destruction of historic materials, their removal would not permanently impair the essential form and integrity of the historic property.

Security Cameras: The project complies with Rehabilitation Standard No. 10. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and if removed, the essential form of the property would be unimpaired.

ARTICLE 11 ANALYSIS

180 New Montgomery Street is a Category IV (“Contributory”) property within the New Montgomery-Mission-Second Street Conservation District.

Article 11, Appendix F, Section 6 of the San Francisco Planning Code describes the overall character and scale of the New Montgomery-Mission-Second Street Conservation District. Throughout the district overall, contributors are divided into bays that establish a cohesive, rhythmic character along the street line. The subject property is consistent with this overall character, as reflected in the building’s symmetrical, rhythmic design composition, repeating window bays that span the building on each floor. These character-defining design elements are the focus of the following Article 11 compliance analysis.

Projecting Signs

Per the applicable guidelines for projecting signs within Conservation Districts (including in Article 11 and Article 6), the scale and placement of signs shall be appropriate to the elements of the building.³⁶ Installed on prominent, highly visible corners, the three projecting signs interrupt the symmetrical, rhythmic design of the building, segmenting what was intended to be a continuous, unified composition. The three signs are considered to be in noncompliance with applicable guidelines for projecting signs in Article 11 Conservation Districts.

In addition, the signs appear to be internally illuminated signs with plastic lenses, supplied power via conduit that is exposed and attached to the face of the building. Under Article 11 guidelines, internally illuminated signs are not permitted (the guidelines call for either indirectly or externally illuminated lights), and conduit must be concealed rather than attached to and left exposed on the face of the building, the sign structure, or the sign itself.³⁷

In terms of location, the signs were installed above the storefront openings, extending just above the ground story. According to Article 11 guidelines, projecting signs may not be located above the window sill of the first residential floor.³⁸ The location of the signs appears to be in noncompliance with Article 11 guidelines.

Moreover, the installation of signs on properties in Conservation Districts is to be undertaken in such a way that “avoids damaging or obscuring any of the character-defining features” of the property and that “allows for their removal without adversely impacting the exterior” of the building.³⁹ The L-shaped mounting

³⁶ San Francisco Planning Department. *DRAFT Sign Controls, Planning Code Article 6*, “Requirements for Signs within Article 11 Conservation Districts,” November 2012, 14.

³⁷ *DRAFT Sign Controls, Planning Code Article 6*, “Requirements for Signs within Article 11 Conservation Districts,” 11-13.

³⁸ *DRAFT Sign Controls, Planning Code Article 6*, “Requirements for Signs within Article 11 Conservation Districts,” 14.

³⁹ *DRAFT Sign Controls, Planning Code Article 6*, “Requirements for Signs within Article 11 Conservation Districts,” 11-13.

brackets and bolts installed in the exterior masonry walls appear to be in noncompliance with these requirements.

Overpainting of Exterior In-Filled Panels

In addition, several in-fill panels over former storefronts have been painted bright red. While paint color is generally reversible and not included in SOIS compliance analysis, the bright primary color is in noncompliance with the provisions of Article 11 for the New Montgomery-Mission-Second Street Conservation District. Article 11, Appendix F, Section 7: “Traditional light colors should be used in order to blend in with the character of the district. Dissimilar buildings may be made more compatible by using similar or harmonious colors, and to a lesser extent, by using similar textures.”

RECOMMENDATIONS

The security cameras comply with the SOIS, and no design modifications are recommended at this time.

The projecting signs do not comply with the SOIS or Article 11 guidelines. With three large projecting signs, placed just above the ground story, the signs segment and obscure what was intended to be a continuous, unified design. In order to facilitate compliance, it is recommended that the two projecting signs on the most visible elevations of the building (i.e., the sign at the center of the building and one other sign) be removed, and the original surface patched and repaired where necessary and refinished to match existing in materials and appearance.

In order to facilitate compliance with Article 11 guidelines, the one remaining sign would ideally be designed, installed, and located in such a way that it meets the specifications enumerated above, with respect to illumination, placement, and lighting.

It is also recommended that the red overpainted panels be returned to a color in keeping with the recommendations of Article 11 for the New Montgomery-Mission-Second Street Conservation District. Article 11, Appendix F, Section 7: “Traditional light colors should be used in order to blend in with the character of the district. Dissimilar buildings may be made more compatible by using similar or harmonious colors, and to a lesser extent, by using similar textures.”

1916 OCTAVIA BOULEVARD (ES-9)



APN: 0640011

Construction Date: 1898

Architect/Builder/Designer: Unknown

Previous Status: Category B

Previous CHR Status Code: N/A

Date of Past Surveys/Evaluations: N/A

AAU Acquisition Date: 1995

Current CHR: 6Z (ineligible)

Historical Resource under CEQA? No

Project Modifications Recommended? No

Summary of Evaluation Results: 1916 Octavia Street does not appear CRHR eligible under Criteria 1, 2, or 3, either individually or as a part of a historic district. In terms of Criterion 1, the property is not associated with a significant event or pattern of development (such as early residential settlement in Pacific Heights), either individually or as a contributor to a historic district.

The residence is associated with three pioneers of San Francisco industry: Adolph Mack, president of Mack & Company, a wholesale drug company; Eugene de Sabla Jr., cofounder and first president of Pacific Gas & Electric (PG&E); and Max J. Brandenstein, founder of MJB Coffee Company. Regarding an association with Adolph Mack, Mack resided only briefly in the property (1899-1902). Research did not reveal that Mack, nor his company Mack & Company, are significant in local, state, or national history. Regarding an association with Eugene de Sabla Jr., though 1916 Octavia Street was his primary residence when he cofounded PG&E in 1905, de Sabla lived in the house only briefly (1902-1906). It appears to have been a temporary home while he commissioned a mansion for his family in San Mateo. Regarding an association with Max J. Brandenstein, the Brandensteins lived at 1916 Octavia Street from 1909 until his death in 1925, a period during which he was president of MJB Coffee Company. While MJB Coffee was a well-known San Francisco company, it was at least the third company to produce or distribute coffee in San Francisco. By the time MJB Coffee was founded, the coffee industry had been developing for almost half a century. Furthermore, unlike Hills Brothers, which transformed the coffee industry by introducing the innovative method of vacuum-packing beans, MJB does not appear to stand out as significant among the other early producers.

The residence at 1916 Octavia Street is associated with a locally significant architect, Frederick H. Meyer. However, this is not an outstanding example of Meyer's work nor is it a distinguished or noteworthy example of an architectural style, method of construction, or property type.

Therefore, the building at 1916 Octavia Street does not appear eligible for listing in the CRHR.

Complete Historic Resource Evaluations (HREs) for Category B properties (including 1916 Octavia Street) is presented in the accompanying appendix for historic resources.

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Two-story addition to south elevation added between 1899-1905 (Sanborns)
- Wood parapet added to 1899-1905 two-story addition post-1968 (visual observation and 1968 Junior League Survey)
- Replacement of original double-hung windows with brown vinyl windows and jalousie windows on ground floor of west elevation between 1968 and 1995 (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Canvas awning and security fence added (awning legalized in 2011, BPA #201105095670)
- Lighting and security upgrades

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Detached garage added in 1930 (Permit 183347)
- Two-story addition to east elevation between 1899 and 1905 (Sanborns)
- Single-story addition, further extending footprint from 1899-1905 addition, to east elevation between 1929 and 1950 (Sanborns)
- Replacement of original double-hung windows with brown vinyl windows and jalousie windows on ground floor of west elevation between 1968 and 1995 (AAU, Memo to SWCA, 2/2/2016)
- Concrete ramps at rear entry on east elevation (AAU, Memo to SWCA 2/2/2016)

Post-AAU Alterations:

- Lighting and security upgrades
- Awning on rear, single-story elevation, and security gate to rear yard
- Reroofing (Permit 9519060)

INTERIORS

- Fire sprinkler system upgrades and installation of new fire alarm system in 2004 (Permit 0040163411 and 200406237190)
- Addition of guard rails to various locations in 2009 (Permit 200908185083)
- Kitchen improvements (Permit 8413407)
- Replacement of bathroom wall in 2009 (Permit 200907152700)

1055 PINE STREET (ES-17)



APN: 0275009

Construction Date: 1910

Architect/Builder: William L. Schmolle

Previous Status: Category A

Previous CHR Status Code: 2S2 (Individual property determined NRHP eligible through Section 106/SHPO consensus in 2002)

Date of Past Surveys/Evaluations: 2002

AAU Acquisition Date: 2000

Current CHR Status Code: 2S2; 3CS

Applicable Criteria: A/B/C (NRHP); 1/2/3 (CRHR)

Historical Resource under CEQA? Yes

Project Modifications Recommended? No

BUILDING AND PROPERTY DESCRIPTION

Located in Nob Hill, 1055 Pine was originally constructed as a mid-rise hospital building in 1910. T-shaped in plan, the building occupies a sloped, rectangular lot. The primary elevation faces Pine Street, with the entrance set flush to the sidewalk, elevated on marble-clad foundation. A driveway on the western side of the lot leads to the rear of the building.

The building displays a symmetrical design composition and Classical Revival-inspired ornamental program. The building is capped with a flat roof, which terminates in a decorative cornice and shallow overhanging eaves, accented beneath with a continuous dentil course. Original features on the façade include the rhythmic fenestration pattern (though the glazing itself is nonoriginal), with bands of windows defining each floor, separated by spandrel panels. The two-part vertical design composition, with uniform façade treatment through the first five stories, and a more articulated ornamental program and detailing on the top story, is also original to the building.



Figure 91. 1055 Pine Street. (Source: SWCA)

The first floor on the primary elevation displays a ground-level polished red granite base (a nonoriginal material) and a recessed main entry with a polished red granite surround (also nonoriginal). Fenestration consists of bands of aluminum-frame awning casement windows. Each window has a clearly defined sill and lintel. The fifth story is delineated by a decorative projecting band below and cornice above. A series of aluminum-frame awning-casements, flanked by two bay windows, extend across the fifth story. A fire stair has been added to the eastern corner of the elevation with two personnel doors leading to the sidewalk. A rolling metal gate has been installed in front of the driveway on the western side of the lot.

The full-length marble piers spanning the building, as well as the red polished granite and marble at the building foundation and entrance, represent alterations to the original design. In addition, the original wood windows were removed and replaced in 1966, in work overseen by San Francisco architect George Adrian Applegarth. (A Bay Area native born in Oakland in 1875, Applegarth was a long-time resident and practitioner in San Francisco. He designed numerous commissions throughout San Francisco during his long career, including residential, commercial, and institutional designs.)



Figure 92. 1055 Pine Street, detail, first and second floors of the primary elevation. The full-length marble piers spanning the building, as well as the red polished granite and marble at the building foundation and entrance, represent alterations to the original design. (Source: SWCA)



Figure 93. 1055 Pine Street, detail, fire stair case addition on the primary elevation. (Source: SWCA)

The treatment of the façade is mirrored on the east and west elevations, in terms of materials and fenestration patterns. Toward the south, the building extends in a stepped-in wing with aluminum-framed awning casements. Side elevations reveal areas with board-form concrete, covered in stucco. The south and rear elevations have two sets of stacked bay windows with a central door on each floor, connected by a fire

escape. Side elevations displays fenestration in a variety of patterns and configurations, including rectangular and square aluminum awning casements, double-hung, and fixed windows.



Figure 94. 1055 Pine Street, view of the primary and stepped-in western elevations. (Source: SWCA)



Figure 95. 1055 Pine Street, northeast perspective, west elevation. (Source: SWCA)



Figure 96. 1055 Pine Street, northeastern perspective, southwest corner. (Source: SWCA)

Numerous alterations have occurred throughout the interior of the building. Original features remaining on the interior include the marble staircase with metal banister and wood hand rail. On the upper floors, fluorescent lights, tile floors, and new doors have been installed.



Figure 97. Interior view of the stair of subject property. (Source: SWCA)

SITE HISTORY

The property was originally constructed in 1910 as the McNutt Hospital, which was owned and operated by Dr. William Fletcher McNutt. A pioneering medical professional in San Francisco, McNutt was “a gold rush immigrant to San Francisco, and a distinguished leader” in San Francisco’s medical profession at the time:⁴⁰

His prominence in the community is expressed by his construction of this relatively large hospital building as a privately owned facility, rather than one supported by a larger foundation or institution. Dr. McNutt, elderly by the time this hospital was erected, was well known and respected for his ‘old time’ manners and wardrobe.⁴¹

A native of Canada, McNutt trained at Harvard and the University of Vermont; before moving to San Francisco, he served in the Civil War as a member of Union Navy forces.⁴² After moving to San Francisco, Dr. McNutt practiced in the city for nearly 60 years, from 1868 until his death in 1924.⁴³ Prior to the 1906 earthquake and fire, he owned a hospital at Sutter Street and Van Ness Avenue; however, as the 1906

⁴⁰ Mellon, Knox, State Office of Historic Preservation, 26 June 2002, Letter to Kenneth Spisak, Environmental Coordinator, Cingular Wireless. On file with Northwest Information Center.

⁴¹ Ibid.

⁴² Ibid.

⁴³ Ibid.

earthquake ravaged the city, the hospital was dynamited as “part of attempts to stop the post-earthquake fire.”⁴⁴

The McNutt Hospital functioned as a privately owned institution only for a short period of time, until it went bankrupt in 1912. McNutt sold the hospital in 1915 to a consortium of local doctors, and at least a portion of the building continued to serve its original purpose until the 1970s. By this time, the facilities were adapted and 1055 Pine Street (at least in part) an independent living facility, operated by St. Anthony Foundation, which remained in the building until the late 1990s.

The building served its original purpose for decades, though it appears to have changed ownership on several occasions. It also appears that multiple tenants offered medical-related services from the building over the years. By 1917, the address served as the location for Fairmont Hospital. By 1925, it had become the Morton Hospital, owned by Dr. A.W. Morton (as of 1917, Morton Hospital had occupied space at 775 Cole Street). As of 1948, 1055 Pine Street housed the St. John Hospital. In the postwar period, two institutions occupied space in the building: the San Francisco Polyclinic Hospital, as early as 1952 and through at least 1974, and the Callison Memorial Hospital, operated by Dr. F.W. Callison, which occupied space in the building as early as 1959 and through 1966. In 1966, a \$65,000 remodel carried out by architect George Adrian Applegarth was commissioned by the Callison Memorial Hospital. The independent living facility, St. Anthony Foundation, occupied the building from the 1970s through the late 1990s.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

This section presents available Sanborn Fire Insurance Maps, historic photographs, aerial imagery, and other materials, to offer a visual overview of the property and site over time. A tabular summary of available building permits follows.



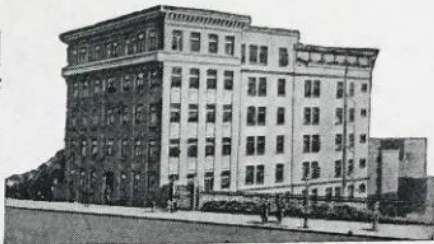
Figure 98. 1910 rendering of 1055 Pine Street, the McNutt Hospital. (Source: *San Francisco Call*)

⁴⁴ Ibid.

MORTON

1055 PINE STREET
PHONE PROSPECT 9120

Modern Sunny Rooms
Private Telephones
Roof Garden



FIRE-PROOF BUILDING

HOSPITAL

SAN FRANCISCO,
CALIF.

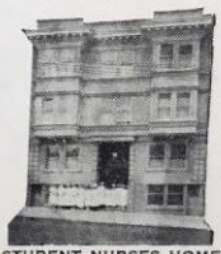
Not Too Large To Lose
Personal Touch
RATES REASONABLE

Five Operating Rooms, Obstetrical Department, Clinical Laboratory, Hydro-Therapy, Electro-Therapy, X-Ray Departments, Radium and Insulin.

ALL DOCTORS CORDIALLY INVITED

| FEBRUARY | | | | | | |
|----------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |

The physician who is constantly in communication with his brother seldom becomes an egotist.



STUDENT NURSES HOME

Figure 99. 1925 advertisement, Morton Hospital, 1055 Pine Street, promising “modern sunny rooms” and a roof garden. The roof garden was enclosed in Source: *Polk’s Crocker-Langley San Francisco City Directory*, 1925 (San Francisco, CA: R.L. Polk and Company).



Figure 100. This close-up shows the general character (including a clearly articulated two-part vertical design) of the original building, as compared with the extant façade. Source: *Polk’s Crocker-Langley San Francisco City Directory*, 1925 (San Francisco, CA: R.L. Polk and Company).



Figure 101. 2002 image of 1055 Pine Street. (Source: San Francisco Planning Department)

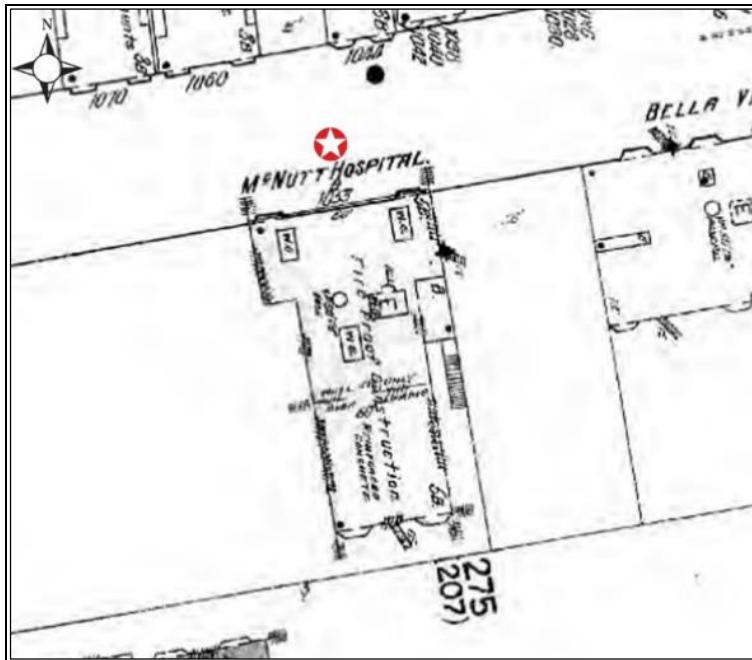


Figure 102. 1913 Sanborn Fire Insurance Map, 1055 Pine Street. (Source: Environmental Data Resources)



Figure 103. 1938 Aerial Photograph, 1055 Pine Street. (Source: Environmental Data Resources)

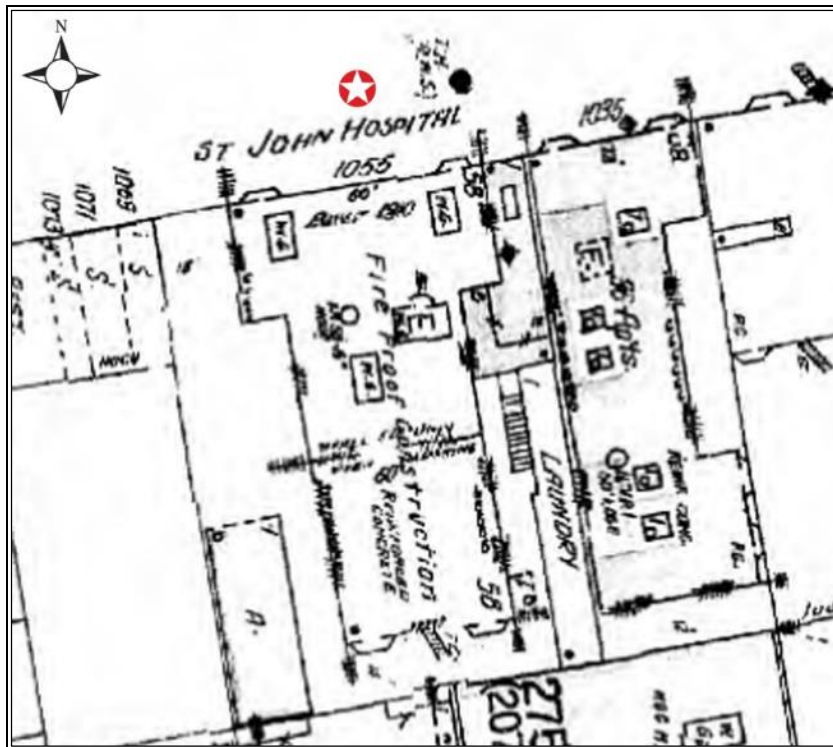


Figure 104. 1948 Sanborn Fire Insurance Map, 1055 Pine Street, now St. John Hospital. (Source: Environmental Data Resources)



Figure 105. 1974 Sanborn Fire Insurance Map, 1055 Pine Street, listed as San Francisco Polyclinic Hospital. (Source: Environmental Data Resources)

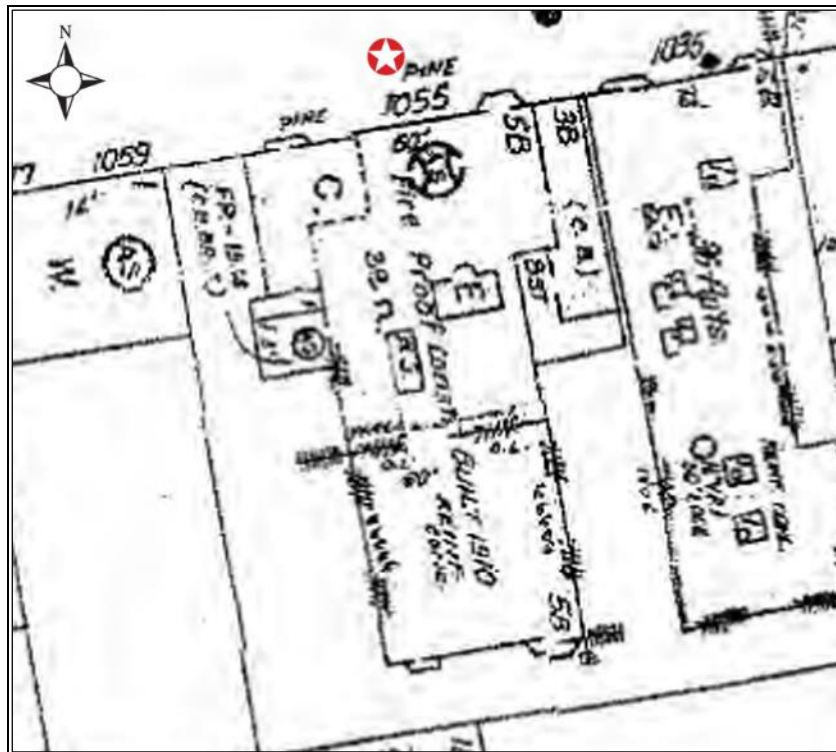


Figure 106. 1999 Sanborn Fire Insurance Map, 1055 Pine Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 1055 PINE STREET / APN: 0275009

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------|-----------------|-----------------------------------|-----------|----------|--|
| Jan. 18, 1917 | 74445 | Eaismans Hospital (illegible) | | \$15 | Erection of shed for storing automobile to be constructed of galvanized iron. |
| Nov. 23, 1917 | 79451 | Eaismans Hospital (illegible) | | \$30 | To build a one-story frame structure |
| Apr. 16, 1918 | 81384 | Eaismans Hospital (illegible) | | \$50 | Extend roof of shed on west side of hospital to join hospital building. (Roof used for ambulance driveway). |
| Apr. 16, 1925 | 137872 | Dr. A. W. Morton | | \$1,500 | Build 11 ft. by 36 ft. laundry building at rear of 1055 Pine Street |
| June 17, 1926 | 151495 | A. W. Morton | | \$500 | Enlarge boiler room (basement walls and floors). |
| June 20, 1926 | 151574 | Morton Hospital | | \$1,470 | Install single faced roof sign as per blue prints. |
| Jan. 26, 1927 | 157989 | A. W. Morton | | \$500 | Dividing Ward #502 north-west corner of building, into three private rooms, as per sketch attached. Plaster board material to be used. |
| Mar. 6, 1929 | 176943 | Dr. A. W. Morton | | \$500 | Replacing one boiler, and extending boiler room to the street. Ceiling and walls to be concrete. Entrance to be known as 1045 Pine Street. |
| July 9, 1934 | 7449 (71686) | | | \$35 | Single faced sign to be attached to building facing street. |
| Jan. 2, 1952 | 141348 (128479) | San Francisco Polyclinic Hospital | | \$95,000 | General overhauling. New plumbing, heating, and electrical work. |
| July 2, 1954 | 166660 (150161) | C. R. Haley | | \$3,000 | New retaining walls on private parking lot as shown on plans. |
| Aug. 2, 1954 | 167461 (152864) | Polyclinic Hospital | | \$4,500 | Remodel entrance to drug store as per plans. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|---------------------|----------------------------|--------------------------|----------|--|
| Oct 18, 1955 | 179821 (161102) | Polyclinic Hospital | | \$23,500 | Install new partitions, doors, toilet rooms and fixtures; electrical wiring and fixtures, all as shown on drawings. |
| Sept. 10, 1958 | 2148458 (192343) | Polyclinic Hospital | | \$300 | Erect (electric) sign. |
| June 24, 1959 | 225237 (201831) | Dr. F. W. Callison | | \$25,000 | Existing 5 th floor partially complete. Proposed work completes 5 th floor by addition of solarium, lounges, and storage. Steel frame with plaster partitions. |
| Oct. 18, 1961 | 256570 (200272) | Polyclinic Hospital | | \$5,000 | Close in open deck on 5 th floor with roof and sidewalls. Change exit doors. Extend fire escape. |
| Dec. 20, 1961 | 259345 (232297) | Polyclinic Hospital | | \$20,000 | Interior plastering, installation of partitions. Installing floors, installing toilet. Installing steamer room. Electrical and mechanical work to be performed. |
| June 17, 1964 | 300256 (268559) | Polyclinic Hospital | | \$75,000 | Relocation of various departments (see org. bldg. permit) Remodel ambulance entrance. Remodel and relocate surgical suites with construction of new entrance to surgery. Installation of doors between entrance and surgical suites. |
| Oct. 28, 1964 | 307008 (274091) | Polyclinic Hospital | | \$10,000 | Installation of automatic fire sprinkler system. |
| Nov. 4, 1964 | 307260 | Polyclinic Hospital | | \$2,100 | To replace present incinerator and install Amodelssn-200 Multiple chamber unit; to meet Bay Area requirements. |
| June 3, 1966 | 330715 (295370) | Callison Memorial Hospital | George Adrian Applegarth | \$65,500 | Aluminum windows to replace wooden windows. Water proofing and painting of exterior, scaffolding. |
| July 13, 1966 | 332226 (298191) | Callison Memorial Hospital | | \$1 | This application is filed only for the purpose of deleting sprinkler requirements shown on |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|------------------------|------------------------|-------------------------|-----------|--|
| | | | | | building permit #295370 that was issued on 6/14/1966. |
| May 10, 1976 | 441941 (410282) | St. Anthony Foundation | | \$71 | Other structures on property will be demolished. Existing hospital building will be used only for residential (hotel) use. |
| June 6, 1979 | 7905752 (450068) | La Galleria Associates | Kaplan & McLaughlin | \$20,000 | Under pinning of existing retaining wall along south property line. |
| Mar. 10, 1980 | 8002381 (463066) | Foxcroft Associates | Kaplan & McLaughlin | \$20,000 | Under pinning and shoring of existing retaining wall along south property line. |
| Feb. 10, 1982 | 8201046 (979320) | St. Anthony Foundation | John G. Minton, AIA | \$3,000 | Remove rusted skylight roofs above elevator shaft and two (2) roof skylights. Close over with metal corrugated steel decking and roof over. |
| Mar. 5, 1982 | 8201667 (492861) | St. Anthony Foundation | John G. Minton | \$350,000 | Alterations to 1 st and 5 th floors to add sleeping rooms. Install new smoke-proof tower stairway. |
| May 18, 1983 | 8304387 (505473) | St. Anthony Foundation | John G. Minton | \$85,000 | Add new showers, lavatories, and tubs at existing bathrooms on 4 th , 3 rd , and 2 nd floors. |
| May 7, 1997 | 9708259 (821101) | St. Anthony Foundation | | \$950 | Install two (2) replacement windows rear. |
| Feb. 7, 2000 | 200003073670 | | | \$1 | Clarify history of existing building. The building currently has 59 units of group housing (not “dwelling units”) (See original building permit for more info). |
| Dec. 6, 2000 | 200012067337 | Elisa Stephens | Tom + Aguila Architects | \$10,250 | Installation of new metal chain-link fence, along south property line. |
| Dec. 8, 2000 | 200012087494 (928380) | AAU | Tom + Aguila | \$45,000 | Remodel of existing dormitory building, include new common shower rooms (basement 1 st , 2 nd , 3 rd , and 8 th floors). |
| Sept. 30, 2003 | 200309306141 (1023636) | AAU | | \$50,000 | Modify existing partial sprinkler system to fully sprinklered building (7 floors total). |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|---|----------------------|-----------|----------|--|
| Nov. 13, 2003 | This permit was: CANCELLED 200311130164 | Elisa Stephens Trust | | \$20,500 | Provide fire monitoring system for automatic sprinkler system. Per CAB 310.10 EX.2-B. Remove existing fire alarm system. Complying with NOV. |
| June 23, 2004 | 200406237195 (1031151) | AAU | | \$82,000 | Installation of new Fire Alarm system. |
| Oct. 8, 2004 | 200410086392 (1038510) | Elisa Stephens | | \$1 | Renew PA #200012067337 for final. |
| May 2, 2006 | 200605020435 (1085449) | AAU | | \$4,000 | Addition 1 heat detector, 1 monitoring module, 2 relay modules for elevator recall. |
| Mar. 31, 2010 | 201003319390 (1213459) | Elisa Stephens Trust | | \$100 | Removal of one (1) horizontal sign. |
| July 13, 2010 | 201007136465 (1216298) | AAU | | \$1,600 | Unit #312, #317, #401, #417 – replace shower valve to comply with NOV #201050893 dated 6/15/2010. |
| July 13, 2010 | 201007136473 (1216300) | AAU | | \$1,200 | Unit #504, #505, and #505– replace shower valve to comply with NOV #201050893 dated 6/15/2010. |
| July 13, 2010 | 201007136474 (1216301) | AAU | | \$1,200 | Unit #501, #502, and #503– replace shower valve to comply with NOV #201050893 dated 6/15/2010. |
| July 13, 2010 | 201007136476 (1216302) | AAU | | \$1,200 | Unit #201, #017, #306, and #315 – replace shower valve to comply with NOV #201050893 dated 6/15/2010. |
| Sept. 21, 2010 | 201009211307 | | | \$25,000 | Improvements at basement level dining area. New ceiling and changes to door swings. |
| May 22, 2013 | 201305207350 (1294382) | AAU | | \$6,500 | To comply with Ord. 029-13 only; installation of grab bars in SRO: 1 on 1 st floor, 2 on 2 nd floor, 2 on 3 rd floor, 4 on 4 th floor = 9 total. |
| June 10, 2014 | 201406107946 | | | \$1 | Legalize existing number of housing units. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

In 2002, 1055 Pine Street was formally determined eligible for the NRHP, through the Section 106 review process, and subsequently listed in the CRHR. The property was found to qualify under all three NRHP criteria: for its association with the history of medical facilities in San Francisco (Criterion A); for its association with Dr. William Fletcher McNutt, “a prominent physician, faculty member, and distinguished leader in the local medical profession as well as business and politics” (Criterion B, period of significance, 1910-1915); and for its “artistic design and use of reinforced concrete” (Criterion C).⁴⁵

The property is also CRHR eligible as an early institutional/medical facility constructed in the immediate post-1906 earthquake and fire Reconstruction era in Nob Hill (Criterion 1) and as a Classical Revival-style institutional/medical facility (Criterion 3). When constructed in 1910, this hospital replaced the owner’s earlier, also privately owned facility, which was purposefully dynamited during the 1906 fire in an attempt to slow the fire’s advance. The period of significance for both criteria spans the building’s service as a Nob Hill hospital facility (1910 to circa 1970).

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990).

At the time of the Section 106 process, resulting in a determination of NRHP eligible for the property (and subsequent CRHR listing), the alterations noted in this study had already been carried out and were disclosed at that time (these included the nonoriginal aluminum-frame windows, full-length, vertical marble piers on the façade and marble foundation/entrance sheathing). No significant alterations appear to have occurred in the intervening years, since the 2002 finding. The subject property retains integrity and remains NRHP- and CRHR-eligible.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Mid-rise height, rectilinear building plan, set flush with the sidewalk
- Rhythmic, symmetrical design composition
- Flat roof with no eaves on side elevations
- Shallow overhanging eaves, trimmed with Classical Revival-style cornice, accented with dentil course
- Articulated upper story, with flanking bay windows
- Fifth floor delineated by a projecting, ornamental band below & cornice above

Interior

- Spatial configuration/relationship of public and private spaces
- Decorative stair rail and marble stairs

⁴⁵ Mellon, Knox, State Office of Historic Preservation, 26 June 2002, Letter to Kenneth Spisak, Environmental Coordinator, Cingular Wireless. On file with Northwest Information Center.

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Replacement aluminum windows, 1966 (Permit 330715)
- Replacement metal door, Pine Street; secondary entry installed in 1954, for remodel of a drug store for the Polyclinic Hospital (Permit 167461)
- Smoke-proof tower stairway added to the east elevation in 1982 (Permit 8201667)
- Red polished granite and marble added to the main elevation. Although no permit was issued for this work, building permits suggest it was associated with either the 1954 remodel for the drug store or the 1966 remodel, prior to AAU's acquisition of the building in 2000 (\$65,500, carried out by architect George Adrian Applegarth; AAU, Memo to SWCA, 2/2/2016).

Post-AAU Alterations:

- Security camera added
- Security fence installed in 2000 (Permit 200012067337)

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Replacement aluminum windows installed in 1966 (Permit 330715); two aluminum replacement windows installed on rear elevation in 1997 (Permit 9708259)
- A small brick, one-story addition with a flat roof and aluminum double doors added on west elevation between 1950 and 1974 (Sanborn Fire Insurance Maps)

Post-AAU Alterations:

- Security cameras added
- A small awning and bordering light fixtures installed at side door on west elevation (AAU, Memo to SWCA, 2/2/2016)

Dates inconclusive or awaiting further data:

- Various replacement (metal) single- and double-doors; in-filled door and windows, east elevation (AAU, Memo to SWCA, 2/2/2016)

INTERIORS

The interior appears to have been largely altered and reconfigured since the property was initially constructed. Alterations have modified the original partitions and door locations. Additional alterations include the installation of fluorescent ceiling lights, the addition of common showers, installation of new materials, and installation of new doors. In addition, AAU installed a new fire alarm system and modified an existing partial sprinkler system to full operation (Permits 200406237195 and 200309306141).

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

1055 PINE STREET (ES-17)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | Secretary's Standards for Rehabilitation | | | | | | | | | | |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| | | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
| PRIMARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Security Camera | Post-2000 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| Security Fence | 2000 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| SECONDARY ELEVATIONS Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Security Camera | Post-2000 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Security Cameras: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Security Fence: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Security Cameras: The project complies with Rehabilitation Standard No. 2. The security cameras are minimal in scale and appearance and do not unduly alter character-defining features.

Security Fence: The project complies with Rehabilitation Standard No. 2. The security fence does not obscure any of the building's character-defining features.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Security Cameras: The project complies with Rehabilitation Standard No. 3. The security cameras are clearly modern and do not result in a false sense of historical development.

Security Fence: The project complies with Rehabilitation Standard No. 3. The fencing is clearly modern and does not result in a false sense of historical development.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Security Cameras: Rehabilitation Standard No. 4 is not applicable to this project.

Security Fence: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Security Cameras: The project complies with Rehabilitation Standard No. 5. The installation of security cameras resulted in minimal damage to historic wall materials, and the property retains its distinctive materials, features, and finishes.

Security Fence: The project complies with Rehabilitation Standard No. 5. The installation of the security fence resulted in minimal damage to historic wall materials, and the property retains its distinctive materials, features, and finishes.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the*

new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Security Cameras: Rehabilitation Standard No. 6 is not applicable to this project.

Security Fence: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Security Cameras: Rehabilitation Standard No. 7 is not applicable to this project.

Security Fence: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Security Cameras: Rehabilitation Standard No. 8 is not applicable to this project.

Security Fence: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and*

spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.

Security Cameras: The project complies with Rehabilitation Standard No. 9. The security cameras are compatible in scale and appearance, they do not obscure character-defining features, and they are clearly differentiated from the features that characterize the building.

Security Fence: The project complies with Rehabilitation Standard No. 9. The security fence is compatible in scale and appearance, and does not obscure character-defining features.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Security Cameras: The project complies with Rehabilitation Standard No. 10. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and if removed, the essential form of the property would be unimpaired.

Security Fence: The project complies with Rehabilitation Standard No. 10. The security fence is compatible in scale and appearance, does not obscure character-defining features, and its removal would not impair the essential form and integrity of the property.

RECOMMENDATIONS

The projects both comply with the SOIS; no design modifications are recommended at this time.

During site inspections, however, damage and holes were noted in the masonry of the façade's exterior walls. It is recommended that, where damage to character-defining features and materials has occurred, or where original features have areas of deterioration (including due to wall perforations or water damage), these areas be repaired and refinished to match existing in materials and appearance, and in compliance with the SOIS.

1069 PINE STREET (ES-16)



APN: 0275008

Construction Date: 1921

Architect/Builder: O'Brien Brothers, Inc. (Architect); J. Martinelli (Builder)

Previous Status: Category B

Previous CHR Status Code: N/A

Date of Past Surveys/Evaluations: N/A

AAU Acquisition Date: 2000

Current CHR Status Code: 6Z

Preliminary Evaluation Results: 1069 Pine Street does not appear eligible for the CRHR under Criteria 1, 2, or 3. In terms of Criterion 1, the property does not reflect significant development trends in this part of Nob Hill. The building at 1069 Pine Street reflects the theme of significance related to Reconstruction-era expansion, "Neighborhood Commercial Expansion, 1906-1929," described in the 2013 *Draft Neighborhood Commercial Buildings Historic Context Statement*. However, in light of the eligibility standards described in the context statement, the property does not retain the historic integrity required to convey significance.

The building at 1069 Pine Street was associated with many businesses and individuals from 1921 through 1953. Research did not reveal that any of the businesses or individuals associated with the building rise to a level of significance required for listing in the CRHR under Criterion 2.

The building at 1069 Pine Street was designed by notable San Francisco architects, O'Brien Brothers. O'Brien Brothers completed a wide range of commissions throughout San Francisco between 1907 and 1935. They are best known in San Francisco for their many auto-related commissions, including excellent extant examples of auto showrooms and garages (e.g., 66 Page Street, 1641 Jackson Street, and 525 Jones Street). As a ubiquitous, 1920s commercial building, the building at 1069 Pine Street is not a distinctive or outstanding example of O'Brien Brothers' work, nor an outstanding or unique example of commercial architecture in San Francisco.

Therefore, the building at 1069 Pine Street does not appear eligible for listing in the CRHR under Criteria 1, 2, or 3.

Complete Historic Resource Evaluations (HREs) for Category B properties (including 1069 Pine Street) is presented in the accompanying appendix for historic resources.

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Transom windows covered (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Storefront enclosed in 2001 (AAU, Memo to SWCA, 2/2/2016)
- ADA accessible entrance added in 2001 (Permit 200104247629)

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Infill or boarding of ground-level windows with plywood (AAU, Memo to SWCA 2/2/2016)
- Partial replacement of ground-level doors (AAU, Memo to SWCA 2/2/2016)

INTERIOR

Interior converted to single, open space between 1950 and 1974 (Sanborns); with the exception of wood columns and piers, no original character-defining features are extant.

DISCUSSION AND RECOMMENDATIONS:

AAU facilities staff indicates the storefronts on the main evaluation were infilled by AAU in 2001 and subsequently legalized by permit in 2010 (AAU, Memo to SWCA 2/2/2015). However, a review of permits on file with San Francisco Department of Building Inspection reference unspecified improvements and do not definitively show that the in-filling of the storefronts was covered by permit. Archival research to date has failed to identify any photographs depicting the original appearance of the storefronts or original materials/façade design configuration, or the appearance of the façade at the time of AAU acquisition. Therefore, the possibility exists that the change carried out by AAU resulted in a loss of integrity for the property. Had the storefronts been intact, the property might have qualified under CRHR Criterion 1 as an exemplification of neighborhood commercial development in Nob Hill.

The project completed by AAU may have resulted in the removal, damage, and/or destruction of extant character-defining features and would therefore not comply with the SOIS. Should it be determined that the property retained those character-defining features (original windows, bulkheads, or doors) that might have conferred eligibility for the CRHR, SOIS compliance could be achieved through the restoration of the original rhythm and character of the façade, according to documentary or material evidence rather than conjecture.

491 POST STREET (ES-23)



APN: 0307009

Construction Date: 1913-1915

Architect/Builder/Designer (if known):
James & Merritt Reid (Reid Brothers)

Previous Status: Category A

Previous CHR Status Code: 3S
(individually NRHP eligible); Article 10
Designated Landmark; Article 11 Category I
building, Kearny-Market-Mason-Sutter
Conservation District

Past Surveys/Evaluations: 1968; 1976; 1978

AAU Acquisition Date: 2001

Current CHR Status Code: 3S, 3CS

Applicable Criteria: A and C (NRHP); 1 and 3 (CRHR)

Historical Resource? Yes

Project Modifications Recommended? Yes (per SOIS and Article 11 Design Guidelines)

BUILDING AND PROPERTY DESCRIPTION

Exhibiting a Neoclassical/Italian Renaissance-inspired design, 491 Post Street was constructed between 1913 and 1915 as the home of the First Congregational Church of San Francisco. This building replaced the group's earlier Gothic Revival-style church constructed on the site in 1870 and destroyed in the 1906 earthquake and fire.

Made of steel-reinforced concrete with terra cotta ornament, the building displays a monumental scale and symmetrical design composition. The primary entrance faces Post Street, with the secondary elevation extending southward along Mason Street. The focal point of the design is a series of giant order Corinthian columns on the facade, fluted and clad in terra cotta. The Mason Street elevation is defined by arched, deeply recessed window openings, separated by giant order attached Corinthian columns. Along the roof line, a bold, stepped cornice line defines the horizontal axis and balances the overall design.

On Post Street, the main entrance consists of a recessed entry portico, accessed via a broad stairway. Five bays span the façade, with paired, wood-paneled doors on the ground floor and large multi-light windows recessed within arched, decorative openings on the second floor. Two entrances are sheltered beneath triangular pediments, and the other three are framed beneath lintels. In addition to the giant order Corinthian columns, ornament on the façade includes attached, fluted pilasters, keystones, and other applied ornament. Windows are generally multi-light stained glass windows with aluminum awning inserts. The congregation name appears in scored concrete above the three center doors. On either side of the primary elevation, paired metal doors lead to the basement level.



Figure 107. 491 Post Street, northwest perspective. (Source: SWCA)



Figure 108. 491 Post Street, Mason Street elevation, southwest perspective. (Source: SWCA)



Figure 109. 491 Post Street, detail, main entrance. (Source: SWCA)



Figure 110. 491 Post Street, detail, primary elevation. (Source: SWCA)



Figure 111. 491 Post Street, detail, doors to the basement on the primary elevation. (Source: SWCA)

The secondary elevation along Mason Street mirrors the design of the primary elevation, including the use of rectangular and Palladian-style windows accented with decorative keystones. Paired wood doors with a hopper casement transom are located at the southernmost corner of the Mason Street elevation.



Figure 112. 491 Post Street, northeast perspective of the western elevation. (Source: SWCA)

The main entrance leads to a rectangular narthex. Marble stairs at the western and eastern end of the narthex lead to the basement and to the second floor balcony. Large wood double-doors lead to the nave, which remains intact with the exception of the stage area. The interiors of the narthex and nave are highly intact.

Original character-defining features include wood doors and trim, marble floors, coffered ceilings, crown molding, wooden pews, a second story balcony, and original light fixtures.



Figure 113. Interior narthex of subject property. (Source: SWCA)



Figure 114. Interior nave of subject property. (Source: SWCA)

SITE HISTORY

491 Post Street was constructed between 1913 and 1915 as the home of the First Congregational Church of San Francisco. This building replaced the group's earlier Gothic Revival-style church constructed on the site in 1870 and destroyed in the 1906 earthquake and fire. The First Congregational Church owned and occupied the building from the 1910s for nearly 90 years, until 2001, when the building was sold due to the

congregation's declining numbers and need for a smaller space.⁴⁶ On the occasion of the building's sale, the *San Francisco Chronicle* noted that the First Congregational Church had been established in 1850

by a former missionary determined to bring God to the godless masses of a Gold Rush boomtown. Members first met in a small, wooden building on Jackson Street, between Stockton and Powell streets, before moving to the current site, at the corner of Mason and Post streets. Its main hall, with a gently sloping floor and U-shaped balcony, can seat 1,200 comfortably.⁴⁷

As recently as the 1960s, the article noted, the congregation's numbers held steady, with more than 700 well into the postwar period. As the years wore on, however, congregation members "drifted off to the suburbs or other parts of the city. The crowds—even supplemented by tourists wandering in from their hotels—shrank. The church now [as of 2001] has about 60 active members."⁴⁸

Faced with a monumental, large-capacity building and a dwindling congregation,

The magnificent home gradually became a burden. ... Church members decided to put the building up for sale and hunt for a more appropriate place. 'It's a wrenching sort of thing and yet we're much too small to stay here,' said Ed Steiner, 82, who joined the congregation in 1950.⁴⁹

The building was purchased by AAU in 2001.

James and Merritt Reid, Architects

The original architects of the building, James and Merritt Reid, were well known and respected practitioners in San Francisco, in careers spanning over 40 years.⁵⁰ After settling in San Francisco by the 1890s, the Reid brothers began their architectural practice, with a particularly prolific output during the post-1906 Reconstruction era.

The following excerpts the 2001 NRHP nomination completed for the New Mission Theater, one of the Reid brothers' many commissions in San Francisco:⁵¹

Both before and after the earthquake and fire, the Reid Brothers designed hotels, office buildings, churches, single-family residences and theaters. Some of their most important works include the Fairmont Hotel (1906), the Call Office Building (1914), the First Congregational Church (1914), and the Cliff House (1908) among many other prominent San Francisco landmarks.

The Reid Brothers appear to have been influenced by a variety of architectural styles in their early residential work during the 1890s, but their later office, church and hotel work displays many more monumental and classical gestures. The Chicago Exposition of 1893 undoubtedly influenced the

⁴⁶ Baker, David R., "Final Service Is Sunday at First Congregation, Historic Building Sold, Worshippers Seek New Home," *San Francisco Chronicle*, 23 April, 2001.

⁴⁷ Ibid.

⁴⁸ Ibid.

⁴⁹ Ibid.

⁵⁰ Data on the James and Merritt Reid is compiled from previous evaluation and designation documents on file with the San Francisco Planning Department as well as Henry F. Withey's *Biographical Dictionary of American Architects* (Los Angeles: Hennessey & Ingalls, 1970).

⁵¹ Verplanck, Christopher, San Francisco Architectural Heritage, 13 May 2001, "National Register of Historic Places Nomination Form, New Mission Theater, San Francisco County, CA."

architecture of the Reid Brothers in San Francisco, and the Fairmont Hotel, construction of which began in 1903, was designed in the wake of this Exposition. The training that James received at M.I.T., which was then the most important outpost of Beaux-Arts architectural training in the United States, manifested itself in the almost grandiose neoclassical work of the firm.

From the classically-inspired Golden Gate Music Concourse of 1899 to the multiple-story Call Office Building, the Reid Brothers worked on a variety of sizes and scales of projects throughout the City of San Francisco. Following the earthquake and fire, the Reid Brothers were involved in the design of numerous commercial buildings, hotels, theaters, churches and residences in the Bay Area. *Architect and Engineer* paid homage to the Reid Brothers when it claimed that “none in their profession have done more to attract the attention of the outside world to this city by meritorious examples in architecture and engineering.”⁵² ...*Splendid Survivors* refers to the Reid Brothers as “one of the City’s most important early century architectural firms,” and the Fairmont Hotel has been called one of the finest early works of the Reid Brothers Architects in San Francisco.⁵³

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

This section presents available Sanborn Fire Insurance Maps, historic photographs, aerial imagery, and other materials, to offer a visual overview of the property and site over time. A tabular summary of available building permits follows.



Figure 115. 1932 photograph of 491 Post Street; at this time, crest ornaments accented each side of the cornice. (Source: San Francisco Public Library History Center)

⁵² *Architect and Engineer*, (November, 1910), p35.

⁵³ Page, p 157.



Figure 116. 1949 photograph of 491 Post Street; crest ornaments removed by this date. (Source: San Francisco Public Library History Center)

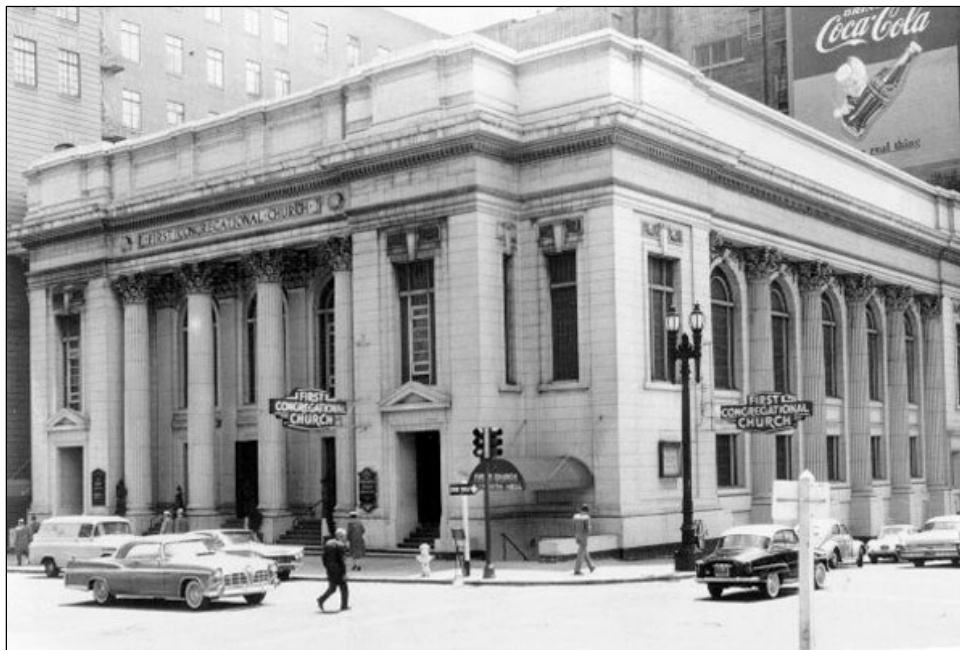


Figure 117. 1959 photograph of 491 Post Street; by this time, projecting signs were present on the façade and Mason Street elevation. (Source: San Francisco Public Library History Center)



Figure 118. 1968 photograph. (Source: Here Today, San Francisco Junior League Survey)



Figure 119. 1978 photograph. (Source: San Francisco Architectural Heritage Survey)



Figure 120. 2001 photograph of 491 Post Street. (Source: Academy of Art University)

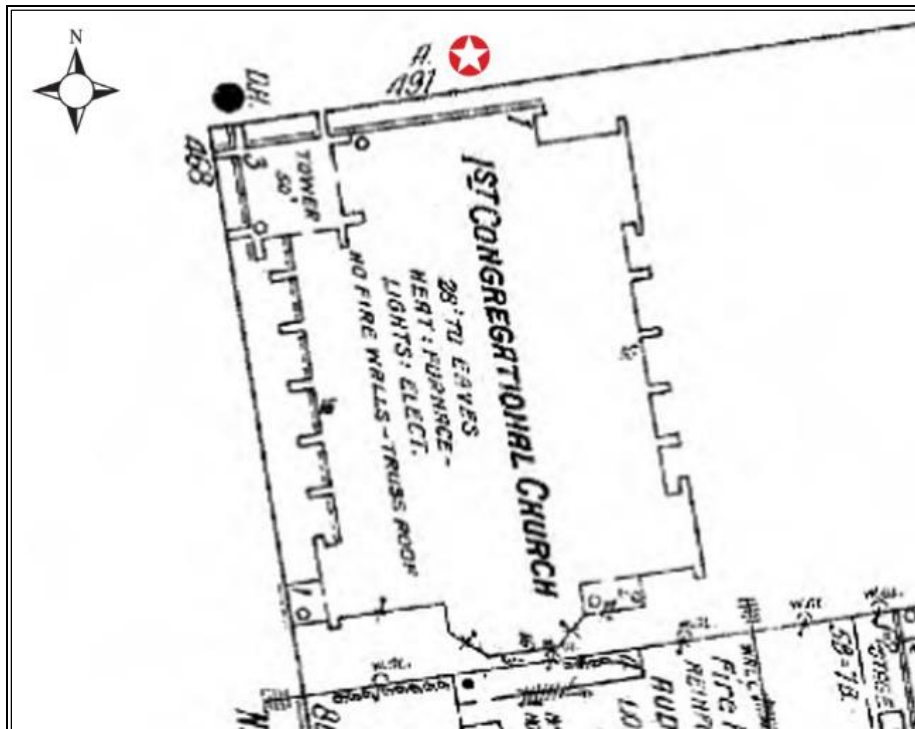


Figure 121. 1913 Sanborn Fire Insurance Map, 491 Post Street. (Source: Environmental Data Resources)

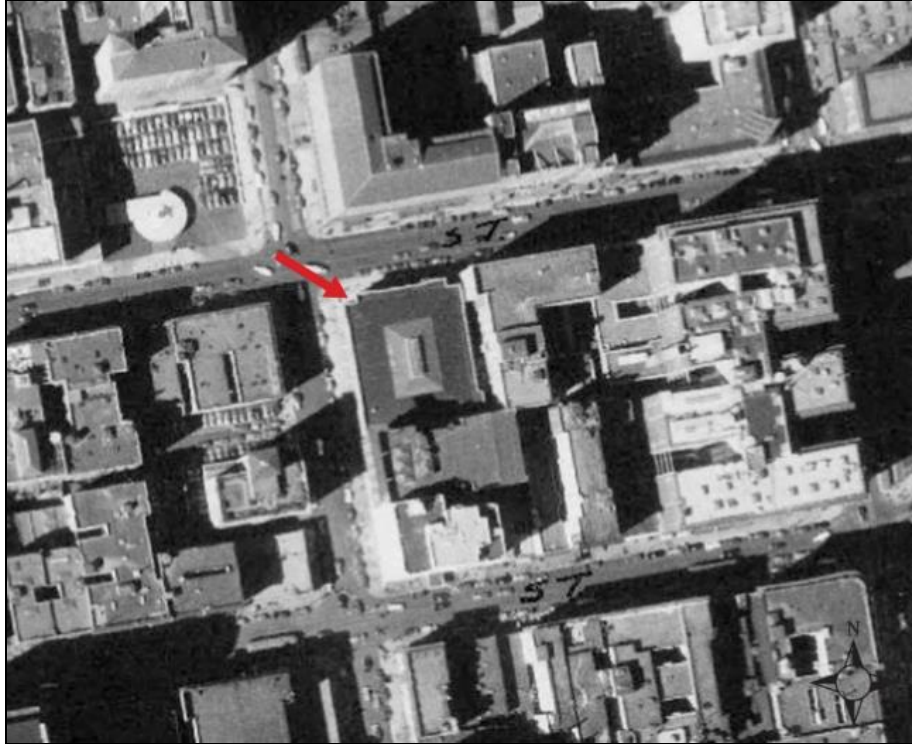


Figure 122. 1938 Aerial Photograph, 491 Post Street. (Source: Environmental Data Resources)

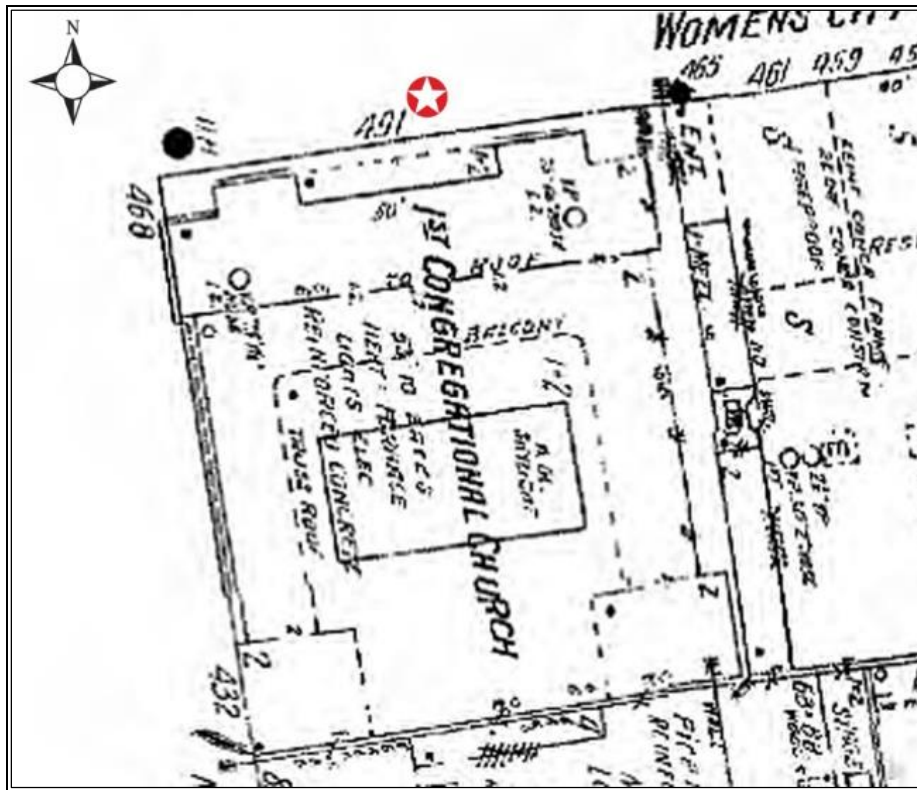


Figure 123. 1948 Sanborn Fire Insurance Map, 491 Post Street. (Source: Environmental Data Resources)



Figure 124. 1968 Aerial Photograph, 491 Post Street. (Source: Environmental Data Resources)

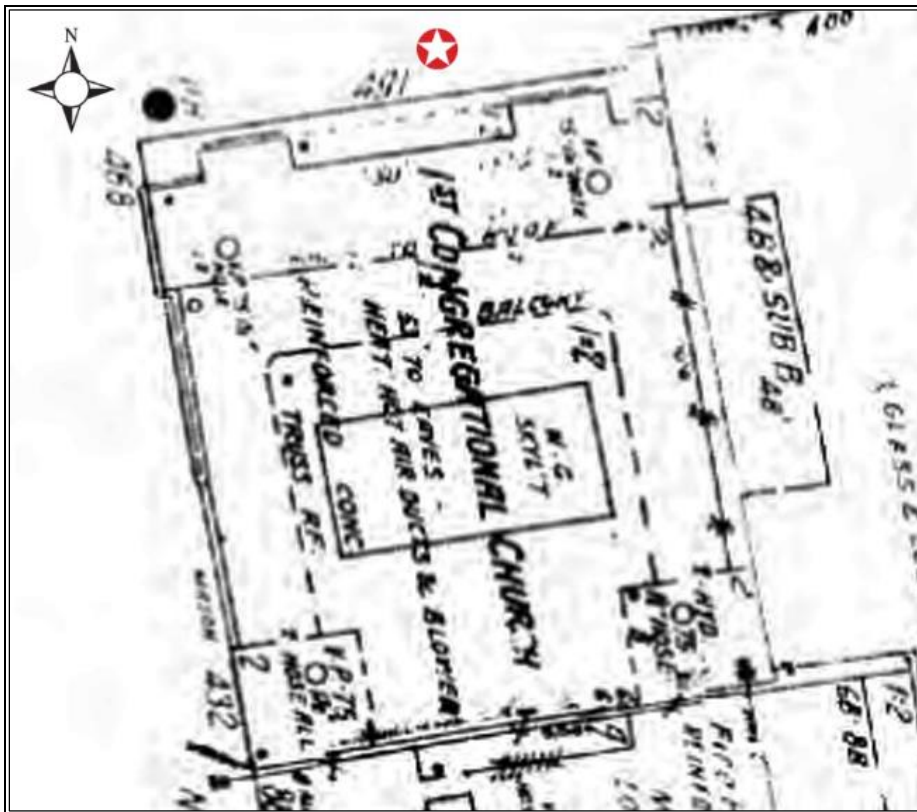


Figure 125. 1988 Sanborn Fire Insurance Map, 491 Post Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 491 POST STREET / APN: 0307009

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|---|---|-----------------|----------|---|
| Sept. 15, 1954 | 168554 (151101) | First Congregational Church | | \$2,000 | Repair floor in kitchen, change plumbing fixtures and to new space. |
| Jan. 15, 1970 (Feb. 13, 1970) | 879125 (340933) | First Congregational Church | H. J. Degenkolb | \$1 | Install tie-backs for slurry wall work in connection with construction of St. Francis Hotel Addition. Cost of this work is included in application for Site Permit #371474. |
| Nov. 18, 2008 (Mar. 10, 2009) | 200811196923 (1180051) | First Congregational Church AAU (lessee) | | \$5,700 | Permit to erect (non-electric) sign. |
| Dec. 12, 2007 (Dec. 18, 2008) | 200801112355 (1174828) | Elisa Stephens and Scott Stephens (AAU) | Doug Tom | \$10,000 | Two statues at front of building (Post Street elevation). Application filed to comply with notice of violation, complaint #200722712. |
| Nov. 19, 2008 | S.F. Property Info Permit: 200811196923 | | | \$5,000 | Install (non-illuminated) banners. |
| Mar 21, 2011 (Dec 15, 2011) | 201102099892 (1254266) | AAU | | \$65,000 | New service and sprinkler system throughout. 363 pendant sprinklers, 107 uprights, and 28 sidewalls. |
| Oct. 25, 2011 (Jan. 11, 2012) | 201110257607 (1255626) | AAU | | \$45,000 | Re-roofing: spray polyurethane foam roofing application. |
| Oct. 27, 2011 | 201110277764 (1250831) | AAU | | \$1 | To obtain final inspection for work approved under PA#2008-0111-2355. To comply with NOV 200722712. |
| Dec. 22, 2011 | 201112190941 (1254710) | AAU | | \$35,000 | Installation of sprinkler monitoring system. |
| Mar. 21, 2012 | S.F. Property Info Permit: 201203216572 | | | \$59,392 | Install a full building voice Fire Alarm system (all interior work). |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|------------------------------------|---------------------------|--------------|------------------|-------------|---|
| May 4, 2012 (June 4, 2012) | 201215049824 (1266055) | AAU | | \$1 | (No work under this permit). To establish occupancy load for assembly occupancy only. |
| Jan. 24, 2013 (Mar. 4, 2013) | 201301248688 (1287644) | AAU | | \$500 | Remove wall sign and free standing sign (remove 2 wall signs and sign on fence). |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

491 Post Street has multiple designations. It is an Article 10 designated landmark as well as an Article 11 designated contributor (Category I) to the Kearny-Market-Mason-Sutter Conservation District, codified and adopted in Appendix E of Article 11 of the San Francisco Planning Code. In addition, the property is individually eligible for the NRHP under Criteria A and C.

As part of the current study, the property also appears eligible for the CRHR under Criterion 1, for its association with a pioneering church in downtown San Francisco, which occupied the site for over 130 years, nearly 90 of those in the extant building at 491 Post Street. The period of significance for eligibility under CRHR Criterion 1 is 1913 to 1965. In addition, the property appears CRHR eligible under Criterion 3, as an outstanding example of the Neoclassical/Italian Renaissance styles applied to ecclesiastical architecture and as the work of master architects James and Merritt Reid. The period of significance for eligibility under CRHR Criterion 3 is 1913-1915.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity.

The subject property retains integrity and remains eligible for the NRHP and for the CRHR.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Monumental scale, two-story rectilinear massing
- Five-bay façade, with delineated treatment of ground story (with entrances) and windows on second story
- Neoclassical style, in ornamental program, building composition and massing
- Applied terra cotta sheathing and ornament
- Great order Corinthian columns (free-standing and attached)
- Horizontal axis defined by broad wrap-around cornice line
- Attenuated Palladian-style windows, accented with keystones and applied ornament
- Scored concrete to resemble masonry and quoining
- Double-height, paneled wood doors

Interior

- Spatial relationship of entrance hallway to open, sloped auditorium/nave
- Neoclassical/Italian Renaissance styling and ornamental program
- Decorative details such as paneled wood doors with decorative trim, use of marble and crown molding
- Coffered ceiling
- Original wooden pews
- Second-story balcony
- Original decorative hanging and attached light fixtures

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Operable aluminum windows have been inset within the original windows, completed before 1953 (historic photographs)
- Removal of decorative crests at cornice line (pre-1949; source, historic photographs)

Post-AAU Alterations:

- Two large statues were added at street level to the Post Street elevation pre-2008 (Permit 200801112355)
- Two banners, flanking entrance, installed in 2008 (Permit 200811196923)
- The two set of double metal doors allowing access to the basement level from Post Street were replaced circa 2010 (AAU, Memo to SWCA, 2/2/2016)
- Security cameras added
- Skateboard deterrents have been added to the stairs on Post Street

INTERIORS

The spatial relationships, materials, and decorative detailing throughout the narthex and nave appear largely intact. One exception includes an alteration to the stage area, which was purportedly completed prior to AAU's acquisition of the property in 2001 (AAU, Memo to SWCA, 2/2/2016). The basement appears to have been largely altered and reconfigured, with changes including replacement lighting, doors, and the reconfiguration of rooms. In addition, alterations included installation of a new fire sprinkler system for the sub-basement and a sprinkler monitoring system in 2011 (Permits 201102099892 and 201112190941).

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

491 POST STREET (ES-23)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*. The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|---|-----------------------------|--|---|---|---|---|--|---|--|---|---|---|
| PRIMARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Statues | Circa 2008 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Remove statues; repair walls where necessary, patching and refinishing to match existing |
| Signage | 2008 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Remove signs and repair/refinish materials and surfaces where necessary to match existing |
| Security Cameras | Post-2001 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| Skateboard Deterrents | Post-2001 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Statues: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Signage: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Security Cameras: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Skateboard Deterrents: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Statues: The project does not comply with Rehabilitation Standard No. 2. Installation of the statues resulted in the removal of the original concrete blocks that framed the entrance steps, as well as damage to materials of the original exterior walls. The two original blocks

contributed to the proportional, symmetrical design of the façade and represented distinctive character-defining materials.

Signage: The project does not comply with Rehabilitation Standard No. 2. Given the quality of the architectural design, by master San Francisco architects James and Merritt Reid, the banner signs alter character-defining features of the façade. The banner signs project from the façade's projecting end bays, which frame and balance the more ornate, recessed center bays. In their current location, the banner signs introduce a visual element that interrupts the balanced, symmetrical design of the five-bay façade, which is considered a character-defining feature.

Security Cameras: The project complies with Rehabilitation Standard No. 2. The security cameras are minimal in scale and appearance and do not unduly alter character-defining features.

Skateboard Deterrents: The project complies with Rehabilitation Standard No. 2. Although this change resulted in minimal damage to historic materials, the skateboard deterrents are minimal in scale and appearance and do not unduly alter character-defining features.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Statues: The project does not comply with Rehabilitation Standard No. 3. The statues introduce a modern conjectural element that is inconsistent with the property's historic character, significance, and Neoclassical/Italian Renaissance Revival style.

Signage: The project does not comply with Rehabilitation Standard No. 3. The size and location of banner signs on the façade introduces an element that is not representative of the property’s historical appearance, use, or significance.

Security Cameras: The project complies with Rehabilitation Standard No. 3. The security cameras are clearly modern and do not result in a false sense of historical development.

Skateboard Deterrents: The project complies with Rehabilitation Standard No. 3. The skateboard deterrents are clearly modern and do not result in a false sense of historical development.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Statues: Rehabilitation Standard No. 4 is not applicable to this project.

Signage: Rehabilitation Standard No. 4 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 4 is not applicable to this project.

Skateboard Deterrents: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Statues: The project does not comply with Rehabilitation Standard No. 5. Installation of the statues resulted in the removal of original concrete blocks that framed the steps on each side, as well as the destruction of historic exterior wall fabric. These features represented distinctive materials and character-defining features that

contribute to conveying the property’s historic significance.

Signage: The project does not comply with Rehabilitation Standard No. 5. The project resulted in the installation of large mounting brackets directly into historic wall materials. The project is likely to have resulted in damage to wall materials that characterize the property through their removal or destruction as part of the installation of the projecting signs.

Security Cameras: The project complies with Rehabilitation Standard No. 5. The installation of the security cameras resulted in minimal damage to historic wall materials and character-defining features.

Skateboard Deterrents: The project complies with Rehabilitation Standard No. 5. The installation of the skateboard deterrents likely resulted in some damage to character-defining features. Overall, these character-defining features still retain the distinctive qualities that convey their historical significance.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Statues: Rehabilitation Standard No. 6 is not applicable to this project.

Signage: Rehabilitation Standard No. 6 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 6 is not applicable to this project.

Skateboard Deterrents: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Statues: Rehabilitation Standard No. 7 is not applicable to this project.

Signage: Rehabilitation Standard No. 7 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 7 is not applicable to this project.

Skateboard Deterrents: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Statues: Rehabilitation Standard No. 8 is not applicable to this project.

Signage: Rehabilitation Standard No. 8 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 8 is not applicable to this project.

Skateboard Deterrents: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Statues: The project does not comply with Rehabilitation Standard No. 9. The statues rest on square pillars, which are attached to the exterior

wall of the building, and climb over one story in height. Given the Neoclassical/Italian Renaissance style of the building, and its purposeful, balanced proportional design and massing, the one-story statues are incompatible with the building. Although they are not attached to the building (their bases are), they are not compatible with the historic features of the façade. Further, though the statues are clearly differentiated, they are composed of metal, which is incompatible with the historic sheathing and ornamental materials that characterize the property.

Signage: The project does not comply with Rehabilitation Standard No. 9. Given the quality of the architectural design, by master architects James and Merritt Reid, the banner signs detract from the design of the primary façade. The projecting side bays on which the signs are mounted were designed to balance and frame the more ornate center bays. In their current location, the banner signs introduce a visual element that interrupts the balance and proportions of the façade design, which is considered a character-defining feature.

Security Cameras: The project complies with Rehabilitation Standard No. 9. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and they are clearly differentiated from the features that characterize the building.

Skateboard Deterrents: The project complies with Rehabilitation Standard No. 9. The skateboard deterrents are generally compatible in scale and appearance, they do not obscure character-defining features, and they are clearly differentiated from the features that characterize the building.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in*

the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Statues: The project complies with Rehabilitation Standard No. 10. Although installation of the statues may have resulted in the destruction of historic materials, their removal would not permanently impair the essential form and integrity of the historic property.

Signage: The project complies with Rehabilitation Standard No. 10. Although installation of the banner signs may have resulted in the destruction of historic materials, their removal would not permanently impair the

essential form and integrity of the historic property.

Security Cameras: The project complies with Rehabilitation Standard No. 10. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and if removed, the essential form of the property would be unimpaired.

Skateboard Deterrents: The project complies with Rehabilitation Standard No. 10. The skateboard deterrents are generally compatible in scale and appearance, they do not obscure character-defining features, and if removed, the essential form of the property would be unimpaired.

ARTICLE 11 ANALYSIS

According to Article 11, Appendix E, of the San Francisco Planning Code, buildings within the Kearny-Mason-Market-Sutter Conservation District typically feature massing that is a vertically oriented rectangle. The two-story rectilinear massing of the subject property is consistent with the architectural features of contributors to the Kearny-Mason-Market-Sutter Conservation District. In their current location, the two banner signs introduce a visual feature that interrupts the vertical design composition of the five-bay façade and detracts from the primary façade.

Furthermore, the introduction of projecting signs such as banners at columns or bays is discouraged in Article 11, Appendix E, of the San Francisco Planning Code, for properties within the Kearny-Mason-Market-Sutter Conservation District; such signs obscure character-defining features, as exhibited on the subject property, and are therefore not recommended.⁵⁴

RECOMMENDATIONS

To facilitate compliance with both SOIS and applicable Article 11 guidelines, the banner signs and statues should be removed, areas of damage repaired, and the original appearance restored and refinished to match existing in materials and appearance. If a new sign is to be installed, it should be placed in a location that does not obscure character-defining features, installed in a manner that results in minimal damage to historic materials, and designed and placed to comply with applicable Article 11 guidelines.

⁵⁴ San Francisco Planning Department. *DRAFT Design Standards for Signage & Awnings in the Kearny-Mason-Market-Sutter Conservation District*. Historic Preservation Design Standards, June 2009, 5.

540 POWELL STREET (ES-25)



APN: 0285009

Construction Date: 1909

Architect/Builder/Designer (if known): Alexander Aimwell Cantin

Previous Status: Category A

Previous CHR Status Code: 3S; Category I, Article 11, Kearny-Market-Mason-Sutter Conservation District

Past Surveys/Evaluations: 1976; 1978

AAU Acquisition Date: 1977

Current CHR Status Code: 3S

Applicable Criteria: A/C

Historical Resource? Yes

Project Modifications Recommended? Yes

BUILDING AND PROPERTY DESCRIPTION

Rectangular in plan and set flush to the sidewalk, 540 Powell Street was constructed in 1909 for the Benevolent and Protective Order of Elks. The four-story building occupies a rectangular, steeply sloped lot, with the primary elevation facing Powell Street and secondary elevation fronting Anson Place. The building also has a subterranean basement level.

Drawing on the Spanish Renaissance/Mission Revival styles, the building displays a symmetrical design composition and differentiated treatment of the ground story and upper stories. On the façade and visible secondary elevation, the primary design motif is the repeating use of arched wall openings, accented with decorative sills, dentil courses, and spandrel panels.

The ground story generally consists of broad, unadorned expanses of smooth stucco-clad walls, punctuated with three large arched openings. A granite-clad base provides the foundation of the building the level of the sidewalk. The focal point of the ground story is the centered entry portico, flanked by two arched window openings. The center stories are characterized by a progression of attached columns and rows of double-hung windows, with ornamental detailing varying on each floor.

The building is capped with a flat roof and stepped parapet, accented with scroll work and centered medallion, facing Powell Street.



Figure 126. 540 Powell Street.

The tall first story features a centered, recessed main entry adorned with marble. The main entrance appears to retain its original wood double-doors; the doors have beveled vertical windows, stylized metal sheeting at the bottom, and transom windows above. Arched windows trimmed with molded frames are located on either side of the main entry, which are partially covered by dome window awnings. A cornice line above the first story has a central large medallion. Second, third, and fourth story windows are accented with recessed spandrel panels, engaged Corinthian columns, and ornamental detailing. The windows are nonoriginal vinyl, with original wood-framed double-hung windows on the upper stories, and original fixed and hopper wood-framed windows on the first story. A nonoriginal glass and metal door in the southernmost corner of the facade leads to the basement.



Figure 127. 540 Powell Street, close up of one of the main entry of the primary elevation.



Figure 128. 540 Powell Street, close up of windows and details on the primary elevation.

Along Anson Street, the secondary elevation has a fire escape at the eastern end with various types of personnel doors and a wheelchair ramp on the first story. Windows on this elevation feature decorative sills, hood molds with keystones, and frames with keystones. Other decorative features include recessed panels and trim above the second floor. Rectangular and arched double-hung windows in a variety of configurations are displayed on the elevation. Similar to the façade, the windows on the second and third floors have been replaced with vinyl. Metal security bars have been added over the first story windows.



Figure 129. 540 Powell Street, southwest perspective of the north elevation.

The main entry leads to a small lobby, with a hallway extending towards the rear (east) of the building. Each of the upper floors features a similar floorplan consisting of a narrow hallway bordered by classrooms on either side. Each floor is accessed via a curved wooden staircase or an original Otis elevator. The basement level has been altered through early partitions, which have divided what was originally an open floor plan. Character-defining features found within the interior spaces include original wood elements and accents such as doors, framing, and floors, as well as original wainscot, fireplaces with paneled chimneys, transom windows, light fixtures, coffered ceilings, and paneled walls.

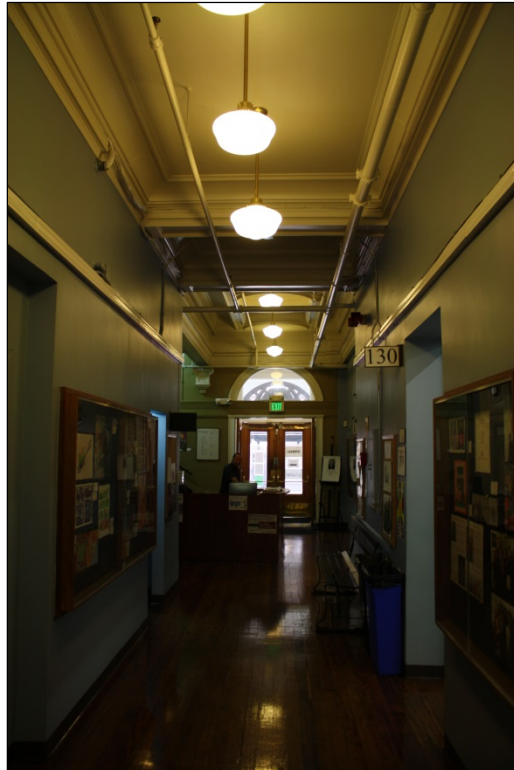


Figure 130. Interior lobby of subject property.



Figure 131. Example interior of subject property.

SITE HISTORY

Construction of 540 Powell Street commenced with a ground-breaking ceremony in November 1908. The San Francisco Lodge, No. 3, Benevolent and Protective Order of Elks commissioned the building after its members raised \$150,000 for the construction through the sale of stock.⁵⁵ The Spanish Renaissance/Mission Revival-style building was designed by well-regarded and prolific San Francisco architect (and Elks lodge member), Alexander Aimwell Cantin. A native of New York, Cantin received his license to practice architecture in 1901 and remained in active practice for nearly half a century. His San Francisco and Bay Area commissions included numerous post-Reconstruction era buildings, as well as movie theaters, including the Del Mar Theater (San Leandro, 1941), Orinda Theater (Orinda, 1941), and State Theater (Red Bluff, 1946). In the post-World War II era, Cantin worked in partnership with his son, A. Mackenzie Cantin.

The *San Francisco Chronicle*, in an article published 2 October 1908, heralded the amenities and details of the new Elks building:

The basement will be fitted up as a jinksroom and ballroom, with heavy timbered beams, clinker brick walls and high wainscot. The demands of the social side of the lodge, which are exacting, will be met on the first floor, which is to be luxuriously furnished and arranged as a lounging room with nooks and cozy corners, a large dining room, billiard-rooms, library, writing-rooms, telephone and hat rooms and office. The second floor will be exclusively devoted to living-rooms with baths, as will be the front part of the third and fourth floors. In the rear of the third and fourth floors will be richly wainscoted to a height of twelve feet and the walls and ceiling will be decorated and

⁵⁵ "Elks Will Build Magnificent Home," *San Francisco Chronicle*, 2 October 1913.

topped by a grand dome. The furnishings throughout will be on a par with the style of the building itself, which will be used exclusively by the lodge as a club and for fraternal purposes and also for its numerous social functions.⁵⁶

Following its founding in 1876, BPOE Lodge No. 3 occupied several rented spaces in downtown San Francisco. At the time of the 1906 earthquake and fire, the organization was located at 223 Sutter Street; the building and lodge possessions were destroyed in the fire, with the exception of a few records. Upon completion of 540 Powell Street, the lodge began occupying its new home in March 1910,⁵⁷ where it remained until 1924, when a growing membership hastened relocation to a new space at 450 Post Street.⁵⁸

By 1927, 540 Powell Street had been purchased by the University of California, which used the property as an extension space. A major remodel of the building took place in 1927, consisting of nearly \$50,000 of work carried out by architect W.P. Stephenson; these alterations appear to have included the construction of classrooms. According to available building permits, the building's decorative, overhanging cornice line, which appears in historic photographs, was removed by the University of California in 1943. By circa 1970, San Francisco State College began occupying the building. Prior to the AAU's 1977 acquisition of the property, a portion of the building was occupied by the Erotic Art Museum.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following sections present a visual overview of the site history and construction chronology, through available historic photographs, materials, Sanborn Fire Insurance Maps. A tabular summary of available building permits on file with the City of San Francisco Department of Building Inspection follows.



Figure 132. Sketch of 540 Powell Street, n.d. (Source: Academy of Art University)

⁵⁶ "Elks Will Build Magnificent Home," *San Francisco Chronicle*, 2 October 1913.

⁵⁷ "The Lodge on the Cable Car Line," *Elks Bulletin*, San Francisco Lodge B.P.O. Elks #3, February 1998.

⁵⁸ Michael Corbett, *Splendid Survivors: San Francisco's Downtown Architectural Heritage*. California Living Books, 1979, p164.



Figure 133. Circa 1908 photograph of 540 Powell Street under construction. (Source: University of Berkeley, College of Environmental Design Archives)



Figure 134. Circa 1908 photograph of 540 Powell Street under construction. (Source: University of Berkeley, College of Environmental Design Archives)



Figure 135. Circa 1909 photograph of 540 Powell Street. (Source: University of Berkeley, College of Environmental Design Archives)



Figure 136. Circa 1909 historic photograph of 540 Powell Street. (Source: University of Berkeley, College of Environmental Design Archives)



Figure 137. Early photograph (n.d.) of 540 Powell Street. (Source: Academy of Art University)



Figure 138. 1968 photograph, 540 Powell Street. (Source: Here Today, San Francisco Junior League Survey)

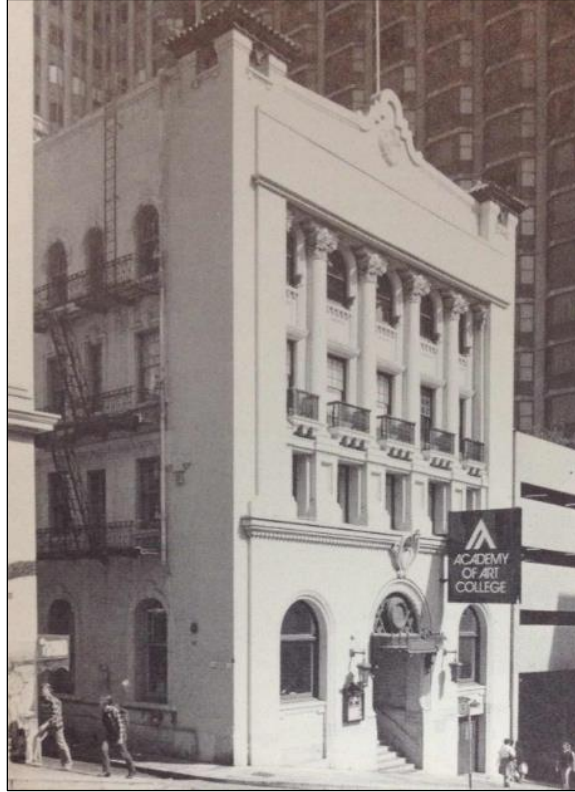


Figure 139. 1978/1979 photograph. (Source: San Francisco Architectural Heritage Survey)

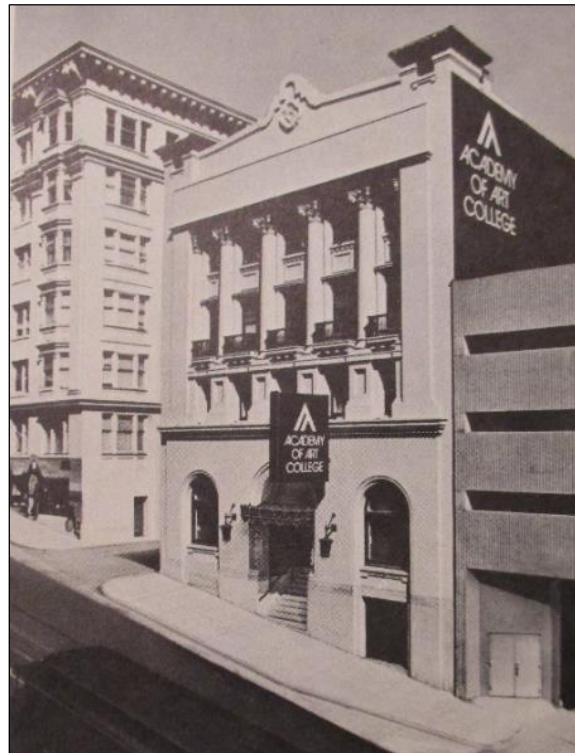


Figure 140. Circa 1980s photograph, 540 Powell St. (Source: San Francisco Heritage)



Figure 141. 2015 photograph of 540 Powell Street.



Figure 142. 1913 Sanborn Fire Insurance Map, 540 Powell Street. (Source: Environmental Data Resources)



Figure 143. 1938 Aerial Photograph, 540 Powell Street. (Source: Environmental Data Resources)

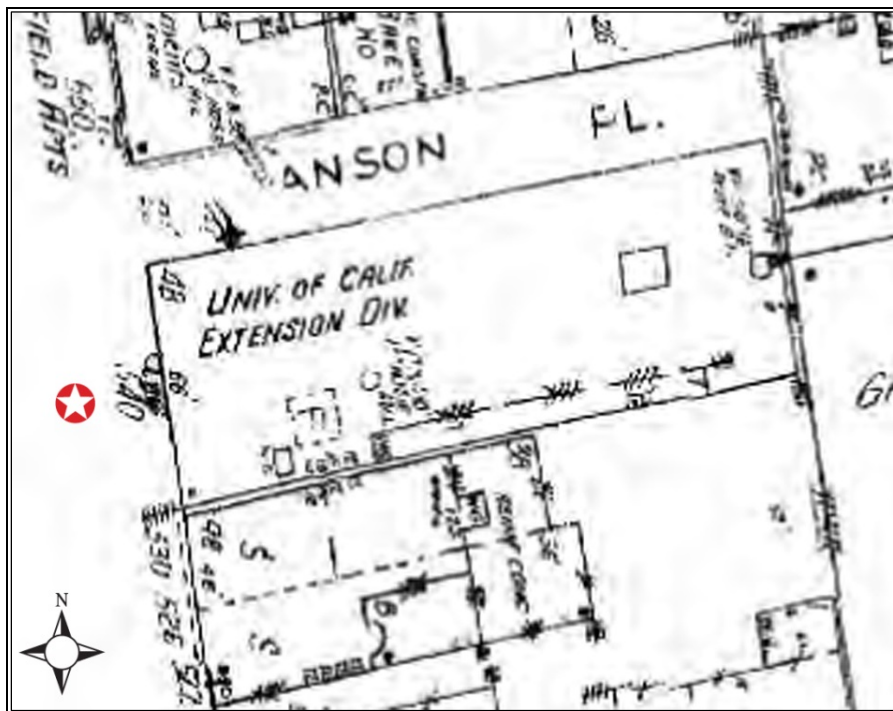


Figure 144. 1948 Sanborn Fire Insurance Map, 540 Powell Street. (Source: Environmental Data Resources)

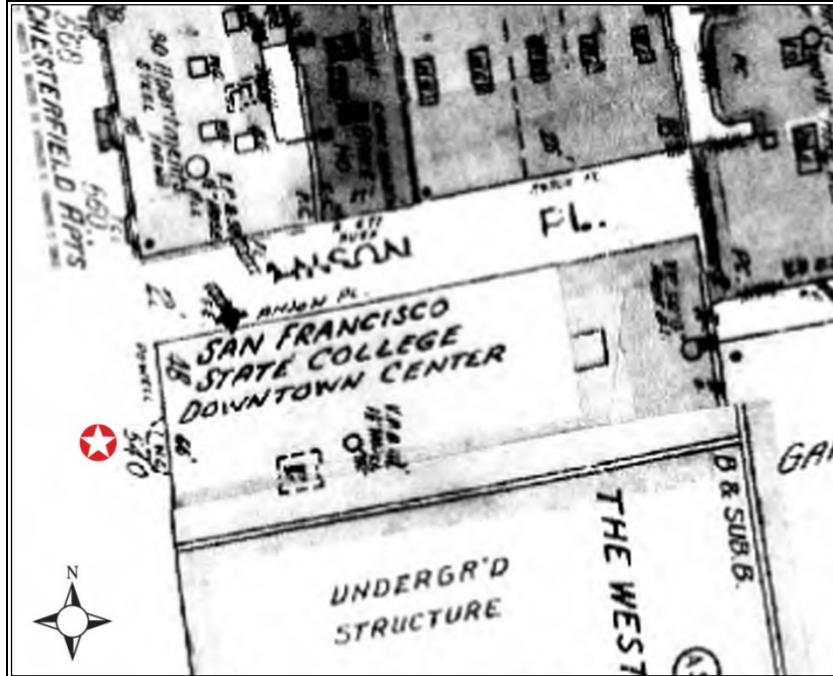


Figure 145. 1974 Sanborn Fire Insurance Map, 540 Powell Street. (Source: Environmental Data Resources)



Figure 146. 1986 Sanborn Fire Insurance Map, 540 Powell Street. (Source: Environmental Data Resources)



Figure 147. 1999 Sanborn Fire Insurance Map, 540 Powell Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 540 POWELL STREET / APN: 0285009

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|------------------------|-----------------|---|----------------------|----------|--|
| Nov. 10, 1908 | [Not legible] | S.F. Elks Building Association | [Not legible] | \$92,814 | Permit to erect a four-story and basement building, constructed of reinforced concrete measuring 50 ft. by 137 ½ ft., and 68 ft. in height. |
| [illegible] Sept. 1927 | [Not legible] | Old Elks Club – to be owned by University of California | W.P. Stephenson | \$48,072 | Alteration permit: Projecting rooms to be constructed in accordance with Rec 187. To be in accordance with Pres. 262-8264. |
| Mar. 18, 1935 | 11070 (13136) | University of California | | \$250 | [Not legible] |
| Aug. 9, 1935 | 13659 (5271) | University of California | | \$485 | To erect one neon sign, to be erected on face of building, projecting over sidewalk to curb end of marque. |
| May 2, 1938 | 34774 (34243) | University of California | | \$450 | Erect scaffold on sidewalk in blind alley on north side of building, and install new drain lines from roof to basement. |
| Jan 26, 1943 | 70773 (67640) | University of California | | \$1,200 | Remove cornice. |
| Apr. 15, 1959 | (198984) | University of California | | \$500 | Permit to erect sign: Double face horizontal neon. |
| July 14, 1970 | 386341 (348785) | San Francisco State College | | \$40,000 | Underpin and provide lateral support to south wall of existing building, to permit excavation for proposed Westbury Hotel on adjacent property to south. |
| Sept. 21, 1973 | 423915 | Harsh Investment Company | [Not legible] | \$22,000 | Labor & material; construct with concrete walls in basement - to comply with requirements. |
| June 9, 1975 | 447559 (400905) | Harsh Investment Company | Degenkolb Associates | \$35,000 | Repair of basement floor due to subsidence of subgrade. Existing wood floor, sleepers and concrete under to be removed. Pressure grout subsurface voids, fill surface voids with pea gravel. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|------------------------|--------------------|----------------------|----------|---|
| Feb. 18, 1976 | 456488 (408670) | AAU | | \$1,800 | Permit to erect sign on exterior wall. |
| May 4, 1981 | 8104080 (471910) | AAU | P. Theodore Anderson | \$40,000 | Bracing of existing parapet walls and roof tanks as per notice from S.F. parapet safety section file No. 151. |
| Sept. 17, 1982 | 8207643 (493880) | AAU | | \$40,000 | Install boiler in basement. PG&E conversion from steam to independent service. |
| Dec. 3, 1991 | 9122859 (690658) | AAU | | \$1,800 | Remove temporary wall and added counter. |
| Aug. 20, 1992 | 9214035 (706739) | AAU | | \$1,600 | 2 canvas dome awnings (windows). |
| Feb. 3, 1998 | 9801788 (842354) | Stephens Institute | Thomas K. Lew | \$15,000 | Emergency repair on water damaged ceiling at 1st, 2nd, 3rd, and 4th floors. |
| July 8, 1998 | 9812918 (863850) | Stephens Institute | Thomas K. Lew | \$25,000 | Provide handicapped (ADA) assessable entrance. Provide handicapped (ADA) lift. |
| July 30, 2003 | 200308061361 (1002043) | Stephens Institute | Middlebrook & Louse | \$10,000 | Patch and repair sidewalk per S.F. city notice to repair. |
| Apr. 1, 2008 | 200804018449 | | | \$5,001 | Erect an electric double faced illuminate projecting sign. |
| May 9, 2011 | 201105095675 | | | \$1,000 | Painted (non-structural) sign. |
| June 6, 2011 | 201106067509 (1246081) | | Jason Louie | \$16,500 | Repair the roof parapet due to cracking at the roof level. |
| Sept. 24, 2015 | 201509247952 | | | \$700 | To abate planning violation, remove painted wall signs. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

The subject property was evaluated for eligibility for the California Register of Historical Resources (CRHR).

In addition to being a Category I contributing property in the Kearny-Market-Mason-Sutter Conservation District, 540 Powell Street appears to be individually eligible for the CRHR under Criterion 1, as an example of institutional architecture in downtown San Francisco in the post-1906 Earthquake Reconstruction period. The property also qualifies individually under CRHR Criterion 3, as an excellent example of the Spanish Renaissance/Mission Revival style applied to institutional/commercial architecture in downtown San Francisco.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association (each aspect is defined in National Register Bulletin 15).

540 Powell Street retains integrity and remains CRHR-eligible individually. The period of significance is 1909 to circa 1925.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Rectilinear massing and building plan
- Symmetrical design composition
- Set flush with sidewalk
- Four-story building capped with a flat roof and stepped parapet, accented with scroll work and a centered medallion
- Spanish Renaissance/Mission Revival ornamental program
- Attached colonnade of Corinthian columns on facade
- Arched window openings, trimmed with molded frames, and large original wood-frame windows
- Marble interior to entryway
- Granite base with smooth stucco-clad exterior
- Original main entry with wood double-doors, transom windows, beveled vertical windows and ornamental metal sheeting at bottom
- Original wood double-hung windows on ground-floor

Interior

- Original doors, transoms, frames and wainscot
- Ornate room/elevator
- Original Fire Escape sign
- Original wood floors
- Original light fixture and coffered ceiling in main hallway
- Paneled walls, decorative features on columns, and decorative railings in basement
- Curved wooden stairs in basement
- Original elevator
- Fireplaces with paneled chimneys
- Stage/performance space in basement

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Removal of applied ornament/decorative features (including curved attached pediments and detailing capping the entrance and fourth-story windows) by University of California in 1943 (Permit 70773)
- Replacement of basement-level door from Powell Street with metal glass door (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Original second- and third-story windows on the Powell Street elevation removed and replaced with double-hung vinyl windows; original windows visible on 1979 photograph included with Charles Page Hall & Associates Survey (see below)
- Parapet stabilization repair work completed in 2001 (Permit 201106067509)
- The first signage was approved in 1976 (Permit 456488); later signage was approved in 2008 (Permit 200804018449)
- Two dome window awnings added to ground story in 1992 (Permit 9214035)
- Hole cut into the top of the south arched window (window intact and visible on the 1979 photograph included with Charles Page Hall & Associates Survey)
- Security cameras added

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- On the southernmost end of the east elevation is an emergency exit with newer ground-level doors with ADA ramp (AAU, Memo to SWCA 2/2/2016)

Post-AAU Alterations:

- Original second- and third-story windows on the east elevation removed and replaced with double-hung vinyl windows. (These replacement windows match the nonoriginal replacement windows on the primary elevation.)
- Security cameras added
- Security bars have been placed on first-story windows along the east (alley) elevation (AAU, Memo to SWCA 2/2/2016)

INTERIORS

The interior retains a number of character-defining features and spaces. Alterations over the years have included the removal of original basement floor and concrete in 1975 (prior to AAU's acquisition), to

correct for subsidence/settling. Following repurposing of the building for use as the University of California Extension Division, classroom spaces were also added in the upper stories (also prior to AAU's acquisition).

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

540 POWELL STREET (ES-25)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| PRIMARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Parapet Stabilization and Repair (along primary elevation roofline and ornamental medallion) | 2001 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Remove steel reinforcement bars along top of roof and replace with supports that have minimal visual impacts to character-defining features; repair/restore appearance/materials of parapet, using documentary and material evidence; patch and refinish |

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| | | | | | | | | | | | | surfaces to match existing |
| Projecting Blade Sign | 2008 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Remove sign; repair wall materials and surface; refinish to match existing; for replacement signage, select location that does not result in the removal, destruction, or obstruction of character-defining features |
| Barrel Window Awnings | 1992 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Remove awnings; repair/patch/refinish surfaces to match existing; replacement materials and features should be based on extant original features and/or documentary evidence. |
| Security Cameras | Post-1977 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| Window Replacements | Post-1979 | Yes | No | No | N/A | No | No | N/A | N/A | No | Yes | Remove vinyl windows; plan for their removal |

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| | | | | | | | | | | | | in such a way as to minimize damage to surrounding surfaces and/or materials; replace with windows matching historic fenestration in terms of configuration, function, muntin patterns/profile and thickness of frames; use extant original features and/or documentary evidence for replacement windows |
| Hole cut into arched window (façade, lower right corner) | Post-1979 | Yes | No | N/A | N/A | No | N/A | N/A | N/A | No | No | Replace original window, to match historic fabric in configuration, function, framing materials, thickness and profile; repair and refinish surfaces to match existing |
| SECONDARY ELEVATIONS Known/Visible Exterior Alterations | | | | | | | | | | | | |

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|---|
| Security Cameras | Post-1977 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| Window Replacements | Post-1979 | Yes | No | No | N/A | No | No | N/A | N/A | No | Yes | Remove vinyl windows; plan for their removal in such a way as to minimize damage to surrounding surfaces and/or materials; replace with windows matching historic fenestration in terms of configuration, function, muntin patterns/profile and thickness of frames; use extant original features and/or documentary evidence for replacement windows |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Parapet Repair: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Projecting Blade Sign: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Barrel Window Awnings: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Security Cameras: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Window Replacements: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Hole cut into arched window: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and*

preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

Parapet Repair: The project does not comply with Rehabilitation Standard No. 2. The building's distinctive roof line and parapet are character-defining features that reflect its Spanish Renaissance/Mission Revival style. In its current location, the metal bar stabilizing the parapet interrupts and obscures the central medallion and changes the original appearance of the parapet and roofline.

Projecting Blade Sign: The project does not comply with Rehabilitation Standard No. 2. The building is historically significant for its architectural style, which includes a symmetrical design composition and delineation between the treatment of the ground story and upper stories. Given its location, the blade sign interrupts and detracts from the character of the façade. Given that the sign extends from the ground story to the upper story, it interrupts the vertical composition that characterizes the property.

Barrel Window Awnings: The project does not comply with Rehabilitation Standard No. 2. Historic photographs indicate that the property did not have window awnings during the period of significance (1909 to circa 1925). The large arched window openings on the façade are considered character-defining and representative of the building's Spanish Renaissance/Mission Revival Style. The barrel window awnings alter the shape and appearance of the character-defining wall openings and obscure the detailed, ornamental surrounds, which were designed and detailed to be seen.

Security Cameras: The project complies with Rehabilitation Standard No. 2. The security cameras are minimal in scale and appearance and

do not unduly alter character-defining features, spaces, and spatial relationships that characterize the property.

Window Replacements: The project does not comply with Rehabilitation Standard No. 2. Historic photographs indicate that original windows on the primary and secondary elevations included multi-light casement windows. These original windows were removed and replaced with new windows that differ in appearance and function.

Hole cut into arched window: The project does not comply with Rehabilitation Standard No. 2, inasmuch as it involved the removal and replacement of original, distinctive materials that characterize the building.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Parapet Repair: The project does not comply with Rehabilitation Standard No. 3. The metal bar used to stabilize the parapet is clearly visible and not consistent with the historic character of the property.

Projecting Blade Sign: The project does not comply with Rehabilitation Standard No. 3. The projecting sign is highly visible and introduces a feature that is not representative of the property's historic significance, use, or character.

Barrel Window Awnings: The project does not comply with Rehabilitation Standard No. 3. The barrel window awnings are highly visible and introduce a feature that is not representative of the property's historic significance, use, or character.

Security Cameras: The project complies with Rehabilitation Standard No. 3. The security cameras are clearly modern and do not result in a false sense of historical development.

Window Replacements: The project does not comply with Rehabilitation Standard No. 3. Historic photographs indicate that the original windows on the primary and secondary elevation were multi-light and casement windows. While the vinyl windows are composed of materials that are clearly modern, the double-hung window-frame configuration of the new windows introduces an element that is not consistent with the original design and character of the building.

Hole cut into arched window: Rehabilitation Standard No. 3 does not apply to this project (the removal of part of the window does not in itself create a false sense of historical development).

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Parapet Repair: Rehabilitation Standard No. 4 is not applicable to this project.

Projecting Blade Sign: Rehabilitation Standard No. 4 is not applicable to this project.

Barrel Window Awnings: Rehabilitation Standard No. 4 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 4 is not applicable to this project.

Window Replacements: Rehabilitation Standard No. 4 is not applicable to this project.

Hole cut into arched window: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Parapet Repair/Metal Brace: The project does not comply with Rehabilitation Standard No. 5. The installation of the metal bracing bar on the façade of the building interrupts and detracts

from the distinctive materials, features, and design of the roofline parapet.

Projecting Blade Sign: The project does not comply with Rehabilitation Standard No. 5. Installation of the blade sign and mounting brackets has resulted in damage to/removal of original, character-defining wall materials, and the projecting sign interrupts and detracts from the distinctive features and design of the façade.

Barrel Window Awnings: The project does not comply with Rehabilitation Standard No. 5. Installation of the barrel window awnings was completed by attaching metal frames directly to decorative window surrounds, resulting in damage to/obstruction of the distinctive materials and features that characterize the property. The barrel window awnings obstruct views of the façade's character-defining window openings and their decorative detailing, changing the overall appearance of the distinctive materials and features.

Security Cameras: The project complies with Rehabilitation Standard No. 5. The installation of the security cameras resulted in nominal damage/obstruction to distinctive features and finishes.

Window Replacements: The project does not comply with Rehabilitation Standard No. 5. The project involved the removal of original multi-light and casement windows, which were examples of the distinctive materials, features, and craftsmanship that characterized the property.

Hole cut into arched window: The project does not comply with Rehabilitation Standard No. 5. The project resulted in damage to/removal of a character-defining window on the façade of the building.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration*

requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Parapet Repair: Rehabilitation Standard No. 6 is not applicable to this project.

Projecting Blade Sign: Rehabilitation Standard No. 6 is not applicable to this project.

Barrel Window Awnings: Rehabilitation Standard No. 6 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 6 is not applicable to this project.

Window Replacements: The project does not comply with Rehabilitation Standard No. 6. Rather than retaining and repairing character-defining windows, the original windows were removed and replaced with vinyl windows.

Hole cut into arched window: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Parapet Repair: Rehabilitation Standard No. 7 is not applicable to this project.

Projecting Blade Sign: Rehabilitation Standard No. 7 is not applicable to this project.

Barrel Window Awnings: Rehabilitation Standard No. 7 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 7 is not applicable to this project.

Window Replacements: Rehabilitation Standard No. 7 is not applicable to this project.

Hole cut into arched window: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Parapet Repair: Rehabilitation Standard No. 8 is not applicable to this project.

Projecting Blade Sign: Rehabilitation Standard No. 8 is not applicable to this project.

Barrel Window Awnings: Rehabilitation Standard No. 8 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 8 is not applicable to this project.

Window Replacements: Rehabilitation Standard No. 8 is not applicable to this project.

Hole cut into arched window: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Parapet Repair: The project does not comply with Rehabilitation Standard No. 9. The parapet is an architectural feature that reflects the property's status as an outstanding example of the Spanish Renaissance/Mission Revival Style. In its current location, the metal bar stabilizing the parapet interrupts and obscures the central medallion and changes the original appearance of the parapet and roofline. In addition, installation of the metal bar on the façade has likely resulted

in damage to the historic wall materials that characterize the property.

Projecting Blade Sign: The project does not comply with Rehabilitation Standard No. 9. In its current location, the sign extends from the ground floor to the upper-story colonnade, interrupting the vertical design composition and overall character of the facade. In addition, the size and materials of the blade sign are inconsistent and incompatible with the historic character of the property.

Barrel Window Awnings: The project does not comply with Rehabilitation Standard No. 9. The large, arched window openings on the façade are considered character-defining and representative of the building's Spanish Renaissance/Mission Revival Style. The barrel window awnings alter the shape of the openings and obscure the detailed surrounds and windows behind them. In addition, the project has resulted in damage to/removal of distinctive materials through the attachment of the awning's metal frame directly to the decorative window surrounds.

Security Cameras: The project complies with Rehabilitation Standard No. 9. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and they are clearly differentiated from the features that characterize the building.

Window Replacements: The project does not comply with Rehabilitation Standard No. 9. Historic photographs indicate that the original windows on the primary and secondary elevations were multi-light and casement windows. The project involved the removal of original multi-light and casement windows, which were examples of the distinctive materials and craftsmanship that characterized the property.

Hole cut into arched window: The project does not comply with Rehabilitation Standard No. 9. The project resulted in damage to/removal of a

character-defining window on the façade of the building.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Parapet Repair: The project complies with Rehabilitation Standard No. 10. Although installation of the metal stabilization bar may have resulted in damage to historic materials, its removal would not permanently impair the essential form and integrity of the historic property.

Projecting Blade Sign: The project complies with Rehabilitation Standard No. 10. Although installation of the blade sign may have resulted in damage to historic materials, its removal would not permanently impair the essential form and integrity of the historic property.

Barrel Window Awnings: The project complies with Rehabilitation Standard No. 10. Although installation of the awnings may have resulted in damage to historic materials, their removal would not permanently impair the essential form and integrity of the historic property.

Security Cameras: The project complies with Rehabilitation Standard No. 10. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and if removed, the essential form of the property would be unimpaired.

Window Replacements: The project complies with Rehabilitation Standard No. 10. Although the project resulted in the removal of original windows, the openings are intact and the essential form of the property has not been impaired by the installation of the vinyl windows.

Hole cut into arched window: The project does not comply with Rehabilitation Standard No. 10. The window was removed, so its essential form is no longer intact.

ARTICLE 11 ANALYSIS

540 Powell Street is a Category I (Significant) property within the Kearny-Market-Mason-Sutter Conservation District, adopted in 1985 and codified in Article 11, Appendix E, of the San Francisco Planning Code. Both Article 11 and Appendix E describe review standards and requirements for the treatment of properties within Conservation Districts and the Kearny-Market-Mason-Sutter Conservation District. In general, the recommendations and design guidelines for Article 11 properties reflect a district-specific application of the *Secretary's Standards*, to ensure the protection and retention of the district's historic character and significance.⁵⁹

In terms of signage, Article 11, Section 1111.6, *Standards and Requirements for Review of Applications for Alterations* states that

an application for a business sign, general advertising sign, identifying sign, or nameplate to be located on a Significant or Contributory Building or any building in a Conservation District shall be subject to review by the HPC pursuant to the provisions of this Article. The HPC shall disapprove the application or approve it with modifications if the proposed location, materials, typeset, size of lettering, means of illumination, method of replacement, or the attachment would

⁵⁹ San Francisco Planning Code, Article 11, Section 1111.6, *Standards and Requirements for Review of Applications for Alterations*.

adversely affect the special architectural, historical or aesthetic significance of the subject building or the Conservation District.⁶⁰

Additional guidance is provided in *Design Standards for Signage and Awnings in the Kearny-Mason-Market-Sutter Conservation District* (San Francisco Planning Department, June 2009). In addition, Article 11 indicates that signs within Conservation Districts are subject to *Article 6, Signs. Design Standards for Signage and Awnings in the Kearny-Mason-Market-Sutter Conservation District* states the following: “Methods of illumination: Ideally, all signs should appear to be indirectly illuminated. This is commonly achieved by installing an external fixture to illuminate the sign or by using a reverse channel halo-lit means of illumination.”⁶¹ Similarly, for signs within Conservation Districts, Article 6 states that signs with internally illuminated box signs with glass or plastic lenses are not permitted, and signage above the architectural base of the building is not permitted.⁶²

Two alterations to 540 Powell Street carried out by AAU appear in noncompliance with Article 11 guidelines. These changes are the projecting wall sign and barrel-vault awnings on the façade.

In its current location, the projecting sign extends from the ground story to the upper story, interrupting the design composition of the facade. According to Article 11, buildings within the Kearny-Mason-Market-Sutter Conservation District typically exhibit a rectilinear massing, with aesthetic effect achieved through a differentiated, vertical design composition. 540 Powell Street exhibits these qualities and, in this way, contributes to the overall character of the Conservation District.

The Conservation District design standards discourage the placement of signs in such a way that character-defining features are obscured. In addition, the design standards discourage locating a project sign above the window sill of the first residential floor.⁶³ The projecting blade sign obscures the vertical composition of the building and extends above the sill of the first upper-level floor. In addition, the sign appears to be an internally illuminated box sign with plastic lenses. Under Article 11 guidelines, illuminated box signs are not permitted.⁶⁴

In terms of the barrel-vault awning, the Design Standards specify that awnings should not obscure character-defining features.⁶⁵ In the case of the subject property, the awnings introduce an architectural feature that obscures character-defining window openings and decorative surrounds and details that were designed to be seen.

RECOMMENDATIONS

To facilitate compliance with SOIS and applicable Article 11 guidelines, the projecting wall sign should be removed and the original physical appearance of wall materials and surrounding details and finish restored. If a new sign is to be installed, it should be placed in a location on a secondary elevation that does not

⁶⁰ San Francisco Planning Code, Article 11, Section 1112.c.

⁶¹ San Francisco Planning Department. *DRAFT Design Standards for Signage & Awnings in the Kearny-Mason-Market-Sutter Conservation District*, June 2009, p. 3.

⁶² San Francisco Planning Department. *DRAFT Sign Controls, Planning Code Article 6*. General Planning Information, November 2012, 11.

⁶³ San Francisco Planning Department. *DRAFT Design Standards for Signage & Awnings in the Kearny-Mason-Market-Sutter Conservation District*. Historic Preservation Design Standards, June 2009, 5.

⁶⁴ Ibid, 11-13.

⁶⁵ Ibid, 7.

obscure character-defining features, installed in a manner that results in minimal damage to historic materials, and be indirectly illuminated per Article 11 and Article 6 guidelines.

The barrel window awnings should be removed in the least invasive manner possible, to avoid damaging adjacent historic fabric, and the appearance of the original windows/features restored per documentary evidence. Materials should be repaired and refinished to match existing.

For the parapet repair to be brought into SOIS compliance, the steel reinforcement bars should be removed and replaced with supports that have minimal visual impacts to character-defining features, such as the central emblem. The appearance and materials of the parapet should be repaired and restored using documentary evidence, and wall materials should be patched and refinished to match existing.

Nonoriginal vinyl windows should be removed in the least invasive manner possible, to avoid damaging adjacent historic fabric, surfaces, or materials. Using documentary evidence or extant original windows, new windows should be installed to match historic fenestration in terms of configuration, function, muntin patterns, profile, and thickness of frames. Similarly, the altered original window on the façade should be replaced and its original character/appearance restored.

2340 STOCKTON STREET (ES-1)



APN: 0018004

Construction Date: 1970

Architect/Builder: Wurster, Bernardi and Emmons (Donn Emmons, lead designer)

Previous Status: Category B

Previous CHR Status Code: N/A

Date of Past Surveys/Evaluations: N/A

AAU Acquisition Date: 1986

Current CHR Status Code: 6Z

Applicable Criteria: N/A

Historical Resource? No

Project Modifications Recommended? No

Summary of Evaluation Results: 2340 Stockton Street does not appear CRHR eligible under Criteria 1, 2, or 3, either individually or as a part of a historic district. In terms of Criterion 1, the property is not associated with any significant pattern of events, including early architectural or post-earthquake development in North Beach.

The building at 2340 Stockton Street was constructed for the Otis Elevator Company in 1970, and the company remained there until 1985. Otis Elevator Company was founded in Yonkers, New York in the middle of the nineteenth century. The company's San Francisco office opened by the turn of the twentieth century, and after the 1906 earthquake moved to Stockton and Beach Streets (on the subject property). That building was demolished, and a new factory and office building was constructed at 1 Beach Street in 1924. By that time, Otis Elevator Company had offices in over 100 cities throughout the United States.

The building at 2340 Stockton Street was neither the first building associated with the company, nor the first building in San Francisco associated with the company. The Otis Elevator Company at 1 Beach Street is listed in the NRHP for an association with the company. Furthermore, the building at 2340 Stockton Street does not appear to retain any direction associations with significant individuals. Therefore, the building at 2340 Stockton Street does not appear to possess the significance required for CRHR eligibility under Criterion 2.

Regarding associations with other owners and tenants of 2340 Stockton Street, including the radio station KMEL and the California Youth Authority, the building appears ineligible for listing in the CRHR under Criterion 2. Research did not reveal that any of the owners or occupants have made any significant contributions to local, state, or national history.

The commercial building at 2340 Stockton Street was designed by the notable Modernist firm Wurster, Bernardi, and Emmons. In considering the significance of the subject property, it is one of many Brutalist- and International-style commercial buildings designed by Wurster, Bernardi, and Emmons, as well as one of many Modernist commercial buildings constructed in San Francisco from the 1930s to 1970s. It exhibits

many of the character-defining features associated with Brutalism and the International style, including poured-concrete construction, recessed windows that read as voids, repeating geometric patterns, strong right angles and simple cubic forms, and rectangular block-like shapes.

According to *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*, a Brutalist building would need to be designed in a high-style interpretation of the style in order to meet local and state registration requirements for their architectural merit under Criterion 3.⁶⁶ Further, because the subject property is less than 50 years old, it would need to be of “exceptional importance” to be eligible for listing in the NRHP. Although the subject property was designed by a notable Modernist firm and exhibits many of the character-defining features of the Brutalist style, it is not a distinctive or outstanding example of the property type. It is not a high-style interpretation of the style, as is required by the evaluation criteria identified in *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement* and does not appear eligible for local, state, or federal designation under Criteria C/3. The *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement* provides multiple examples that are more representative of high-style Brutalist-influenced commercial architecture in San Francisco including: Transamerica Pyramid; Fox Plaza; Davies Medical Center; and the San Francisco State University Cesar Chavez Student Center; and an addition to the San Francisco Art Institute. Likewise, the historic context statement lists high-style examples of International-inspired commercial buildings that are more representative of the style than 2340 Stockton Street including: Crown-Zellerbach Building; Alcoa Building; Bethlehem Steel Building; John Hancock Building; and the Embarcadero Center.

Therefore, the building at 2340 Stockton Street does not appear eligible for listing in the CRHR.

Complete Historic Resource Evaluations (HREs) for Category B properties (including 2340 Stockton Street) is presented in the accompanying appendix for historic resources.

⁶⁶ City and County of San Francisco Planning Department, p. 203.

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Larger, non-original windows installed on third story (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Installation of blade signs in 1987 (Permit 8701534)
- Installation of clearance bars at parking entrances in 2015 (AAU, Memo to SWCA, 2/2/2016)

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Installation of vents in original sliding window openings on east elevation (AAU, Memo to SWCA, 2/2/2016)

INTERIOR

The interior of the subject property is largely characteristic of an office building dating to the early 1970s and does not appear to be extensively altered. The small lobby features painted brick walls and original imprinted concrete floors, with alterations including new track lighting, the installations of televisions on the northern wall, and a sliding barn-style door on the southern wall. The upper levels feature long linear hallways running the length of the building, with offices located off either end. Alterations include the partial removal of linoleum flooring, the partial replacement of doors, and the addition of track lighting. In addition, a fire alarm and sprinkler system was installed in 2012 (Permit 211204037467).

620 SUTTER STREET (ES-20)



APN: 0283004A

Construction Date: 1917/1918

Architect/Builder/Designer (if known): Lewis P. Hobart

Previous Status: Category A

Previous CHR Status Code: 3S; Category I, Article 11, Kearny-Market-Mason-Sutter Conservation District

Date of Past Surveys/Evaluations: 1976; 1978; 1990

AAU Acquisition Date: 2005

Current Finding of Eligibility: 3S

Applicable Criteria: A and C (NRHP), 1 and 3 (CRHR)

Historical Resource? Yes

Project Modifications Recommended? Yes

BUILDING AND PROPERTY DESCRIPTION

The former YWCA at 620 Sutter Street is a mid-rise, Georgian Revival style building constructed in 1918. It features rectilinear massing and is set to flush to the sidewalk on a rectangular, sloped lot. Constructed of stone and brick, it is nine bays wide and has a tripartite design composition that is articulated by bolder ornamentation and forms on the lower and upper stories. The building has a flat roof and a parapet, which terminates in a shallow coping.

The primary elevation's tall first story is covered in stone and has a centered, recessed main entry. Rectangular multi-light casement and double-hung windows are arranged symmetrically on the elevation. The windows on the first, second, and seventh stories are bordered by detailed arched and rectangular stone surrounds. While there are window openings on the second through seventh stories of the eastern bay of the elevation, there are no window frames installed in the openings, which appears to be original to the building's construction. Stone medallions are located above windows on the second and seventh story. Decorative metal railings are located in front of the seventh story windows. Awnings have been added over the main entry and the eastern personnel door on the first story.



Figure 148. 620 Sutter Street.



Figure 149. 620 Sutter Street, first and second story of the primary elevation.



Figure 150. 620 Sutter Street, close up of the main entry on the primary elevation.



Figure 151. 620 Sutter Street, close up of the eastern window openings without window frames on the primary elevation.

A portion of the eastern elevation is visible from the second story to the seventh story. The patterns in fenestration and materials usage established on the primary elevation have been retained on all visible portions of the secondary elevation.



Figure 152. 620 Sutter Street, northern perspective of the south and west elevations.

Through the main entry is a large rectangular lobby that has been largely altered with modern materials. It is bordered by open rooms, which previously housed a nonoriginal bar and hair salon. Other communal spaces located off the lobby include an indoor pool and a performance theater. Although the theater has been altered, the pool appears largely intact both in materials and design. With the exception of the second and seventh floors, which feature dining accommodations and a dance studio respectively, the upper floors are residential and have identical floor plans. Character-defining features found throughout the interior include decorative molding, and original doors, transoms, frames, and wainscot.



Figure 153. Interior lobby of subject property.



Figure 154. Example interior of upper floors of subject property.



Figure 155. Interior pool of subject property.

SITE HISTORY

620 Sutter Street was constructed in 1918 for an estimated cost of \$230,000. The seven-story building, with basement, was designed by architect Lewis P. Hobart (1873-1954). A native of St. Louis, Missouri, Hobart received his degree in architecture from the University of California and after practicing in New York for two years returned to California in 1906. He remained in San Francisco until his death, designing a number of notable buildings in the city including Jeweler's Building (1908), Grace Cathedral (designed in 1910), the Academy of Sciences (1915-1931), and the Union Square Macy's Department Store (1928).⁶⁷

In his design for the new YWCA building, the *San Francisco Chronicle* detailed Hobart's approach:

Everything possible has been done by the architect, Lewis P. Hobart to make this building homelike in every respect on the theory that a structure of its kind should be in character of a large complex home rather than as a type of hotel. This though is worked out in the general interior arrangement, which separates the living-rooms from the public part of the building.

The main entrance vestibule will open into a large living-room, which will among other interesting features will have a great open fireplace carved into Bedford stone... In the rear will be an auditorium with a seating capacity of 500 persons: also a gymnasium and swimming pool, the latter decorated in warm Popeian wall colors.

Across the entire front of the second story will be a cafeteria to be open to the public at all times... Executive offices, classes and club and rest rooms will be arranged on the third floor.

The next three floors will be devoted exclusively to hotel rooms for members having permanent residence in the building and for visiting members. Separate living-rooms, serving and tea rooms will be in this section.

On the seventh floor will be the library, supper and board rooms, all convertible into a large room for parties or theatrical parties.⁶⁸

The YWCA would occupy the building for the following 70 years, during which time they would complete a number of alterations to the building consistent with its ongoing use. In 1988, the building was sold to William Ferndon who converted the building for use as a hotel. Ownership subsequently transferred to Union Square Hotels in 2000 before the property was eventually purchased by AAU in 2005 (building permits).

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following sections present a visual overview of the site history and construction chronology, through available historic photographs, materials, Sanborn Fire Insurance Maps. A tabular summary of available building permits on file with the City of San Francisco Department of Building Inspection follows.

⁶⁷ Carey & Co., Inc., California Department of Parks and Recreation (DPR) 523 Series Form for Glen Park Elementary School, 3 June 2009. On file with the San Francisco Planning Department.

⁶⁸ "Y.W.C.A. Home Will be Open Early in Fall," *San Francisco Chronicle*, 16 March 1918.

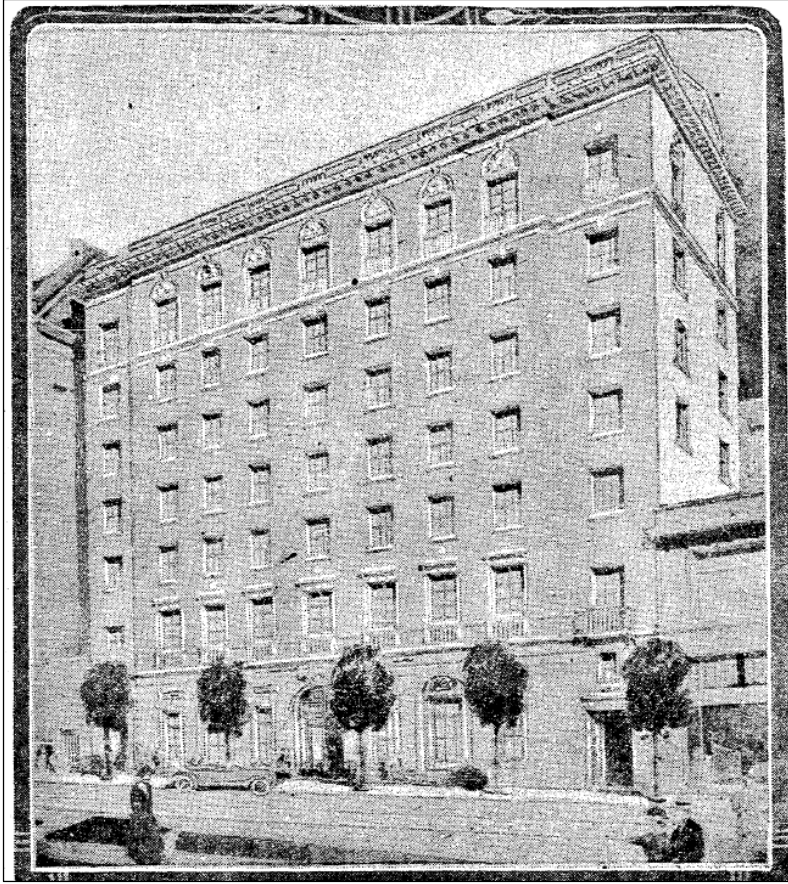


Figure 156. 1918 rendering of 620 Sutter Street. (Source: *San Francisco Chronicle*, March 1918)



Figure 157. 1976 photo of 620 Sutter Street. (Source: San Francisco Planning Department)



Figure 158. 1976 photo of 620 Sutter Street (with entrance awning). (Source: San Francisco Planning Department)



Figure 159. 1938 Aerial Photograph, 620 Sutter Street. (Source: Environmental Data Resources)

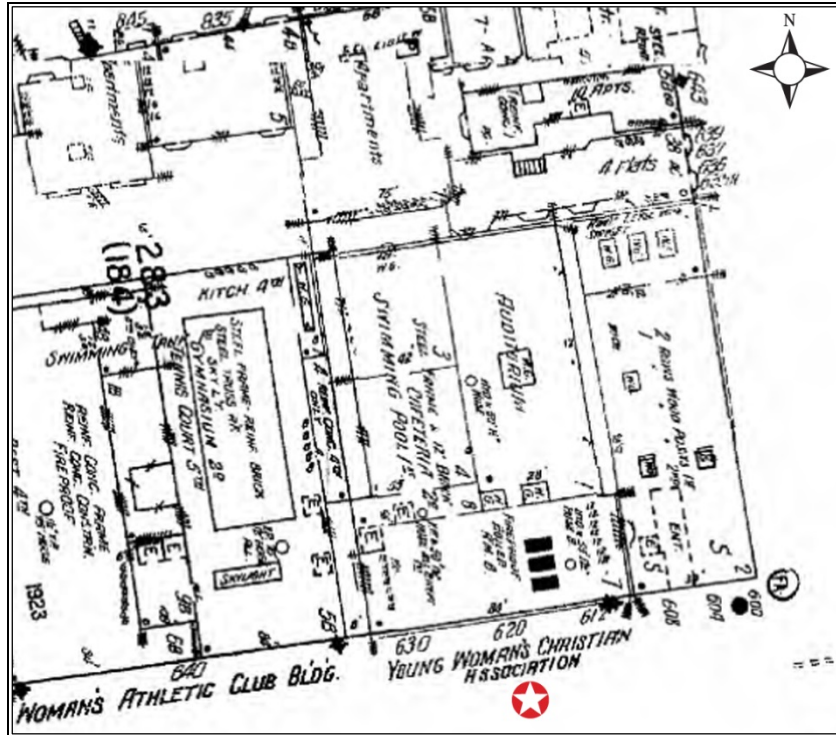


Figure 160. 1948 Sanborn Fire Insurance Map, 620 Sutter Street. Source: Environmental Data Resources, 2015.

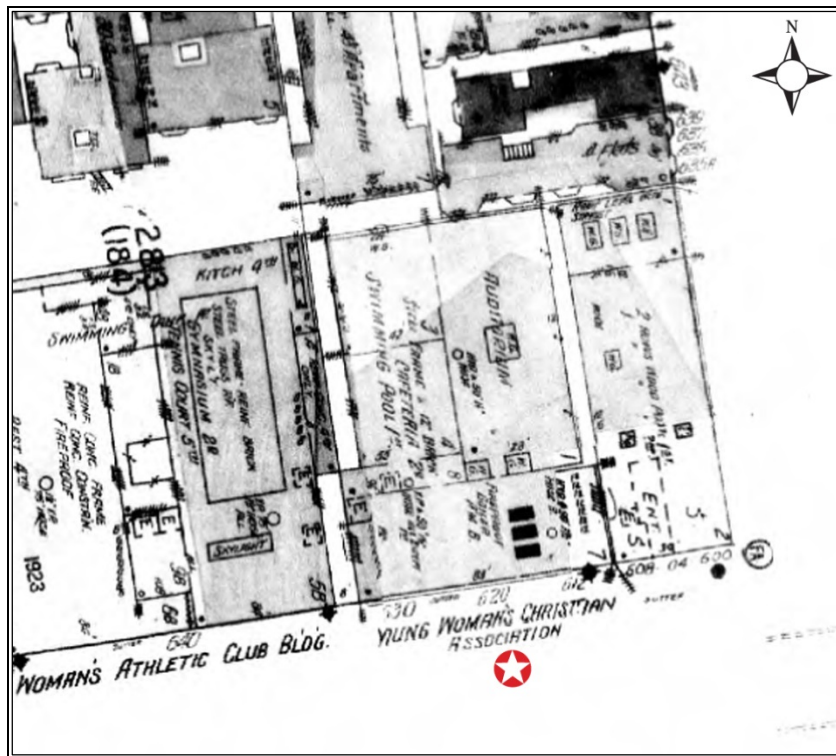


Figure 161. 1986 Sanborn Fire Insurance Map, 620 Sutter Street. (Source: Environmental Data Resources)

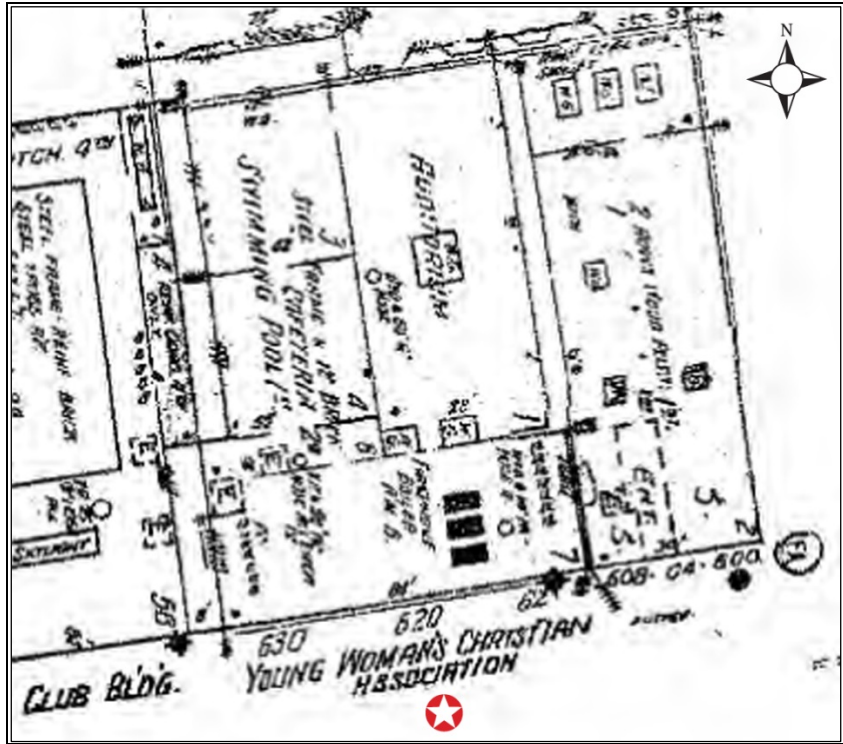


Figure 162. 1999 Sanborn Fire Insurance Map, 620 Sutter Street. Source: Environmental Data Resources, 2015.

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 620 SUTTER STREET / APN: 0283004A

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------|-----------------|--------------------------------------|------------------------------------|-----------|---|
| Aug. 20, 1917 | 78208 | Young Women's Christian Association | Lewis P. Hobart | \$150,000 | Construct seven-story concrete building, with brick exterior, measuring 137'-6" depth by 92'-6" wide. |
| Oct. 29, 1917 | 79826 | T. A. Ryland (for 630 Sutter Street) | C.A. McNally | \$170 | Present retaining wall at front of lot to be underpinned. Back part of building to be underpinned. |
| Jan. 2, 1920 | 90371 | Young Women's Christian Association | | \$500 | To erect a skeleton electric letter sign single faced on roof, as per blue prints herewith in closed on galvanized steel structure. |
| Apr. 1, 1924 | 126055 | Young Women's Christian Association | | \$500 | Alter and install new sidewalk. |
| June 2, 1924 | 128187 | Young Women's Christian Association | Julia Morgan | \$3,000 | Proposed additions to consist of ten showers and twenty-eight dressing rooms. |
| July 28, 1925 | 141295 | Young Women's Christian Association | | \$500 | Remove and replace sidewalk lights. |
| Aug. 18, 1927 | 163903 | Young Women's Christian Association | Julia Morgan | \$16,000 | To remove some wood partitions in the 3 rd floor and to rearrange same kind necessary doors to match. To put in new oak stains from first to second floor. To re arrange toilets on 2 nd floor and to put in six sets of large doors. Paint interior. |
| Jan. 7, 1937 | 24085 (24779) | Young Women's Christian Association | | \$120 | To erect one (1) neon electric display - double faced sign on front of building. |
| Mar. 15, 1949 | 115532 | Young Women's Christian Association | | \$5,000 | Hot & cold water pipes to be changed to copper piped. Remove metal lath and plaster and replace convenience outlets and switch in bedrooms. |
| June 23, 1950 | 128606 (117020) | Young Women's Christian Association | Donald B. Kirby & Thomas B. Mulvin | \$2,000 | Lower height of existing wood partitions; build new office (door, window, and floor). |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------|-----------------|-------------------------------------|----------------------------------|----------|--|
| | | | | | Alter cafeteria equipment. Remove existing wood walk-in refrigerator box. |
| Aug. 24, 1937 | 29599 | Young Women's Christian Association | | \$298 | Removing broken skylights in the west area way, 2 nd floor level. Sheeting in these openings with 2x6 header cinch bolted to the wall with 2x4 joists. Installing four skylights, each 3' x 5' wire ribbed glass. |
| Feb. 2, 1951 | 134603 (122136) | Young Women's Christian Association | | \$5,000 | Alteration to Lobby – install new metal stud, lath/plaster partitions, remove and relocate electrical outlets, re-route plumbing pipes that are incased in false wood column that is to be removed. Remove and relocate certain doors. |
| May 31, 1955 | 175665 (157202) | Young Women's Christian Association | | \$3,000 | Remove sidewalk light panels and concrete sidewalk. Install 5 1/2" structural sub slab reinforced with membrane and 3" concrete walk top. |
| Dec. 19, 1955 | 181444 | Young Women's Christian Association | Donald Beacon Kirby & Associates | \$20,000 | Rehabilitate dressing room facilities in basement. This consists of the following: Hubbellite floor topping, new wood and plaster partitions, resurface pool stairway with non-slip terrazzo, and miscellaneous repairs. |
| June 12, 1964 | 295276 (268380) | Young Women's Christian Association | Donald Beacon Kirby & Associates | \$25,000 | 1 st floor: move partitions, install new men's toilet, new fixtures in ladies toilet. 2 nd floor: rearrange partitions, install two toilet rooms, change 3 windows to doors, provide new fire escape. 3 rd floor: provide new fire escape, move partitions and doors. 4 th floor: rearrange partitions, add 8 baths, change window to door opening on roof, provide new fire escape. 5 th floor: add 4 baths, remove tubs install showers. 6 th floor -same as 5 th |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------|-----------------|-------------------------------------|-----------|---------|--|
| June 15, 1965 | 316362 (282379) | Young Women's Christian Association | | \$2,400 | Convert existing offices to hotel rooms, and install bath. |
| June 15, 1965 | 316362 (282379) | Young Women's Christian Association | | \$2,400 | Convert seven (7) former business offices into hotel rooms. |
| Jun. 13, 1967 | 338580 (303004) | Young Women's Christian Association | | \$897 | Install new door closers where indicated. Close certain transoms. Remove dead locks. |
| Mar. 13, 1967 | 340689 (305318) | Young Women's Christian Association | | \$4,825 | Fire sprinkler system being installed to comply with San Francisco Building Code Office Bulletin No. 64-11 and fire prevention Office Bulletin No. 37. |
| July 7, 1967 | 345258 (309410) | Young Women's Christian Association | | \$3,500 | Plumbing for rest rooms in meeting room area. 2 nd floor, four toilets tub with shower. One ceiling steam heat unit in meeting room. Remove magnesite bas as required in meeting room patch broken area with plywood and install 1/8" vinyl asbestos tile and rubber base. Enclose bath room area with metal studs and sheet rock (one side only) |
| July 13, 1967 | 345465 (309376) | Young Women's Christian Association | | \$930 | Alter fire sprinkler - work on 2 nd floor. |
| Mar. 20, 1968 | 354883 (318199) | Young Women's Christian Association | | \$988 | Install one pair of aluminum doors, frame and transoms. |
| July 1, 1968 | 358794 (321896) | Young Women's Christian Association | | \$1,982 | Interior alterations on 2 nd floor bathrooms (see original permit for more details). |
| Jan 13, 1969 | 365619 (328167) | Young Women's Christian Association | | \$500 | 2 nd floor – one new wall 24 ft. long |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|------------------|---|---|--------------------|--|
| Sept. 10, 1969 | 374529 (336138) | Young Women's Christian Association | | \$2,000 | Install 48 ft. of 2x4 metal studs and 5/8" sheetrock. Partition new acoustical ceiling. This work to be done on 2 nd floor rear kitchen area. Area to be divided into two areas. |
| Mar. 4, 1970 | 380855 (341829) | Young Women's Christian Association. (Attention: Miss Traphagen) | | \$885 | Remove two bath tubs, 1 on 4 th floor and 1 on 5 th floor. Install pre-cast shower pans, approx. 32" by 32". Frame around shower pan with metal studs, 5/8" sheet rock and install ceramic tile on walls set in grout. Tempered glass shower doors. |
| Aug. 4, 1970 | 387114 (341120) | Young Women's Christian Association | | \$3,800 | Install kitchen cabinets in an area that was formerly a kitchen. This installation is for class room purposes. (No walls or partitions to be installed). |
| Oct. 16, 1974 | 440200 (394024) | Young Women's Christian Association | | \$4,000 | Build walls 8 ft. x 16 ft. with wire mesh. Each wall shall have three teller windows. Bullet resistance tempered glass for the six windows. Money tilts for each window. Two 1 hr. assembly doors, one placed at entrance, one at exit (see original permit for more details). |
| Mar. 17, 1975 | 444568 (397808) | Young Women's Christian Association | | \$599 | Main entrance canopy, standard pipe and canvas. |
| Jun. 24, 1980 | 8004836 (461420) | Young Women's Christian Association | | \$10,000 / \$9,500 | Saint Francis Meals Service, kitchen to warm food: stoves (no burners) warmer and refrigerator, outlets + electrical circuit panel box. |
| Mar. 26, 1981 | 8102779 (470515) | Young Women's Christian Association | (Engineer) Martin, Cagley & Nishkian | \$50,000 | Parapet strengthening work. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|---------------------|-------------------------------------|---|-----------|--|
| Jan. 11, 1983 | 8300328 (497857) | Young Women's Christian Association | Gensler & Associates | \$30,000 | Remodel locker room. New plumbing, electrical, ventilation and finishes. |
| Apr. 25, 1985 | 8504235 (533212) | Young Women's Christian Association | Barcelon & Jang (Wayne Barcelon) | \$20,000 | Install ventilation system in the pool area. Install new hot water tank. |
| May 13, 1985 | 8504970 (532036) | Young Women's Christian Association | | \$1,700 | To bring building into full compliance with the provisions of the municipal code as required by Division. of Apt. and Hotel inspection report. |
| July 11, 1985 | 8507332 (540323) | Young Women's Christian Association | Stevens + Associates (Myles Stevens) | \$35,000 | Renovation of men's locker room located in basement. Renovation includes electrical, plumbing, carpentry, and finish work. |
| Aug. 17, 1987 | 8711732 (578513) | YWCA Executive Offices | Asian Neighborhood Design | \$100,000 | Minor work, (non-substantial change), demo, handicap (ADA) restrooms. |
| Oct. 20, 1987 | 8715083 (582531) | Young Women's Christian Association | Asian Neighborhood Design (R. Thomas Jones) | \$40,000 | Structural Work at existing theater. At 1 st floor: install new telescoping seating, grid, modify floor to support seating, install overhead light grid. |
| May 4, 1988 | 8805732 (589733) | Young Women's Christian Association | Daniel C. Funk | \$1 | Revision to original Application #8711732. To change location of men's room. |
| June 30, 1988 | 8808865 (594841) | William Ferdon | Daniel C. Funk | \$80,000 | Room alterations; add baths to existing rooms. |
| July 29, 1988 | 8810768 (595704) | Pat & Bill Ferdon | Gerard Gibbons | \$6,800 | Replace existing hotel lobby door with new wood door & frames. Doors to have safety glass and bottom wood panel. (Total installation of three new wood doors and frames. |
| Sept. 28, 1988 | 8814496 (602347) | Pat & Bill Ferdon | Gerard Gibbons | \$8,000 | Construct walls to enclose existing front tea room at hotel (non-structural). At hotel to provide for new hair salon. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------|--|-------------------------------|----------------|----------|---|
| Oct. 25, 1988 | 8816187 (615847) | William Ferdon | Daniel C. Funk | \$45,000 | Room alterations, add bath to six (6) existing rooms. |
| Mar. 17, 1989 | 8904159 (612616) | William Ferdon | | \$12,000 | Three (3) Fire Escape balconies, Two (2) staircase ladders. One (1) counter-balance stair. |
| Dec. 27, 1990 | 9026100 (673337) | William Ferdon | Daniel C. Funk | \$50,000 | Hotel room alteration, increase seven (7) rooms on two floors only. |
| Mar. 22, 1991 | 9104659 (668968) | William Ferdon | Daniel C. Funk | \$500 | Renew #8806187. |
| Apr. 11, 1991 | 9105960 (700579) | Richmond Hill Construction | | \$6,000 | Fully sprinkler to code. |
| Apr. 2, 1992 | 9205212 (696364) | Francisco Guevara (lessee) | | \$1,000 | Erect signs. |
| Dec. 28, 1992 | 9222189 (718170) | Richmond Hill Construction | | \$5,000 | Replace/install new exhaust hood, blower, return air & duct work. |
| Feb. 10, 1993 | 9302305 (715427) | William Ferdon | | \$500 | For final inspection of permit #08816187. |
| Mar. 4, 1993 | 9303487 (727353) | William Ferdon | Daniel C. Funk | \$15,000 | Change use of existing kitchen food service to register guests only to serving food to the public. (Floor plan attached to permit). |
| Feb. 4, 1994 | S.F. Property Info Permit: 9401897 | | | \$4,000 | Renew Permit #9303487. |
| Feb. 9, 1994 | S.F. Property Info Permit: 9401904 | | | \$1 | Comply with Notice 1-5-94, complete work for Permit #8805732 |
| June 30, 1994 | 9409688 | Ferdon Brothers | | \$1 | Renewal of Application #922218. |
| Nov. 14, 1994 | S.F. Property Info Permit: 9418743 | | | \$3,500 | Awning sign over entrance. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|---|-----------------------------|----------------|-------------------|---|
| Feb. 10, 1995 | 9501979 (763923) | Ferdon Brothers | Daniel C. Funk | \$1 | To renew Permit #9303487. |
| Mar. 16, 1995 | 9503730 (765928) | William L. Ferdon III | | \$500 | For final inspection for expired permits: Exp. #9301173, New #9401905. Final inspection #9409689. |
| Aug. 31, 1995 | S.F. Property Info Permit: 9514174 | | | \$30,000 | Comply with list of violations. |
| Feb. 6, 1996 | 9601944 (787252) | William Ferdon | | \$4,800 | Re-roofing. |
| July 9, 1996 | S.F. Property Info Permit: 9612209 | | | \$3,000 | Comply with notice to merge rooms into Suites. |
| Feb. 7, 1997 | S.F. Property Info Permit: 9702327 | | | \$900 | New '3-8" wide door to replace existing double doors 2 nd floor. |
| Oct. 30, 1997 | S.F. Property Info Permit: 9721964 | | | \$100 | Installation of canvas awning. |
| Oct. 30, 1997 | S.F. Property Info Permit: 9721965 | | | [no value listed] | Non-structural sign. |
| Sept. 11, 2000 | 200009110215 (921958) | Union Square Hotels, LLC | | \$57,000 | Fire Alarm system: Smoke detectors, pull stations, heat detectors, and horn/strobe lights. |
| Apr. 1, 2008 | S.F. Property Info Permit: 200804018460 | | | \$5,001 | Painted (non-electric) single faced sign. |
| Nov. 16, 2009 | S.F. Property Info Permit: 200911161273 | | | \$5,000 | Obtain building permit to legalize existing awning 6' x 7' – 6" x 4' projection. |
| Nov. 16, 2009 | S.F. Property Info Permit: 200911161276 | | | \$500 | Non-electric sign at existing awning. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------|---|--------------------|------------------|-------------|---|
| Mar. 22, 2010 | 201003228700 (1213457) | Sutter Taylor, LLC | | \$500 | Removal of one (1) horizontal wall sign. |
| Apr. 6, 2011 | 201104063562 (1235780) | AAU | | \$5,000 | Respond to complaint #201052693 to patch holes in existing telephone closet. 5/8" Type X Gyp board at rated walls. |
| Jan. 23, 2013 | S.F. Property Info Permit: 201301238536 | | | \$1 | To document change of use from Hotel to group housing. |
| July 24, 2014 | S.F. Property Info Permit: 201407242074 | | | \$35,000 | Renovate two existing non-compliant restrooms on ground level to full (ADA) accessibility compliance. Install new transition at ground level to meet accessibility compliance. |
| Dec. 24, 2014 | S.F. Property Info Permit: 201412244503 | | | \$10,000 | Two floors - Provide new Type 1 hood over proposed convection ovens in existing kitchen. Update existing kitchen make up air system. Install new prefabricated zero-inch clearance grease exhaust duct. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

620 Sutter Street was evaluated for eligibility for the California Register of Historical Resources (CRHR) as part of the current study. In addition to being a contributing property in the Kearny-Market-Mason-Sutter Street Conservation District, 620 Sutter Street appears CRHR-eligible individually under Criterion 1, as an exemplification of institutional development in downtown San Francisco in the post-1906 Earthquake Reconstruction period (period of significance is 1918). The property is also eligible under Criterion 1 for its approximately 70-year history as a YWCA (the period of significance is 1918 to 1988). The property qualifies individually under CRHR Criterion 3, as an excellent example of a Georgian Revival-style institutional architecture in downtown San Francisco (period of significance is 1918).

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association (each aspect is defined in National Register Bulletin 15).

620 Sutter Street retains integrity and remains CRHR-eligible.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Mid-rise height and rectilinear massing and building plan
- Nine bays wide, with parallel, symmetrical arrangement of recessed windows
- Site: set flush to sidewalk
- Tripartite vertical design composition, with bolder ornamentation/forms on ground story, finer detailing through middle floors, and elaborated ornamentation on top floor
- Brick/terra cotta sheathing and ornament
- Flat roof with no overhanging eaves
- Parapets, with centered medallion ornament
- Decorative quoining spanning ground floor
- Ornamental effect achieved through patterned, polychromatic brickwork and terra cotta
- Articulated fenestration treatment, with large window openings on first-floor,
- Centered, recessed primary entrance
- 2nd story windows with stone surrounds, decorative brackets, and lintels
- Top story windows have arched stone surrounds with keystones and decorative panel in arch
- Ornamental balcony railings frame top floor windows

Interior

- Spatial configuration and circulation of entrance lobby and offices
- Decorative molding and dentil course in lobby
- Curved vaulted ceiling
- Original doors, transoms, frames, wainscot

- Original (early update) elevator
- Original light fixtures (upper floors)
- Original pool with tile on walls, columns and pilasters
- Spatial configuration of theater area, with stage and auditorium space

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Awning over main entry added in 1975 by the YWCA (Permit 444568)
- Main entry doors replaced in 1988 by Pat & Bill Ferdon (Permit 8808865)
- Reroofing was completed in 1996 by William Ferdon (Permit 9601944)
- Awning at central entryway installed in 1994 (Permit 9418743)
- Extending barrel canopy installed in 1997 (Permit 9721964)
- Windows on the 2nd through 7th floors on the eastern edge of the main elevation are open voids. Although drawings and renderings from the original architect show planned windows in these locations, it appears that, by 1930 (historic photographs), the window and frames had already been removed, if they had ever been installed
- Removal of cornice (AAU, Memo to SWCA, 2/2/2016)
- Ground-level side doors replaced with solid metal personnel doors (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- The material covering the awning at the central entryway and the barrel canopy replaced
- Security camera added
- Lighting added to the first floor of the main elevation (AAU, Memo to SWCA, 2/2/2016)

INTERIORS

The lobby appears to have been largely altered and reconfigured since the property was initially constructed. The lobby was divided into smaller spaces at various times to provide for a tea room and later a hair salon. Additional changes include the addition of ADA ramp, newer lighting fixtures, and removal of floor and wall materials. The upper floors appear largely intact featuring original doors, trim, wainscot, and light fixtures, with some have been replaced. The pool is also largely intact, although the light fixtures have been replaced and vinyl mesh pool mats have been placed around the pool perimeter. In addition, AAU obtained a permit for inspection of the fire alarm system and patched holes in a telephone closet (Permits 201002247104 and 201104063562).

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

620 SUTTER STREET (ES-20)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|---|
| PRIMARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Awning and Canopy Covers | Post-2005 | Yes | No | No | N/A | Yes | N/A | N/A | N/A | No | Yes | Remove awning and canopy using least invasive means possible; patch and repair materials and refinish to match existing |
| Security Camera | Post-2005 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Awning and Canopy Covers: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Security Cameras: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Awning and Canopy Covers: The project does not comply with Rehabilitation Standard No. 2. The central entryway features detailed, ornamental terracotta surround, which is currently obscured by the opaque awning material. In addition, the building features a symmetrical design, articulated by the recessed central entryway and service entries on the ground level. The awning and extending canopy currently obscure and negatively affect the recessed voids, which contribute to the visual character of the property.

Security Cameras: The project complies with Rehabilitation Standard No. 2. The installation of the security cameras resulted in minimal damage/obstruction to distinctive features and finishes.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Awning and Canopy Covers: The project does not comply with Rehabilitation Standard No. 3. Installed at the central entryway as of 1975 (Permit 444568), the awning and canopy covers introduce an element inconsistent with the original design and character of the building, on a highly visible location.

Security Cameras: The project complies with Rehabilitation Standard No. 3. The security cameras are clearly modern and do not result in a false sense of historical development.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Awning and Canopy Covers: Rehabilitation Standard No. 4 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Awning and Canopy Covers: The project complies with Rehabilitation Standard No. 5. The re-sheathing of the existing awning and canopy frames did not result in the loss of distinctive materials, features, or finishes.

Security Cameras: The project complies with Rehabilitation Standard No. 5. The installation of the security cameras resulted in minimal damage/obstruction to distinctive features and finishes.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Awning and Canopy Covers: Rehabilitation Standard No. 6 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Awning and Canopy Covers: Rehabilitation Standard No. 7 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Awning and Canopy Covers: Rehabilitation Standard No. 8 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Awning and Canopy Covers: The project does not comply with Rehabilitation Standard No. 9. The awning and canopy materials obscure the ornamental door surrounds, which are historic features that were designed to be seen, and the overall rhythm and design of the facade.

Security Cameras: The project complies with Rehabilitation Standard No. 9. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and they are clearly differentiated from the features that characterize the building.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Awning and Canopy Covers: The project complies with Rehabilitation Standard No. 10. The awning covers and framing they sheath could be removed at a future date with no impairment to the building.

Security Cameras: The project complies with Rehabilitation Standard No. 10. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and their removal would not result in any impairment to the building.

ARTICLE 11 ANALYSIS

Although the Kearny-Mason-Market-Sutter (KMMS) Conservation District KMMS Design Standards discuss awnings, the focus relates primarily to storefronts and commercial properties rather than institutional properties such as the subject property. Some of the Design Standards presented apply nonetheless. Specifically, the Design Standards specify that awnings should not obscure character-defining features.⁶⁹ In the case of the subject property, the central entryway features detailed, ornamental terracotta surround, which is currently obscured by the opaque awning material. In addition, the building features a symmetrical design, articulated by the recessed central entryway and service entries on the ground level. The awning and extending canopy currently obscure and negatively affect the recessed voids, which contribute to the visual character of the property.

RECOMMENDATIONS

To facilitate compliance with SOIS and applicable Article 11 guidelines, awning covers and frames should be removed and the original entrance appearance restored. Following removal of the awning mounting hardware, perforations to and damaged areas in the masonry of the ornamental door surrounds should be patched, repaired, and restored to match existing in appearance (color, texture, detailing).

⁶⁹ San Francisco Planning Department. *DRAFT Design Standards for Signage & Awnings in the Kearny-Mason-Market-Sutter Conservation District*. Historic Preservation Design Standards, June 2009, 7.

625-629 SUTTER STREET (ES-22)



APN: 0297014

Construction Date: 1921

Architect/Builder/Designer (if known): Samuel Hyman and Abraham Appleton

Previous Status: Category A

Previous CHR Status Code: 3S; Category II, Article 11, Kearny-Market-Mason-Sutter Conservation District

Date of Past Surveys/Evaluations: 1976; 1990

AAU Acquisition Date: 1968

Current Finding of Eligibility: 3S

Applicable Criteria: A and C (NRHP), 1 and 3 (CRHR)

Historical Resource? Yes

Project Modifications Recommended? Yes

BUILDING AND PROPERTY DESCRIPTION

Constructed in 1921, 625-629 Sutter Street has a rectangular plan and set flush to the sidewalk. Set on a rectangular, sloped lot the building has a primary elevation facing Sutter Street and a secondary elevation fronting the alley behind the building.

The four-story building exhibits a Spanish Colonial and Churrigueresque style, constructed in concrete and covered in stucco. The asymmetrical and balanced design has a defined western bay. The building is capped with a flat roof with a stepped parapet over the western bay and projecting eave with decorative brackets over the rest of the building.

The primary elevation features an elaborated, centered recessed main entry centered in the eastern portion of the building and surrounded by Churrigueresque detailing. On either side of the main entry is a storefront with a recessed entry and transom windows above that are currently boarded with plywood. A third storefront is located on the first story of the western bay. A cornice line divides the commercial first story from the upper stories. Four rectangular windows are spaced evenly across each story, one in the western bay and the other three spaced throughout the eastern portion. The windows on the eastern bay feature pediments and sidelights on the second story and surrounds on the fourth story. On the western bay, Churrigueresque ornamentation surrounds the second and third story windows, and a decorative surround and sea shell details are featured on the fourth story. A wide band with Churrigueresque details and recessed panels separate the third and fourth story.

Window types utilized on the primary elevation include original wood and nonoriginal aluminum double-hung, multi-light, large fixed storefront windows, and fixed transom windows. Noncontributing awnings have been added over the storefronts.



Figure 163. 625-629 Sutter Street.



Figure 164. 625-629 Sutter Street, first story of the primary elevation.

A secondary elevation is visible from the alley. A metal stair provides access to the upper floors over the early one-story addition. Brick and board form concrete are visible on the elevation. Windows used in a variety of configurations include rectangular vinyl double-hung and casement windows.



Figure 165. 625-629 Sutter Street, close up of the main entry on the primary elevation.



Figure 166. 625-629 Sutter Street, western perspective of the south and rear eastern elevations.

SITE HISTORY

625-629 Sutter Street was designed in 1921 by architects Samuel Lightner Hyman (1885-1948) and Abraham Appleton (1887-1981). Appleton studied architecture at the University of California, Berkeley, Columbia University, and the *École des Beaux Arts*, before settling in San Francisco and establishing the firm of Hyman and Appleton in the early 1920s.⁷⁰ One of the firm's frequent clients was Laurence A. Meyers, a developer with whom the firm designed numerous buildings, including 302 Silver Avenue (Jewish Home for the Aged, 1923), 2100 Pacific Avenue (apartments, 1926), 1501 Divisadero Street (Sinai Memorial Chapel, 1938), 301 Leland Avenue (Visitation Valley School, 1937), and Portals of Eternity Mausoleum and Chapel (Hills of Eternity Memorial Park, 1934).⁷¹

In 1921, Meyers commissioned the firm to design 625-629 Sutter. When it was completed in 1925, four years later, the *San Francisco Chronicle* reported that

[t]he building, which is the workmanship of Samuel Lightner Hyman and Abraham Appleton, architects, is a new departure in store buildings, representing a rich, old Spanish structure appealing to the aesthetic rather than the commercial taste.⁷²

Ownership of the building changed on numerous occasions in subsequent decades, with various improvements undertaken by each occupant. Building permits indicate that, as of 1929, the building was owned by F.M. Gilberd, who in April of that year added a one-story addition to the rear. By October of 1929, D.R. Eisenbach was listed as the owner; ten years later, in 1939, it was owned by S. Weisser. During the 1940s, the American Red Cross and the U.S. Army leased the building.

The building was owned by Herbert W. and Barbara F. Richards by April of 1946 before it transferred again to new owners Walter & Ross in October of that year. By 1959, U.P. Channon had taken ownership of the building. As of 1962, the building was owned by George B. McDonald and occupied at least partially by the June Terry Finishing School. In 1968, AAU took ownership of the building; since that time they have completed a number of alterations, most notably to the storefronts on the ground level of the main (north) elevation.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following sections present a visual overview of the site history and construction chronology, through available historic photographs, materials, Sanborn Fire Insurance Maps. A tabular summary of available building permits on file with the City of San Francisco Department of Building Inspection follows.

⁷⁰ Daniella Thomson, "If You Don't Want to Find Anything, Don't Look Anywhere," *The Berkeley Daily Planet* 26 March 2010.

⁷¹ Bloomfield, Anne and Michael R. Corbett. *Uptown Tenderloin Historic District National Register of Historic Places Registration Form*, 2008.

⁷² "Three Stories Will Be Added," *San Francisco Chronicle*, 7 March 1925.



Figure 167. 1964 photograph, 625-629 Sutter Street. (Source: San Francisco Public Library History)

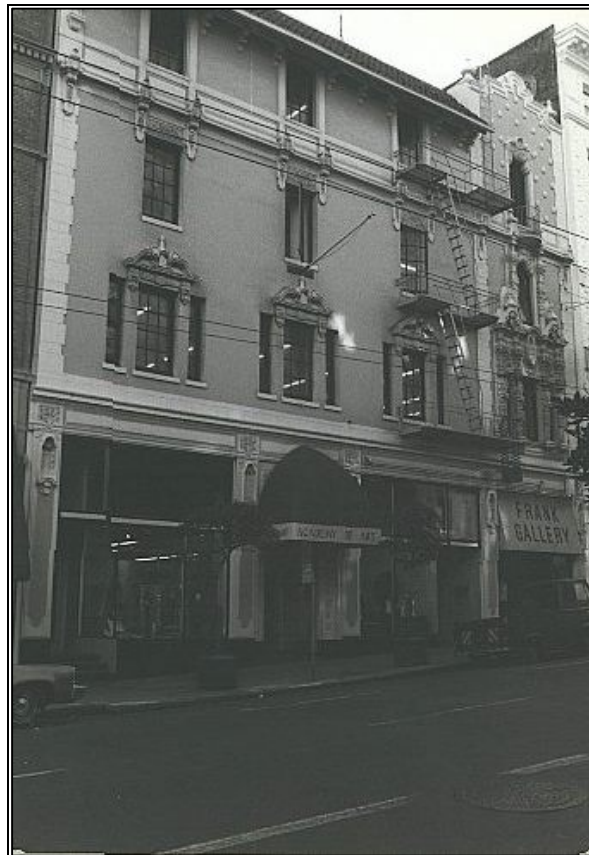


Figure 168. 1976 photograph, 625-629 Sutter Street. (Source: San Francisco Planning Department)

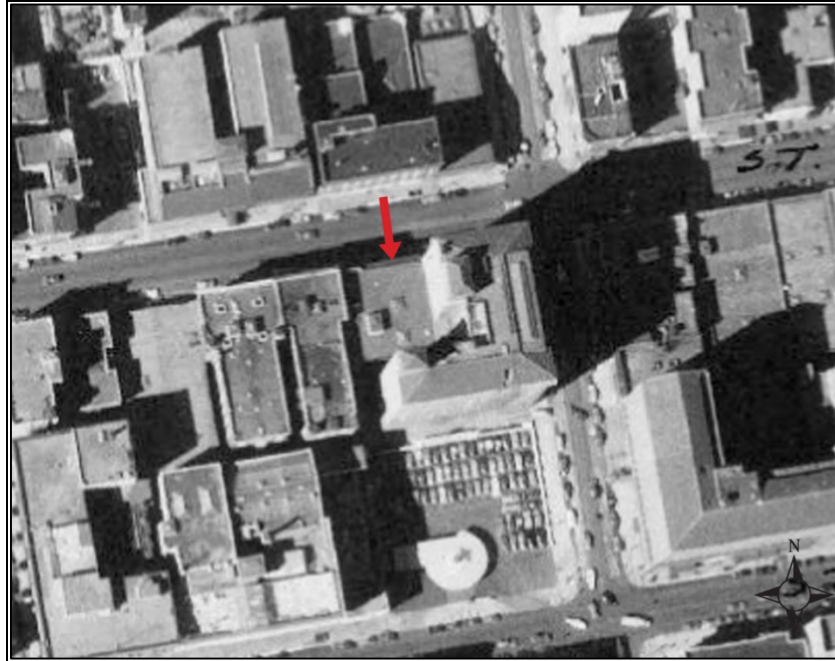


Figure 169. 1938 Aerial Photograph, 625-629 Sutter Street. (Source: Environmental Data Resources)

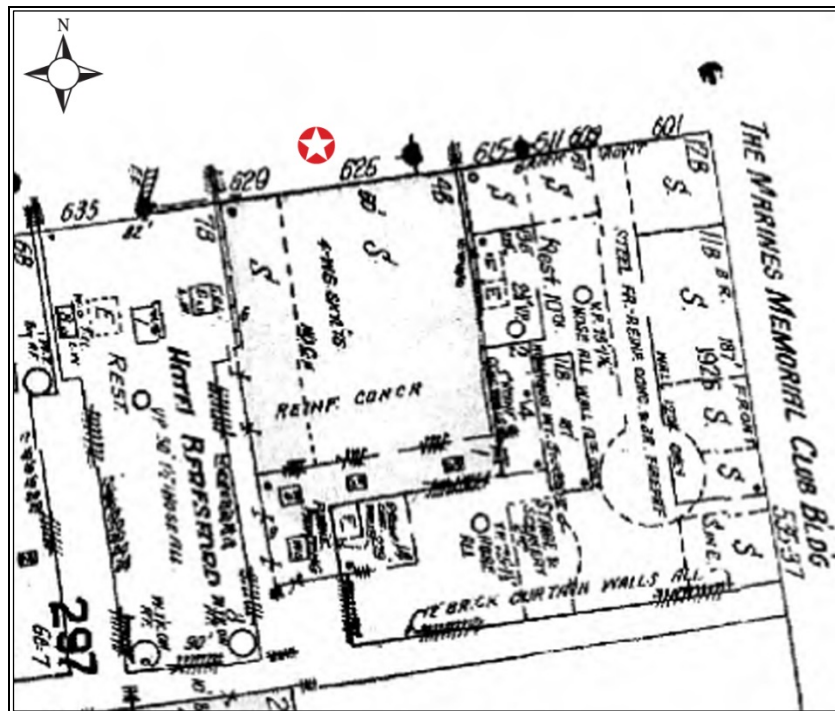


Figure 170. 1948 Sanborn Fire Insurance Map, 625-629 Sutter Street. Source: Environmental Data Resources, 2015.

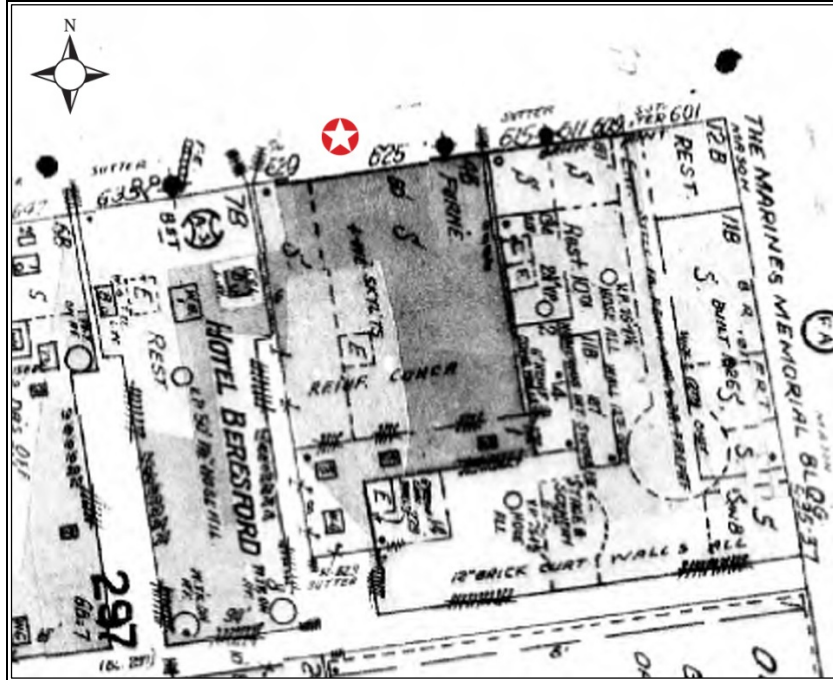


Figure 171. 1974 Sanborn Fire Insurance Map, 625-629 Sutter Street. (Source: Environmental Data Resources)

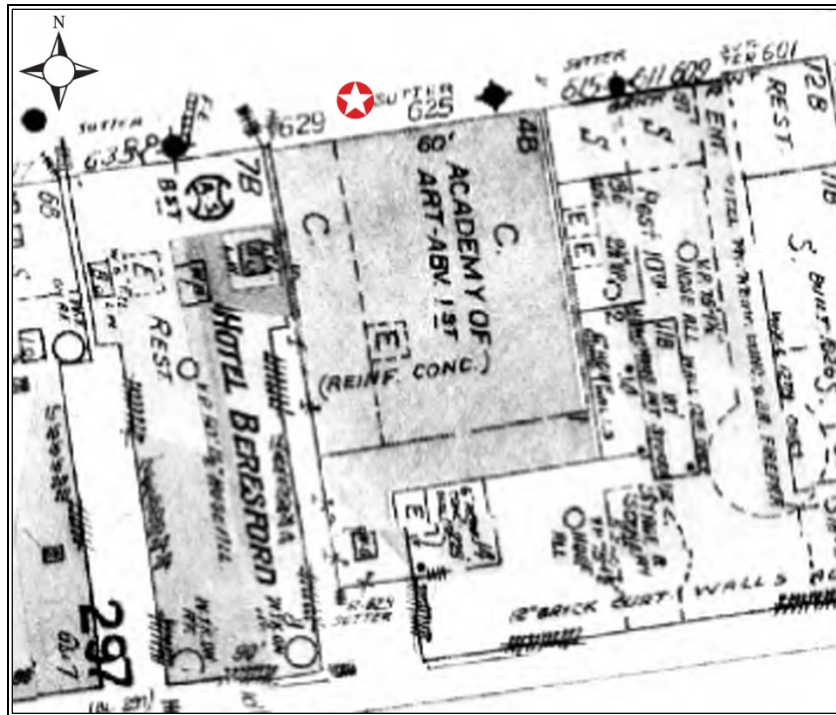


Figure 172. 1986 Sanborn Fire Insurance Map, 625-629 Sutter Street. (Source: Environmental Data Resources)



Figure 173. 1999 Sanborn Fire Insurance Map, 625-629 Sutter Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 625-629 SUTTER STREET / APN: 0297014

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|--------------------------------|------------------|---------------------------------------|-----------------|----------|--|
| July 20, 1921 | 100287 | Laurence A. Meyers | Samuel L. Hyman | \$15,000 | Construct a concrete building. |
| Apr. 5, 1929 | 177628 (135814) | F.M. Gilbert | | \$1,500 | Build one-story building, at rear for use as store room. |
| Oct. 1, 1929 (Oct 17, 1929) | 181666 (139584) | D. R. Eisenbach | | \$200 | Remove sidewalk lights and install new. |
| June 30, 1939 | 45157 (43908) | S. Weisser | | \$100 | Erect 2 face neon swing sign. |
| June 27, 1941 | 63334 (60788) | American Red Cross | | \$25 | Hang single faced neon sign (Red Cross) over door way of building. |
| Jan. 25, 1943 | 70768 (67717) | U.S. Army (lessee) | U.S. Engineers | \$7,000 | New offices; toilet rooms, electrical, plumbing, painting, etc. |
| Apr. 1, 1946 | 87482 (83102) | Herbert W. and Barbara F. Richards | | \$21,000 | Remove temporary half-height partitions, open plumbing etc. (installed by Army Service Command). Install new office, store, and studio arrangement as per plan submitted; including partitions, necessary plumbing, wiring, floor refinishing, and redecoration. |
| Oct. 14, 1946 | 92217 (85736) | Waters & Ross | | \$150 | Move small neon sign. |
| Sept. 11, 1959 (Apr. 8, 1960) | 222920 (209594) | U. P. Channon | | \$200 | Two 20' by 8' high partition for stock room. |
| June 15, 1962 | 267194 (235979) | | | \$200 | One (1) complete new awning - steel tubing and canvas covered. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|------------------|--------------------------------------|---------------------------|----------|---|
| Sept. 3, 1962 | 270727 (242274) | George B. McDonald | | \$8,000 | New partitions to be constructed, some old partitions to be altered. One sink to be installed. Painting to be performed. |
| Nov. 7, 1962 (Nov. 15, 1962) | 274177 (244697) | June Terry Finishing School (lessee) | | \$750 | Install sign on building. |
| May 21, 1975 | 445819 (399572) | AAU (lessee) | | \$1,800 | Install projecting sign: 4' wide by 30' high. |
| June 25, 1975 | 447623 (466657) | AAU (lessee) | | \$1,600 | Install double-faced sign on building. |
| July 16, 1975 (Aug. 11, 1975) | 449072 (402215) | AAU | | \$750 | Install three (3) awnings with galvanized steel frame work with canvas covering. Frame work attached to building with lags and shields. |
| Aug. 6, 1975 (Aug. 11, 1975) | 449583 | AAU | | \$500 | Install non-electric painted sign on awning. |
| June 16, 1982 (July 16, 1982) | 8204885 (491839) | Richard Steven | | \$91,000 | To install a complete automatic fire sprinkler system for the entire building. |
| July 22, 1982 (Aug. 13, 1982) | 8205978 (492604) | AAU | P. Theodore Anderson | \$16,000 | Bracing of existing parapet walls as per notice from San Francisco parapet safety section, Fil No. 277; Block 297, Lot 14. |
| Nov. 4, 1982 (Nov. 30, 1982) | 8209072 (495666) | AAU | P. Theodore Anderson | \$850 | Construction of new concrete floor slab at existing elevator room, penthouse floor. |
| July 28, 1983 (Aug. 30, 1983) | 8307253 (505368) | AAU | | \$2,000 | Demo interior partitions only (non-structural) 3 rd and 4 th floors. |
| May 12, 1989 | 8908246 (614007) | AAU | Peter Culley & Associates | \$2,500 | Exploratory demolition; remove approx. 575 sq. ft. of the existing non-structural concrete floor slab on grade located in the rear basement area of building. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|--|--------------------------|-------------------------------|----------|--|
| May 13, 1992 (June 23, 1992) | 9207785 (700269) | AAU | Land Development Architecture | \$1,180 | Repair stone steps on fire escape and install gat in top of fire escape. |
| Nov. 9, 1995 | 9519059 (782365) | AAU | | \$20,000 | Re-roof of main building. |
| Dec. 9, 1997 | 9724675 (839046) | AAU | Dale Meyer Associates | \$9,600 | Barrier removal by the creation of an accessible darkroom. All interior work located in one room. Install darkroom door and two sinks. |
| Jan. 25, 2010 | S.F. Property Info Permit: 201001255234 | | | \$10,000 | Erect an electric illuminated double faced projecting sign. |
| Feb. 9, 2010 | S.F. Property Info Permit: 201002096179 | | | \$5,000 | Installation of three (3) awnings, 6' high x 15'-6", 16'-8", 13'-6" x 3'-0" projection. |
| Apr. 1, 2010 (May 3, 2010) | 201004019443 (1210818) | Stephens Institute (AAU) | | \$90,000 | Installation of new Fire Alarm system throughout. |
| Oct. 26, 2010 (Nov. 5, 2010) | 201010263774 (1225202) | AAU | | \$60,000 | Barrier removal work. Correct egress doors and add and relocated accessible drinking fountains (3 total). |
| May 9, 2011 | S.F. Property Info Permit: 201105095671 (*permit filed but never issued) | | | \$1,000 | Painted (non-structural) sign. |
| Feb. 23, 2015 (Mar. 11, 2015) | 201502239071 (1351322) | AAU | | \$20,000 | To abate complaint No. 201475011; provide structural engineer report as requested and repair in kind. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

625-629 Sutter Street was evaluated for eligibility for the California Register of Historical Resources (CRHR) as part of the current study. In addition to being a contributing property in the Kearny-Market-Mason-Sutter Street Conservation District, 625-629 Sutter Street appears CRHR-eligible individually under Criterion 1, as an exemplification of widespread commercial development/recovery in downtown San Francisco in the post-1906 Earthquake Reconstruction period. The property also qualifies individually under CRHR Criterion 3, as an excellent example of Spanish Colonial/Churriguersque commercial architecture in downtown San Francisco.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association (each aspect is defined in National Register Bulletin 15).

625-629 Sutter Street retains integrity and remains eligible for the CRHR. The period of significance is 1921, corresponding with the construction of the building.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Four-story with a defined western bay featuring Churrigueresque ornament around the westernmost 2nd and 3rd floor windows; sea-shell details on the western 4th floor wall and a stepped parapet
- Churrigueresque detailing, articulated entryway
- Decorative pediments above the 2nd floor windows
- Decorative brackets
- Asymmetrical but balanced design composition
- Stucco and concrete wall surfaces
- Transom windows above ground-level storefronts
- Cornice diving the storefronts from the upper stories
- Original double-hung and steel casement windows on rear exterior

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- The first signage was installed in 1939 under Permit 45157 and has been updated multiple times
- The first awning was installed in 1962 (Permit 267194)
- All four entry doors appear to have been replaced (visual observation; AAU, Memo to SWCA, 2/2/2016); three are aluminum doors, and one appears to be a newer replacement door

Post-AAU Alterations:

- Three awnings were installed by AAU in 1975 (Permit 449072). Although there is no permit, the current awnings most likely have had the fabric replaced with the AAU logo.
- The existing signage appears to have been installed by AAU in 2011 (Permit 201105095671 [*permit filed but never issued])
- Window replacements (aluminum) on the 2nd, 3rd, and 4th floor. The original windows are visible on the 1974 photograph attached to the 1976 Citywide Architectural Survey; however, replacement aluminum windows are visible in the photographs attached to the 1977 survey by Charles Hall Page & Associates, Inc. conducted for San Francisco Heritage
- The storefront transom windows appear extant; however, many have been removed and/or in-filled with plywood panels. In the 1974 Citywide Architectural Survey photograph, the transom windows appeared intact. Available permits did not document this alteration.

SECONDARY ELEVATIONS

Post-AAU Alterations:

- Metal stairway with metal gate stretches over the rear one-story addition constructed in 1929, meets the building at the 3rd floor, turns the corner and climbs alongside the building to the 4th floor (AAU, Memo to SWCA, 2/2/2016)
- Glass metal doors added at landing from the 3rd floor to the metal stair (AAU, Memo to SWCA, 2/2/2016)
- Wood lattice fence (AAU, Memo to SWCA, 2/2/2016)
- Replacement doors (metal double-doors) on one-story addition (AAU, Memo to SWCA, 2/2/2016)

Interior Alterations:

Among other interior alterations over the years, fire life safety systems and sprinklers were installed in 2010 (Permit 201004019443).

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

625-629 SUTTER STREET (ES-22)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|---|
| PRIMARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Awnings | 1972 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Window awnings should be removed using the least invasive means possible, with materials repaired and refinished to match existing. If new awnings installed, they should follow Article 11 guidelines and KMMS Design Standards. |

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|---|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| Window Replacements | Post-1976 | Yes | No | No | N/A | No | No | N/A | N/A | No | Yes | Remove aluminum and double-hung windows using least invasive means possible, replace with windows matching historic fenestration in appearance, use, configuration, framing materials, thickness and profile; repair and refinish surfaces to match existing |
| Signage | 2011 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Remove sign, repair/refinish surfaces to match existing |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Awnings: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Window Replacements: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Signage: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Awnings: The project does not comply with Rehabilitation Standard No. 2. The awnings obscure the transom windows and part of the storefronts, both of which are character-defining features and key design components of the overall building design.

Window Replacements: The project does not comply with Rehabilitation Standard No. 2. Historic photographs indicate that upper stories of the building displayed characteristic multi-light casement windows. These distinctive

features were removed and replaced with primarily multi-light, aluminum-frame double-hung windows. The removal of the original windows resulted in the loss of distinctive materials and features that characterized the property.

Signage: The project does not comply with Rehabilitation Standard No. 2. The blade sign is attached to the building by two brackets located on the second floor, between the two easternmost windows. The sign interrupts the rhythm and design composition of the façade.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Awnings: The project does not comply with Rehabilitation Standard No. 3. Historic photographs indicate that the building did not have awnings during the period of significance. The awnings introduce a highly visible feature on the primary elevation that is not consistent with the historical character and appearance of the property.

Window Replacements: The project does not comply with Rehabilitation Standard No. 3. The altered windows introduce a feature on the primary elevation that is not consistent with the character of the historic windows.

Signage: The project does not comply with Rehabilitation Standard No. 3. The signage introduces a highly visible feature on the primary elevation that is not consistent with the historical character and appearance of the property.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Awnings: Rehabilitation Standard No. 4 is not applicable to this project.

Window Replacements: Rehabilitation Standard No. 4 is not applicable to this project.

Signage: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Awnings: The project does not comply with Rehabilitation Standard No. 5. The awnings introduce highly visible, noncontributing features that obscure and detract from the property's distinctive materials and features, as well as its overall design.

Window Replacements: The project does not comply with Rehabilitation Standard No. 5. The installation of the current windows resulted in the loss of the historic materials and features that characterized the property.

Signage: The project does not comply with Rehabilitation Standard No. 5. The signage introduces highly visible, noncontributing features that obscure and detract from the property's distinctive materials and features, as well as its overall design. The installation of signage also appears to have involved damage to distinctive, historic materials and fabric (i.e., the smooth stucco finish of the facade).

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color,*

texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Awnings: Rehabilitation Standard No. 6 is not applicable to this project.

Window Replacements: The project does not comply with Rehabilitation Standard No. 6. The original windows were likely replaced because they were deteriorated and the project replaced rather than repaired them.

Signage: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Awnings: Rehabilitation Standard No. 7 is not applicable to this project.

Window Replacements: Rehabilitation Standard No. 7 is not applicable to this project.

Signage: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Awnings: Rehabilitation Standard No. 8 is not applicable to this project.

Window Replacements: Rehabilitation Standard No. 8 is not applicable to this project.

Signage: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Awnings: The project does not comply with Rehabilitation Standard No. 9. The awnings obscure the transom windows and portions of the storefronts, which both contribute to the historic character of the property and are important in its ability to convey its historic significance.

Window Replacements: The project does not comply with Rehabilitation Standard No. 9. The project resulted in damage to the original multi-light windows, which both contribute to the historic character of the property and are important in its ability to convey its historic significance.

Signage: The project does not comply with Rehabilitation Standard No. 9. The scale and proportion of the blade sign is not consistent with the character of the building and interrupts the rhythm of windows, obscuring them from view when approaching the building from the east or west. Further the attachment of the sign has likely

resulted in the damage to the historic stucco on the building.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Awnings: The project complies with Rehabilitation Standard No. 10. Although installation of the awnings may have resulted in damage to historic materials, their removal would not permanently impair the essential form and integrity of the historic property.

Window Replacements: The project complies with Rehabilitation Standard No. 10. Although installation of the new windows resulted in damage to historic materials, new windows can be installed that replicate the materials and window pane configuration of the original multi-light windows.

Signage: The project complies with Rehabilitation Standard No. 10. Although installation of the blade sign may have resulted in damage to historic materials, its removal would not permanently impair the essential form and integrity of the historic property.

ARTICLE 11 ANALYSIS

The blade sign is currently attached to the building by two brackets located on the second floor between the two most eastern windows. The sign interrupts the rhythm of the windows and obscures them from view when approaching the building from the east or west. The fenestration pattern contributes to the asymmetrical but balanced design composition, which is considered a character-defining feature. Design Standards for the Kearny-Market-Mason-Sutter (KMMS) Conservation District discourage the placement of signs (1) in such a way that character-defining features are obscured and (2) above the window sill of the first residential floor.⁷³ The projecting blade sign is in noncompliance with each of these guidelines, as it obscures the fenestration pattern of the building and extends above the sill of the first upper-level floor.

⁷³ San Francisco Planning Department. *DRAFT Design Standards for Signage & Awnings in the Kearny-Mason-Market-Sutter Conservation District*. Historic Preservation Design Standards, June 2009, 5.

Further, the sign appears to be an internally illuminated box sign with plastic lenses that is currently are powered by conduit, which is exposed and attached to the face of the building. Under Article 11 guidelines, illuminated box signs are not permitted and conduit must be concealed and never attached or left exposed to the face of the building, the sign structure, or the sign itself.⁷⁴

Although the awnings are compliant with aspects of the KMMS Design Standards, including being located within the frame of storefront openings and not blocking piers and lintels, the awnings currently obscure the transom windows, which are considered character-defining features. Per the KMMS Design Standards, awnings should not obscure transom windows or cover any of the architectural or character-defining features of a building.⁷⁵

RECOMMENDATIONS

To facilitate compliance with SOIS and applicable Article 11 guidelines, the projecting wall sign should be removed and the original physical appearance of wall materials replaced. If a new sign is to be installed, it should follow the guidelines of the KMMS Design Standards and be placed in a location that does not obscure character-defining features, installed in a manner that results in minimal damage to historic materials, and have indirect illumination.

The current window awnings should be removed using the least invasive means possible, with materials repaired and refinished to match existing. If new awnings are to be installed, they should follow the guidelines of the KMMS Design Standards and be of a smaller scale such that they do not obscure the character-defining transom windows.

The nonoriginal windows should be removed using the least invasive means possible to minimize damage to surrounding surface and materials. Using documentary and/or material evidence, new windows should be installed to match historic fenestration in terms of configuration, function, muntin patterns, profile, and thickness of frames.

⁷⁴ Ibid, 11-13.

⁷⁵ San Francisco Planning Department. *DRAFT Design Standards for Signage & Awnings in the Kearny-Mason-Market-Sutter Conservation District*. Historic Preservation Design Standards, June 2009, 8.

655 SUTTER STREET (ES-21)



APN: 0297012

Construction Date: 1912

Architect/Builder/Designer: Frederick Herman Meyer

Previous Status: Category A

Previous CHR Status Code: 3D; Category V, Article 11, Kearny-Market-Mason-Sutter Conservation District

Date of Past Surveys/Evaluations: 1976; 1978; 1990

AAU Acquisition Date: 1999

Current CHR Status Code: 3CS

Applicable Criteria: 1 and 3 (CRHR)

Historical Resource? Yes

Project Modifications Recommended? Yes

BUILDING AND PROPERTY DESCRIPTION

Designed by Frederick Herman Meyer, 655 Sutter Street was constructed in 1912, originally as apartments. By 1933, according to city directory research, the building had been at least partially converted to commercial/office space. With a T-shaped building plan, the six-story property is set flush to the sidewalk on a rectangular, sloped lot, with its primary elevation facing Sutter Street. 655 Sutter Street exhibits a symmetrical, Renaissance Revival design, with a relatively spare ornamental program on the ground story, finer detailing through the middle stories, and elaborate ornamentation on the top story. The building is sheathed in brick and smooth stucco and capped with a flat roof, terminating in an ornamental cornice accented with modillions and dentils.

The primary elevation's tall first story features a centered, recessed main entry with storefronts on either side. The main entry is composed of paired aluminum doors with side lights and a large transom window, which appears to date to 1962. The walls of the recessed entry are sheathed in marble and framed on the exterior by thin aluminum surrounds. Each storefront features large windows and a recessed entrance. The eastern storefront was extensively altered in 1986 through the installation of the multi-light fixed window, and more recently with the addition of a black-tiled bench and lighting fixture.



Figure 174. 655 Sutter Street.

Among the storefronts, the westernmost segment appears to retain the highest degree of integrity to the circa 1933 conversion (and the character-defining features of this storefront are considered to have gained significance in their own right). The western storefront exhibits centered glass entry doors, with single-pane glazing and signage above. Minimal ornamentation on the first story includes scrolled brackets adjacent to the storefronts. A simple cornice line divides the first story from the upper stories.

Fenestration patterns are symmetrical, with paired and single wood-framed windows spanning each story of the façade. The nuances of the building's vertical design composition include decorative spandrel panels dividing fenestration through the middle stories, and arched window openings on the fifth story. A molded course spans the façade below the top story, providing an ornamental accent and dividing line between the lower and upper stories. Windows on the top story are separated by ornamental pilasters. A metal fire escape is centered on the building.



Figure 175. 655 Sutter Street, first story of the primary elevation.



Figure 176. 655 Sutter Street, close up of the main entry on the primary elevation.



Figure 177. 655 Sutter Street, northern perspective of the south and west elevations.

Secondary elevations are visible from the alley behind the structure. The rear section of the T-shape is constructed of brick with recessed windows. The flat roof is capped in a shallow copping at the eave line. The window types utilized include single-hung windows in a variety of configurations. A metal fire escape is located on the southern elevation.

The main entry leads to a small lobby, which features terrazzo floor tiles, mirrored walls, elevators, and staircase. The original design appears to have included a lobby; since its original construction, however, the lobby has been configured several times, to include ground-floor commercial spaces. The double-loaded corridor spatial arrangement of the upper stories appears to be intact, however, the original materials appear to have been largely replaced with drywall, metal doors, and carpeting.



Figure 178. Interior stair of subject property.



Figure 179. Interior lobby of subject property.

SITE HISTORY

Frederick Herman Meyer designed the apartment building at 655 Sutter Street for H.O. Trowbridge and W.F. Perkins. According to the *San Francisco Chronicle* article, published 23 October 1913:

The suits of apartments are arranged in two and three rooms, each having a private hall and bathroom. Wall beds will be placed in all apartments. The bathrooms are to have tiled floors and tiled wainscot, with recess tubs. Dining-rooms will be wainscoted and all the walls covered with selected papers. A spacious lobby will lend character to the house, and its finish, to be in keeping with this idea, will be in tiled floor, marble wainscots and a ceiling decorated with ornamental plaster.⁷⁶

Meyer (1876-1961), a San Francisco native, had no formal training when he joined the architecture firm of Campbell and Pettus in 1896.⁷⁷ Two years later, he was hired by the firm of Samuel Newsom and became a partner. By 1902, Meyer had partnered with Smith O'Brien before opening his own office in 1908. Meyer was later appointed to design a plan for the construction of the Civic Center with John Galen Howard and John Reid, Jr.; the three would also collaborate on the Auditorium for the 1915 Panama-Pacific International Exposition (now named the Bill Graham Auditorium). Along with the Exposition Auditorium, Meyer designed several notable buildings throughout the city including, 2480 Broadway (Pacific Heights residence, 1902), 116 New Montgomery (Rialto Building, 1906), 380 Eddy Street (Cadillac Hotel, 1906), 785 Market Street (Humboldt Bank Building, 1908), and 2375 Vallejo (residence, 1910).⁷⁸

655 Sutter was completed in 1913 and would have numerous owners and tenants over the following decades. As of 1946, the property was owned by Dr. Francis B. Quinn. By 1955, Quinn had converted the apartment building into an office building, primarily oriented towards medical offices. Quinn renovated the entrance and lobby in 1962; by 1963, ownership transferred to Neil Thompson. Subsequent owners included Anthony Martino and Gilmer Anselmo, T. Knight, Sutter Medical, and Draper Financial Corporation. A number of tenants occupied spaces within the building, including the American Institute of Wine and Food, Paralegal Training and Resource Center, and an unknown bar that altered the eastern ground-level storefront and interior in 1986.

Since AAU took ownership of the building in 1999, AAU changed the use of the property from office to residential and completed multiple alterations including installation of a box sign and new lighting, and materials along the eastern ground-level storefront.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following sections present a visual overview of the site history and construction chronology, through available historic photographs, materials, Sanborn Fire Insurance Maps. A tabular summary of available building permits on file with the City of San Francisco Department of Building Inspection follows.

⁷⁶ "Brick Apartments Near Completion," *San Francisco Chronicle* 23 October 1913.

⁷⁷ David Parry, "Fredrick H. Meyer, Architect," *Encyclopedia of San Francisco*, San Francisco Museum and Historical Society, 2002.

⁷⁸ Ibid.

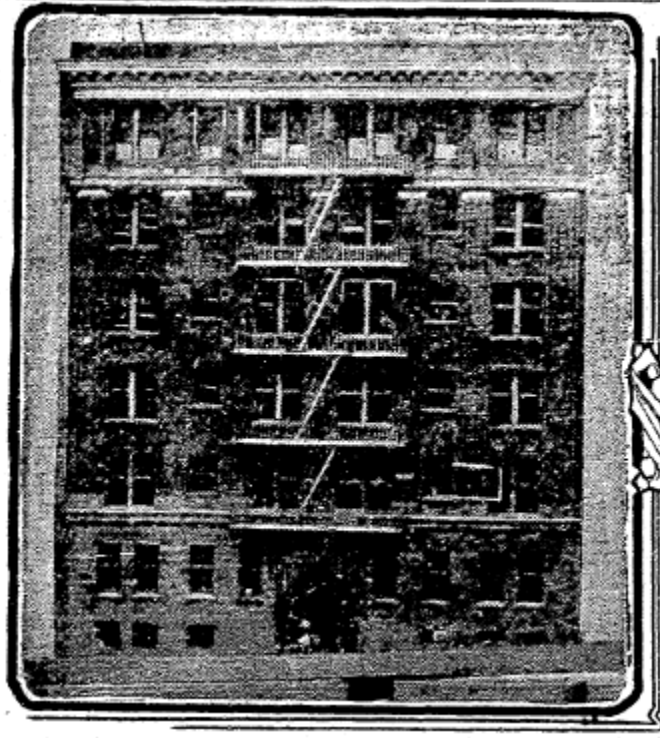


Figure 180. 1913 photo of 655 Sutter Street. (Source: *San Francisco Chronicle* 1913)



Figure 181. 1976 photo of 655 Sutter Street. (Source: San Francisco Heritage)



Figure 182. 1999 photo of 655 Sutter Street. (Source: Academy of Art University)



Figure 183. 1938 Aerial Photograph, 655 Sutter Street. (Source: Environmental Data Resources)

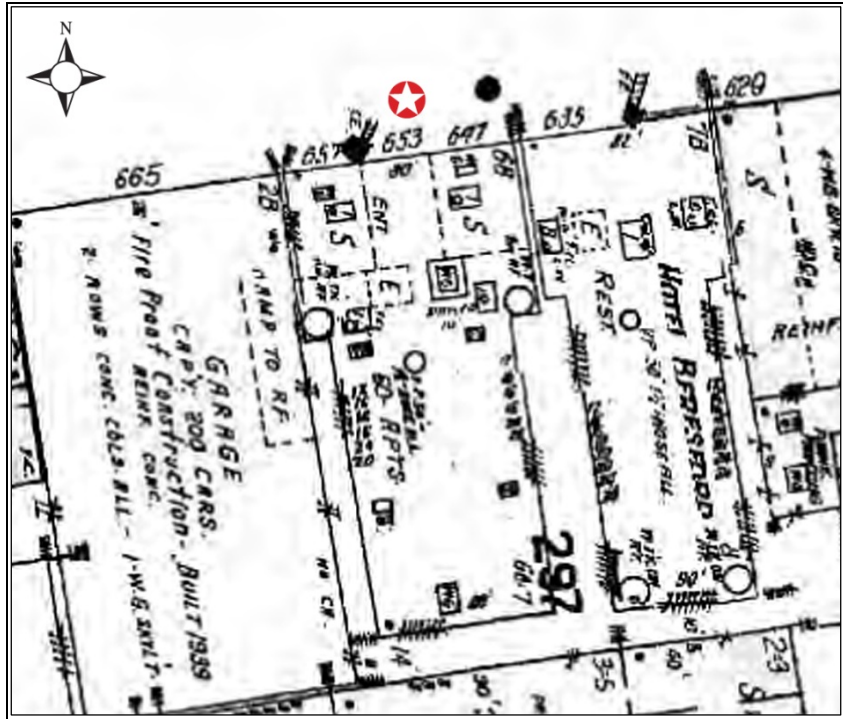


Figure 184. 1948 Sanborn Fire Insurance Map, 655 Sutter Street. (Source: Environmental Data Resources, 2015)



Figure 185. 1974 Sanborn Fire Insurance Map, 655 Sutter Street. (Source: Environmental Data Resources)

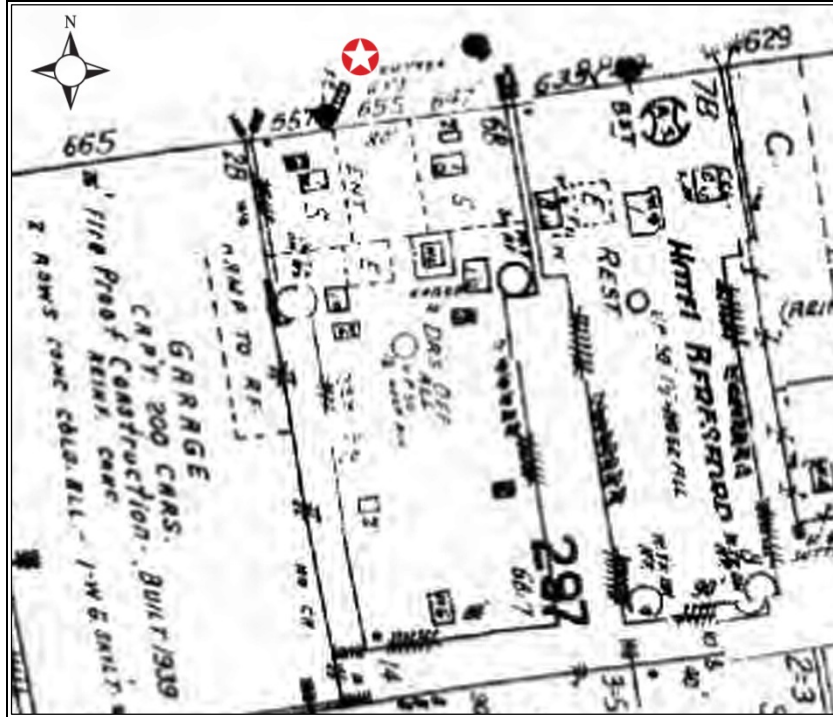


Figure 186. 1988 Sanborn Fire Insurance Map, 655 Sutter Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 655 SUTTER STREET / APN: 0297012

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|-----------------|------------------------------------|-----------------------------|----------|--|
| Mar. 20, 1913 (Apr. 19, 1913) | 48304 | Perkins + Trowbridge | Frederick H. Meyer | \$5,700 | Excavate for concrete footing and concrete walks. Footings for a six (6) story Class "C" building, apartment house. |
| Apr. 10, 1913 (Apr. 14, 1913) | 48705 | Perkins + Trowbridge | Frederick H. Meyer | \$80,000 | Construction permit for six a (6) story brick building measuring 60'-9" by 137'-6" |
| May 2, 1946 (May 9, 1946) | 88496 | Dr. Francis B. Quinn | | \$5,000 | Shifting partitions within existing apartments to convert the space into offices for physicians. |
| May 17, 1946 (June 13, 1946) | 88861 (85301) | Francis B. Quinn | J. Lloyd Conrich | \$8,000 | Install new elevator and shaft and lower raised section of lobby floor in front of elevators as per plans heron with. |
| Aug. 15, 1955 (Nov. 3, 1955) | 178175 (111178) | Quinn Properties Co. | Bolton White + Jack Hermann | \$800 | Alter office layout as-per plans. |
| July 25, 1957 | 200491 (179866) | Quinn Properties Co. | Bolton White + Jack Hermann | \$2,000 | Alterations to offices on 6 th floor as per plans. |
| Dec. 18, 1957 (Dec. 20, 1957) | 205569 (604218) | Dr. Quinn | | \$800 | Build office partitions, per attached plans. 2x4 studs 5/8" Bestwall. Trim existing windows. |
| Oct. 7, 1958 | 215804 | Dr. Quinn | | \$1,000 | To move 2 partitions to new location and move 4 doors. Cover new partitions with sheetrock & patch plaster. Change lights to center of rooms & move switches. |
| Feb. 14, 1962 (Mar. 2, 1962) | 261197 (234103) | 655 Sutter Street Medical Building | Hertzka & Knowles | \$9,500 | Remove and replace lobby entrance doors. Close off two stairways with metal studs and 2 layers of sheetrock. Install new resilient floor covering, suspended ceiling, and new lighting in elevator lobby, and acoustical tile on existing ceiling in front lobby area. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|-----------------|---------------------------------------|-----------|---------|--|
| May 4, 1962 | 264716 (256788) | Dr. Francis B. Quinn | | \$1,850 | Replace casings on doors and add 1/8" hardboard on rest room and closet doors in hallway of floors 2 through 6. |
| June 6, 1962 (June 13, 1962) | 266663 (238367) | Dr. Francis B. Quinn | | \$395 | Sheetrock panel on floors 2 through 6. Partition 6"x9" in office #100, steel studs and 5/8" sheetrock to be used on bath side. |
| July 5, 1963 (July 15, 1963) | 284967 (254404) | Neil Thompson | | \$3,000 | Remove approximately 20 L.F. (non-bearing) 2x4 lath and plaster partitions, new doorways as shown. Apply new floor covering and paint. |
| July 6, 1965 (July 26, 1965) | 317183 (283526) | Anthony Martino & Gilmer Anselmo | | \$325 | Install cabinet, build three partitions sheetrock on 2 by 4s. |
| Oct. 13, 1967 (Oct. 18, 1967) | (312756) | T. Knight | | \$1,000 | Remove partitions in basement, and paint; new ceilings and flooring. |
| Nov. 21, 1967 (Dec. 6, 1967) | 350764 (314610) | T. Knight | | \$4,500 | Change partitions, add new electric service. |
| May 10, 1968 | 356670 (319768) | T. Knight | | \$1,850 | New acoustic ceilings for rooms #102, 108, and 110. New partitioning, repaint. New flooring, cabinets, and new interior doors. |
| June 25, 1968 (July 2, 1968) | (321637) | T. Knight | | \$800 | Remove non-bearing partition and close wall. New acoustic ceilings. |
| July 9, 1969 (July 14, 1969) | 372115 (334011) | Sutter Medical, A Limited Partnership | | \$3,000 | Removal and replacement of non-structural partitions in Suite #308. |
| July 2, 1969 (July 28, 1969) | 372508 (334422) | Sutter Medical, A Limited Partnership | | \$8,000 | Removal of several existing partitions. Replace partitions. Install acoustical ceiling, carpeting, and toilet. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|-----------------|------------------------------|-----------------------------|----------|---|
| June 4, 1971 | 397710 (357112) | Draper Financial Corporation | | \$5,000 | Demolition of non-bearing wood and plaster partitions. Brick-in existing windows. Install mechanical ventilation. Repair floors. San blast existing brick walls. Build handrails. Install lighting fixtures; painting. |
| Oct. 20, 1971 (Nov. 9, 1971) | 402732 (361130) | Draper Financial Corporation | | \$3,000 | Remove all non-bearing wood stud with plaster walls. Remove ceiling – replace with “T” Bar acoustic panel ceiling and recessed lighting fixtures. Re-finish floor |
| Dec. 7, 1971 (Dec. 17, 1971) | 404356 (63004) | Draper Financial Corporation | | \$883 | Addition to existing fire-escape in West Light-Court elevation of building. |
| June 7, 1972 (June 16, 1972) | 410163 (367262) | Draper Financial Corporation | | \$15,000 | Demolition of non-bearing wood and plaster partitions in basement. Build new partitions of wood and gypsum board. Build glass partition; new toilet room. Install new ceiling in basement and electrical equipment rooms. |
| Nov. 10, 1972 | 415740 (371595) | Draper Financial Corporation | | \$2,200 | Construct concrete ramps in place of existing steps. Construct concrete loading dock. |
| Apr. 12, 1973 | 420196 (357866) | Draper Financial Corporation | | \$800 | Demolition of non-bearing wood and plaster partitions on 2 nd floor. Remove electrical and plumbing fixtures. Remove ceiling system. |
| June 14, 1973 (July 17, 1973) | 423257 (379177) | Draper Financial Corporation | Whisler-Patri | \$75,000 | Remove non-bearing partitions. Install new partitions, doors, lighting, mechanical, and exterior metal stair. |
| May 22, 1975 (Oct. 14, 1975) | 447031 (404280) | DFC International (lessee) | Paul Johansson & Associates | \$3,000 | Demolition of non-bearing wood and plaster partitions as indicated on attached plans. |
| Oct. 6, 1976 (Jan. 5, 1977) | 465491 (418166) | Bishop + Bishop | | \$13,000 | Close in existing windows with brick (east and west light courts). |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------------------------|--------------------|--|----------------|----------|--|
| Oct. 21, 1976 (Jan. 5, 1977) | 466039 (418167) | Draper Wines Retail Store [lessee] | Paul Johansson | \$5,000 | Remodel 1 st floor for retail store. |
| Aug. 10, 1977 (Aug. 30, 1977) | 7708310 (426478) | Bishop + Bishop | Paul Johansson | \$20,000 | Demolition of store. Construct new store front, stair and interior finishes. |
| Oct. 30, 1978 | 7810011 (441774) | DFC International | | \$12,000 | Reinforce existing parapet by supporting to roof structure with angle iron braces. |
| July 9, 1979 | 7906913 (450557) | Richland Properties | | \$9,650 | Closing the door between liquor store and main lobby. Paint, wall paper, carpet, and install ceiling acoustic tiles. Repair a wall and a door between the main lobby and stairway. |
| Nov. 1, 1979 (Nov. 13, 1979) | 7911007 (454656) | Richland Properties | | \$3,500 | Construct non-bearing stud wall partitions as shown on attached plans. |
| Feb. 11, 1980 | 8001194 (457682) | Professional Nurses Bureau (lessee) | | \$8,000 | (2) Partition office and plaster wall interior. (3) Doors to be refitted. (1) Paint wall paper. Repaint existing acoustical ceiling (3 rd floor). |
| Oct. 27, 1980 | 8009456 (465429) | Paralegal Training and Resource Center Inc. (lessee) | | \$8,000 | 5/8" thick wall made of wallboard and metal studs to be constructed. This wall to have two doors and run approximately 18 ft. |
| Jan. 11, 1984 (Feb. 14, 1984) | 8400423 (511389) ? | Merrill Jen | Merrill Jen | \$4,700 | Non-structural partitions in existing office. |
| Jan. 13, 1984 (Feb. 6, 1984) | 8400563 (511077) | American Institute of Wine and Food (lessee) | | \$21,350 | Alterations to 5,000 sq. ft. of office space on 4 th floor. Remove non-bearing partitions, add steel stud walls. Drop acoustical ceiling. |
| Feb. 14, 1984 | 8401630 (512329) | Merrill Jen | Merrill Jen | \$8,500 | Interior partitions for 6 th floor office (non-structural). |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|------------------------------------|------------------------|-----------------------------------|-----------|---|
| Oct. 30, 1984 (Mar. 13, 1985) | 8411647 (528397) | | | \$7,100 | Repair damaged sheetrock, replace interior doors and hardware. Replace 3 doors. Install cabinets. |
| Aug. 16, 1985 | S.F. Property Info Permit: 8508906 | | | \$3,000 | Installation of hood, duct and blower. |
| Sept. 9, 1985 (Nov. 25, 1985) | 8509859 (540095) | Mel Santiago | Flannery, Book & Meterparel, Inc. | \$70,000 | Alter present vacant retail store for new restaurant. Add restrooms and kitchen. |
| Aug. 15, 1985 (Dec. 10, 1985) | 8508906 (540813) | Carmelo Santiago | | \$3,000 | Installation of a 14' long hood, duct & broiler. |
| Feb. 26, 1986 (June 23, 1986) | 8602202 (550033) | Mel Santiago | Flannery, Book & Meterparel, Inc. | \$45,000 | Add corridor partitions, add restrooms, alter storefront, alter stair, add door to ante room at basement, close door to ante room at basement. Add partition on 1 st floor tenant space. |
| Apr. 25, 1986 | 8604820 | Mel Santiago | Flannery, Book & Meterparel, Inc. | \$14,500 | Add bar & interior decorations for dining rooms. |
| Oct. 10, 1996 (June 19, 1997) | 9619566 (824416) | Ben Lour Corporation | | \$160,000 | Earthquake hazard mitigation. Comply with UMB ordinances. |
| Jan. 26, 1999 | 9901589 (870009) | Elisa & Scott Stephens | Dale Meyer Associates | \$11,700 | Two (2) ADA toilets constructed (2 nd floor) access only. |
| Jan. 27, 1999 | 9901675 (8701250) | Elisa & Scott Stephens | Dale Meyer Associates | \$75,000 | Minor office remodel, upgrade six (6) bathrooms. |
| Feb. 26, 1999 (Mar. 5, 1999) | 9903715 (872937) | Elisa & Scott Stephens | Dale Meyer Associates | \$75,000 | Revision to Permit #9901675 per corrections notice for bathroom & shower. |
| June 30, 1999 (Aug. 12, 1999) | 9913156 S (886137) | Elisa & Scott Stephens | MARS Architecture | \$250,000 | Change of use from office to group housing. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------------------------|--|--------------------------|-----------------------|-----------|--|
| Aug. 28, 1999 (Oct 30, 1999) | 9918043 (893884) | Elisa and Scott Stephens | Dale Meyer Associates | \$15,600 | Revision to Application #9913156 device location only. |
| Sept. 7, 1999 (Oct. 30, 1999) | 9918635 (893888) | Elisa and Scott Stephens | | \$10,000 | Provide sprinklers. |
| Oct. 21, 1999 (Mar. 2, 2000) | 9922424 (903528) | AAU | | \$60,000 | Fire alarm installation. |
| Jan. 20, 2000 (Jan. 24, 2000) | 20000122744 (900131) | AAU | MARS Architecture | \$1 | Revision to PA #9913156. Clarify occupancy classification. |
| Aug. 16, 2000 | 200008167973 (91885) | AAU | MARS Architecture | \$10,000 | Provide standpipe per plan, back stairs. |
| Sept. 10, 2002 (Sept. 20, 2002) | 200209106075 (977122) | AAU | SOHA (Engineers) | \$262,000 | Provide underpinning per plan (no increase in office space). |
| Dec. 19, 2002 (Jan. 29, 2003) | 200212193854 (986037) | AAU | SOHA (Engineers) | \$22,000 | To modify existing approved underpinning Application #200209106075 to meet needs determined during construction. |
| July 7, 2009 | 200907011803 (1189219) | Elisa Stephens | | \$100,000 | Demo int. drywall and exist restrooms to bring up to ADA. Add 1 ADA restroom Demo/new walls of kitchen to clear path. Change use from rest to school cafeteria |
| Sept. 10, 2002 | S.F. Property Info Permit: 200209106075 | | | \$262,000 | Provide underpinning per plans. |
| Dec. 19, 2002 | S.F. Property Info Permit: 200212193854 | | | \$22,000 | Modify existing approved underpinning Application #200209106075 to meet needs determined during construction. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------------------------|--|----------------|-----------|-----------|--|
| July 1, 2009 | S.F. Property Info Permit: 200907011803 | | | \$100,000 | Demo interior drywall and existing restrooms to bring up to ADA standards. Add one ADA restroom-ADA compliant (women's) demo and new walls at kitchen to clear path. Change use to school cafeteria. |
| Sept. 10, 2009 (Sept. 18, 2009) | 200909106573 (1194869) | Elisa Stephens | | \$26,578 | Revision to PA#2009-0701-1803- add exiting diagram and OCC calculations to change cafeteria's OCC loads, use from B to A-2, sheet A-8. |
| Oct. 14, 2009 | 200910148919 (1196877) | AAU | | \$10,000 | Extending existing fire sprinkler system to renovated restaurant area - connect to existing riser 1 st floor. Total new heads 43. |
| Jan. 25, 2010 | S.F. Property Info Permit: 201001255231 (*permit filed but never issued) | | | \$5,000 | Erect an electric illuminated single faced wall sign. |
| Oct. 26, 2010 | S.F. Property Info Permit: 201010263778 | | | \$15,000 | Respond to NOV #20105228 to provide light and ventilation to ground floor activity room. |
| Oct. 8, 2009(Oct. 29, 2009) | 200910088599 (1198092) | Stephens Trust | | \$4,400 | Add 3 smoke detectors, 2 duct detectors, 3 horn/strobes, 2 strobes and 1 monitoring module as tenant improvement. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

655 Sutter Street was evaluated for eligibility for the California Register of Historical Resources (CRHR). In addition to being a contributing property in the Kearny-Market-Mason-Sutter Street Conservation District, 655 Sutter Street appears individually eligible for the CRHR under Criterion 1, as an exemplification of multi-family residential development in downtown San Francisco in the post-1906 earthquake reconstruction period. The property also qualifies under CRHR Criterion 3, as an excellent example of Renaissance Revival-influenced architecture in downtown San Francisco.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association (each aspect is defined in National Register Bulletin 15).

655 Sutter Street retains integrity and remains CRHR eligible. The period of significance is 1912, corresponding with the construction date of the property.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Mid-rise height and rectilinear, T-shaped building plan
- Site: set flush to sidewalk
- Tripartite design composition unornamented ground floor, finer detailing through middle floors, and elaborated ornamentation on top floor
- Flat roof with no overhanging eaves
- Brick and stucco exterior wall surfaces
- Detailed ornamental cornice with modillions and dentils
- Detailed spandrel panels between paired, mid-floor windows
- Ornamental pilasters on top story
- Decorative panels and scrolled brackets on ground level
- Wood-frame single-hung windows
- Arched brick window openings on 5th floor
- Fire escapes (north and south elevations)

Interior

- Spatial arrangement: double-loaded corridor
- Interior stairway and railings

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Storefronts added to ground level by 1933 (historic photographs, city directories, and Sanborns)
- Central entryway doors replaced with current aluminum doors in 1962 (261197)
- Remodel of first-floor unidentified storefront in 1976 (Permit 466039)
- Demolition and reconstruction of unidentified storefront in 1977 (Permit 7708310)
- Conversion of eastern commercial retail space to a restaurant in 1985, resulting in the alteration of the storefront (Permit 8509859)

Post-AAU Alterations:

- Security cameras added
- Signage added above the main entry in 2010 (Permit 201001255231 [*permit filed but never issued])
- Alteration of eastern storefront through application of black tiles and paint and installation of wall-mounted lights post 1999 (historic photographs and visual observation)

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- In-filled window openings with brick on ground-level (rear south elevation) in 1976 (Permit 465491)
- Metal stairs added to east elevation in 1973 (Permit 423257)
- Duct work added on walls of south and east elevation (AAU, Memo to SWCA, 2/2/2016)
- Lights added along rear elevations (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Security cameras added
- Lights added along rear elevations (AAU, Memo to SWCA, 2/2/2016)

INTERIORS

Historic photographs of the property indicate that development of commercial spaces on the ground level of this originally residential property had taken place by 1933; this resulted in the extensive alteration of the lobby, which appears to have extended further to the east and west. The lobby was again remodeled in 1962 through the addition of terrazzo floor tiles, mirrored walls, and modern elevators. Although the spatial configuration of the upper floors appears largely intact, the original materials appear to have been largely replaced with drywall, metal doors, and carpeting. In addition, fire alarm systems and sprinklers were installed by AAU in 1999 (Permit 9918635) and 2000 (Permit 9922424).

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

655 SUTTER STREET (ES-21)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| PRIMARY ELEVATION | | | | | | | | | | | | |
| Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Signage | 2010 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| Security Camera | Post-1999 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| SECONDARY ELEVATIONS | | | | | | | | | | | | |
| Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Security Camera | Post-1999 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Signage: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Security Cameras: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Signage: The project complies with Rehabilitation Standard No. 2. The illuminated wall sign that was installed over the primary entrance is generally compatible in scale and appearance, and does not obscure character-defining features.

Security Cameras: The project complies with Rehabilitation Standard No. 2. The security cameras are minimal in scale and appearance and do not negatively affect the historic character of the property.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding*

conjectural features or elements from other historical properties, will not be undertaken.

Signage: The project complies with Rehabilitation Standard No. 3. The illuminated wall sign is clearly modern and does not result in a false sense of historical development.

Security Cameras: The project complies with Rehabilitation Standard No. 3. The security cameras are clearly modern and do not result in a false sense of historical development.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Signage: Rehabilitation Standard No. 4 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Signage: The project complies with Rehabilitation Standard No. 5. The installation of the illuminated wall sign resulted in minimal damage to historic wall materials, and the property retains the distinctive materials, features, and finishes that convey its historical significance.

Security Cameras: The project complies with Rehabilitation Standard No. 5. The installation of the security cameras resulted in minimal damage to historic wall materials, and the property retains the distinctive materials, features, and finishes that convey its historical significance.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Signage: Rehabilitation Standard No. 6 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Signage: Rehabilitation Standard No. 7 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Signage: Rehabilitation Standard No. 8 is not applicable to this project.

Security Cameras: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction*

will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.

Signage: The project complies with Rehabilitation Standard No. 9. The illuminated wall sign is generally compatible in scale and appearance, does not obscure character-defining features, and is clearly differentiated from the features that characterize the building.

Security Cameras: The project complies with Rehabilitation Standard No. 9. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and they are clearly differentiated from the features that characterize the building.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Signage: The project complies with Rehabilitation Standard No. 10. The awning covers and framing they sheath could be removed at a future date with no impairment to the building.

Security Cameras: The project complies with Rehabilitation Standard No. 10. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and their removal would not result in any impairment to the building.

ARTICLE 11 ANALYSIS

In considering the sign's compliance with applicable Article 11 guidelines, the sign is located in an area that does not obscure character-defining features and attached in a manner that should allow for its removal without adversely impacting the exterior of the building.

Although the sign generally complies with the SOIS, it includes elements that are not ordinarily permitted under Article 11. Specifically, the sign is an internally illuminated box sign with a plastic lens, a sign type that is not permitted in Article 11 Conservation Districts.⁷⁹ Further, the box sign is supplied electrical power via conduit that is directly attached to the decorative door surround and the face of the building, another design element that is not permitted for new signs.⁸⁰

The eastern, ground-level storefront was changed by AAU through the application of black tile, black paint, and installation wall-mounted lights after 1999. The storefronts are not considered character defining (they date beyond the period of significance and have not acquired significance in their own right). Added by 1933, the eastern storefront was further altered in 1985 by a previous tenant, resulting in the current window and entryway configuration. Although the changes completed by AAU involved non-character-defining elements (and therefore are outside the ordinary purview of the SOIS), Article 11 design guidelines for the Kearny-Market-Mason-Sutter (KMMS) Conservation District would still apply. Specifically, Article 11, Appendix E, Section 7 identifies certain general materials and colors to be used for contributing properties, including brick, stone, and concrete (simulated to look like terra cotta or stone), and traditional light-hued colors.

RECOMMENDATIONS

No changes are required to bring the box sign in to compliance with the SOIS. A project modification that would bring the sign into compliance with Article 11 guidelines includes removal of the sign using the least invasive means possible, repair/refinishing of the exterior wall surface as needed, to match existing, and installation of a new sign that is indirectly illuminated as specified in KMMS Design Standards.

It is also recommended that the dark storefront colors on the eastern storefront be repainted to lighter hues, in accordance with Article 11 guidelines.

⁷⁹ San Francisco Planning Department. *DRAFT Sign Controls, Planning Code Article 6*. General Planning Information, November 2012, 11.

⁸⁰ San Francisco Planning Department. *DRAFT Design Standards for Signage & Awnings in the Kearny-Mason-Market-Sutter Conservation District*. Historic Preservation Design Standards, June 2009, 3.

680 SUTTER STREET (ES-19)



APN: 0283007 (address spans 680-688 Sutter Street)

Construction Date: 1918

Architect/Builder/Designer (if known): C.A. Meussdorffer

Previous Status: Category A

Previous CHR Status Code: 1D; Category IV, Article 11, Kearny-Market-Mason-Sutter Conservation District

Date of Past Surveys/Evaluations: 1976; 1978; 1991

AAU Acquisition Date: By 1982

Current CHR Status Code: 1D

Applicable Criteria: A and C (NRHP), 1 and 3 (CRHR)

Historical Resource? Yes

Project Modifications Recommended? Yes

BUILDING AND PROPERTY DESCRIPTION

The mid-rise apartment building at 680 Sutter Street was constructed in 1918. The building has an irregular plan with a short, recessed eastern wing and an interior open courtyard on the western elevation. A small open area is located at the rear of the property. Set on a rectangular, sloped lot, flush to the sidewalk, the building's primary elevation fronts Sutter Street.

The distinctive building was constructed in the Swiss Chalet Bungalow style and features reinforced concrete construction with a stucco façade. A prominent front-gabled roof, sheathed in red clay tile, caps the building. Centered under the roof gable is a large escutcheon. On the primary portion of the building, the roof line terminates in wide overhanging eaves accented beneath with ornamental triangular knee braces and exposed decorative rafter ends. The rear portion of the building exhibits a flat roof with no eaves.

The first story on the primary wing features a nonoriginal main entry with an arched transom and an arched window to the left, both accented with decorative keystones. A prominent projecting cornice line separates the ground floor from upper stories. Projecting bays with paired rectangular windows are located above the cornice on the second through fifth stories. As was typical for multifamily properties of this era, a fire escape is prominently positioned on the center of the building's primary elevation. On the recessed eastern bay of the primary elevation is a large wood door with glass lights and an ornate stone surround providing access to the residential units upstairs. A brick wall separates the entry way from the neighboring parking lot. The entry has been modified with the addition of a security gate and long awning, making the residential entry less visible from the street. Stacked above the residential entry are bay windows with a defining cornice line above and below the sixth story bay window. Windows types visible on this elevation are

original wood multi-light casement windows, and nonoriginal vinyl double-hung, fixed windows and aluminum sliders.



Figure 187. 680 Sutter Street.



Figure 188. 680 Sutter Street, close up of the decorative brackets and rafter ends on the primary elevation.



Figure 189. 680 Sutter Street, close up of the main entry on the primary elevation.



Figure 190. 680 Sutter Street, close up of the residential entry on the recessed eastern wing of the primary elevation.

Secondary elevations are visible on the north, east, and west elevations. The east elevation is comprised of two sections. The southern section has a column of the same projecting paired rectangular windows seen on the primary elevation. Adjacent to the projecting windows are two columns of single, rectangular windows, a design element that is replicated on the northern section of the east elevation. A smooth stucco finish on the southern section is present, while on the northern section board-formed concrete is visible underneath the stucco. The north elevation is divided into three bays with horizontal bands separating each story. The west and east bays have pairs of windows while the center bay has a single window. The west elevation is only visible from the street where it extends above the adjoining property. Board-formed concrete is visible as is one small window. Utilized throughout the secondary elevations are vinyl single-hung, wood multi-light casement, and fixed windows used in a variety of configurations.



Figure 191. 680 Sutter Street, western perspective of the southern portion of the eastern elevation.



Figure 192. 680 Sutter Street, northwestern perspective of the northern portion of the eastern elevation.



Figure 193. 680 Sutter Street, southwestern perspective of the northern elevation.



Figure 194. 680 Sutter Street, northeastern perspective of the west and primary (south) elevations.

The residential entry leads to a small lobby featuring decorative pilasters, marble floors, and a vaulted ceiling with decorative molding. A decorative railing and a marble fireplace are also present on the first floor. The building's upper floors have short hallways along an open, central courtyard. Original doors, frames, decorative picture rails, and base moldings are extant through the upper floors. The nonoriginal commercial entry off Sutter Street, leads to a small office space that features a short interior stairway and open space bordered by individual rooms.



Figure 195. Interior lobby of subject property.



Figure 196. Interior decorative railing in small office space.

SITE HISTORY

In 1918, Conrad Alfred Meussdoffer constructed 680 Sutter Street for I. Goodfriend. Although little information was available on I. Goodfriend, he is presumed to be Isidor Goodfriend, the president and manager of the Goodfriend Hotel, located on 245 Powell Street.⁸¹

A San Francisco native, Meussdoffer began his career at the architectural firm of Salfield & Kohlberg in 1892.⁸² Three years later, in 1895, he partnered with Victor de Prose before opening his own firm two years later in 1897. Early in his career, Meussdoffer designed a number of single-family residences in the Pacific Heights area, including 3016 Clay Street (1897), 3051 Clay Street (1902), 3320 Jackson Street (1906), and a pair of flats at 3353 and 3355 Jackson Street (1906). Meussdoffer later moved towards multi-family residences with some of his designs including 1925 Gough Street (1906), 2145 Franklin Street (1917) and 2100 Jackson (1923) among others.

After 680 Sutter was completed in 1918, the building changed ownership on numerous occasions. Goodfriend owned the building through 1924, at which time it transferred to Ralph McLeran.⁸³ By 1934, the building again changed hands, when T. Fahrenkrog acquired it and re-sold the same year to the Panama Realty Company.⁸⁴ Between 1935 and 1962, available building permits show several names listed under

⁸¹ Crocker Langley San Francisco Directory, 1916.

⁸² David Parry, "Conrad Meussdoffer, Architect," *Encyclopedia of San Francisco*, San Francisco Museum and Historical Society, 2003.

⁸³ "Big Holdings Change Hands in S.F. Deals," *San Francisco Chronicle*, 12 April 1924.

⁸⁴ "Realty Firm Buys Sutter Apartments," *San Francisco Chronicle*, 24 March 1934.

the owners/leasees, including Hale Bros. Realty Company (1935), M. Rabonovitch (1948), Richard King (1960), and Don Faulkner and Associates (1962).

By 1965 the building was owned by Roy Christie, who would retain the building until 1973. Christie is the last known owner prior to the AAU acquisition of the building in 1982.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following sections present a visual overview of the site history and construction chronology, through available historic photographs, materials, Sanborn Fire Insurance Maps. A tabular summary of available building permits on file with the City of San Francisco Department of Building Inspection follows.

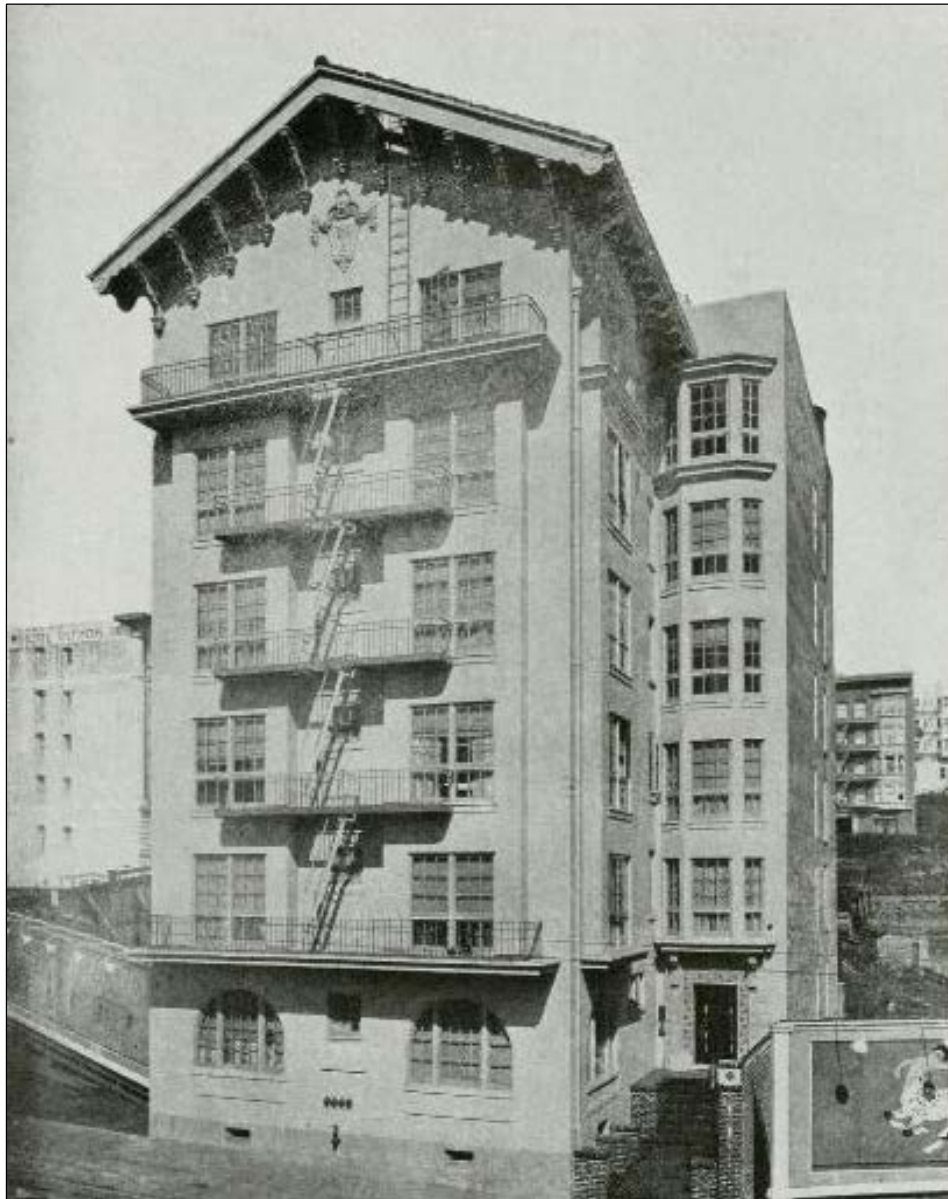


Figure 197. 1919 photo of 680 Sutter Street. This photo shows the original character and brickwork/detailing of the recessed side entrance (lower right of photograph). (Source: *Architect and Engineer*, September 1919)



Figure 198. 1919 photo of 680 Sutter Street. (Source: *Architect and Engineer*, September 1919)



Figure 199. 1976 photo of 680 Sutter Street. (Source: San Francisco Heritage)



Figure 200. 1978 photo of 680 Sutter Street. (Source: San Francisco Heritage)



Figure 201. 1993 photo of 680 Sutter Street. (Source: Academy of Art University)



Figure 202. 1938 Aerial Photograph, 680 Sutter Street. (Source: Environmental Data Resources)



Figure 203. 1948 Sanborn Fire Insurance Map, 680 Sutter Street. (Source: Environmental Data Resources)



Figure 204. 1974 Sanborn Fire Insurance Map, 680 Sutter Street. (Source: Environmental Data Resources)



Figure 205. 1988 Sanborn Fire Insurance Map, 680 Sutter Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 680 SUTTER STREET / APN: 0283007

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------------------------|--------------------|-----------------------------|-----------------------|----------|---|
| May 1, 1918 | 81654 | I. Goodfriend | Conrad A. Meussdoffer | \$75,000 | To build a six (6) story one basement building to be occupied as apartments with 29 units. Concrete construction. |
| June 8, 1918 (June 14, 1918) | 82206 | Potter Really Bros. | | \$350 | Under pin basement retaining wall - for an average depth of three feet. |
| Mar. 15, 1934 | 5849 | P. Fahrenkrog | | \$350 | Put in entrance repairs |
| Mar. 16, 1934 | 5894 | | | \$1,000 | Put in stairway from Sutter Street and change interior partitions. |
| May 3, 1935 | 12059 | Hale Bros. Realty Company | | \$80 | Brace house tank. |
| Oct. 13, 1948 (Oct. 20, 1948) | 111945 | M. Rabonovitch | | \$1,000 | Remove no-bearing partition and fix wall of front stone on ground floor. |
| Sept. 19, 1960 | 24049 | Mr. Richard King | | \$150 | New entrance awning. |
| Oct. 1, 1962 | 271797 | Don Faulkner | | \$700 | Manufacture and install tubular galvanized frame and canvas for drop type. |
| Sept. 27, 1962 | 2715328 | Don Faulkner and Associates | H. Grant | \$2,000 | Remove added partitions. Change glass in windows. Remove false walls and old plumbing. Widen front entrance and replace with aluminum or metal door and glass. Widen and change steps. Wire for display purposes. |
| July 22, 1965 (Aug. 11, 1965) | 317870 (284234) | Roy Christie | | \$1,800 | Install a system of sprinkler piping throughout basement area. |
| May 10, 1972 | 398142 (366719) | Roy Christie | | \$1,000 | [appears to be a compliance permit to conform to fire related violations; permit is not legible] |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------------------------|---------------------------|-----------------------------------|------------------|----------|---|
| Feb. 2, 1973 (Feb. 28, 1973) | 418154 (374552) | Roy B. Christie | | \$1,800 | 33 additional sprinkler heads. |
| May 25, 1973 (July 6, 1973) | 422435 | Roy B. Christie, Jr. | | \$1 | To complete work required by checklist to legalize building by checklist. |
| Mar. 18, 1982 (Apr. 5, 1983) | 8302267 (499404) | AAU | | \$3,800 | Erect (electric) sign. Plot plan and elevation indicate exactly the location of sign horizontally and vertically. Shown method of attachment hereon or on separate drawings in duplicate. |
| Jan. 10, 1986 | 8600359 (542044) | Jan Furch Academy Arts College | | \$9,048 | Install aluminum windows in existing frames. No structural change or changes in window frames. |
| Apr. 26, 1996 (May 8, 1996) | 9607209 (793465) | AAU | | \$1,800 | To erect single faced electric sign, to be installed flat on wall. |
| Nov. 20, 1996 | 9622494 (809243) | Elisa Stephens | Ronald A. Perner | \$5,320 | Replace concrete deck balcony, fire escape with steel. |
| Apr. 24, 1997 | 9707396 (820108) | AAU | | \$700 | Dry standpipe remodel. |
| June 4, 1997 | 9710146 (823202) | Elisa Stephens | Ron A. Perner | \$1 | Revision to Permit #9622494, dated Nov. 20, 1996. |
| Nov. 15, 2005 | 200511158167 (1072420) | AAU | | \$5,000 | Minor repair to existing soffit due to dry-rot. All work to match existing. Section of soffit work on south face, and front face of building. |
| Apr. 8, 2008 | 200804089059 | | | \$5,001 | Erect a double faced, projecting, electric sign. |
| Apr. 8, 2008 | 200804089060 | | | \$10,000 | One non illuminated awning/canopy 2'-2" x 5'-2" x 11'-0" projecting. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|------------------------------|---------------------------|---------------------------------|-----------|----------|---|
| July 3, 2008 | 200807035941 (1159443) | Elisa & Scott Stephens Trust | | \$10,000 | Work at unit #202 & #302 only. Replace kitchen cabinets, replace sink, and relocate receptacles. Replace ceiling light, replace flooring in kitchens. |
| Mar. 1, 2010 | 201003017277 | | | \$5,000 | Installation of 1 non-illuminated canopy awning. 2'-2" x 5'-2" x 11'-0" wide x 8'-10" to bottom. |
| Mar. 31, 2010 (June 4, 2010) | 201003319387 (1213499) | Elisa Stephens Trust | | \$100 | Removal of one electrical wall sign (backlit). |
| Mar. 31, 2010 | 201003319388 | | | \$100 | Removal of one 1-projecting wall sign. |
| Apr. 16, 2010 | | | | | |
| Sept. 7, 2010 | 201009070317 | | | \$11,000 | Work at unit #204 only. Respond to NOV #201052694 for window replacement and kitchen remodel without permit. |
| Oct. 29, 2010 (Nov. 8, 2010) | 201010293992 (1225331) | Elisa Stephens Trust (AAU) | | \$1,000 | Add 1 pendant head at top of garbage shaft. Add 2 sidewalls in garbage shaft. One at 2 nd floor and one at 4 th floor. |
| Jan. 5, 2012 | 201201051753 | | | \$50,000 | Units #400, #402, #500, #506, and #602: Remodel of kitchens in kind. Replace counters, cabinets, sinks and faucets. |
| Jan. 30, 2012 | 201201303193 | | | \$1 | (For planning dept. purposes only) To reclassify building as 2 dwelling units and 26 units as education group housing. |
| Dec. 10, 2012 | 201212105826 (1281542) | AAU | | \$28,481 | Re-roof existing mineral cap sheet roof with new SPE roofing system. |
| Jan. 24, 2013 (Mar. 4, 2013) | 201301248690 (1287643) | AAU | | \$500 | Remove projecting signage. (Remove signage on all 3 sides of awning). |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

680 Sutter Street is a contributor to the National Register of Historic Places (NRHP)-listed historic district, Lower Nob Hill Apartment Hotel Historic District (and is therefore an historical resource under CEQA). The property is also a contributing property in the Kearny-Market-Mason-Sutter Street Conservation District (KMMS).

In addition to being listed in the NRHP and contributing to the KMMS, 680 Sutter Street appears eligible for the California Register of Historical Resources (CRHR) under Criterion 1, as an embodiment of multi-family residential development in the Nob Hill neighborhood during the post-1906 earthquake Reconstruction period. The property is also eligible for the CRHR under Criterion 3, as an intact contributor to this historic district of multi-family residences. The property represents a distinctive example of an apartment building in the Nob Hill neighborhood with unique Swiss Chalet Bungalow-style details.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). 680 Sutter Street retains integrity and remains eligible as a contributor to the NRHP historic district and a CRHR-eligible historical resource. The period of significance is 1918 to 1940, with the end date corresponding with end of the historic district’s period of significance.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Mid-rise height and irregular plan with short, recessed eastern wing and open courtyard on west elevation
- Site: set flush with the sidewalk
- Articulated storefront and recessed residential entryway to east
- Red-clay clad, front-gable roof with elaborate decorative brackets and exposed rafter ends on primary wing and flat roof with no eaves on rear (north) and east wing
- Short projecting bays on south and east
- Bold projecting cornice defining division between ground and upper stories
- Brick entrance wall; wood and glass entrance with ornate decorative trim
- Concrete construction and smooth stucco sheathing on exterior walls
- Large arched windows accented with decorative keystones
- Divided light, wood-casement windows on north, south, and east elevations
- Fire escape (south and north elevations)

Interior

- Spatial arrangement: short hallways along open central courtyard
- Original doors and frames
- Decorative picture rails and base moldings
- Vaulted lobby ceiling with decorative molding
- Decorative pilasters and marble floor in lobby
- Marble fireplace
- Decorative railing

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Original, western arched window on ground-level was converted into a doorway prior to 1934 (SF Chronicle)
- New entrance awning, 1960 (Permit 24049)
- Ground-level storefront was widened to accommodate the current aluminum door and the upper transom window was replaced in 1962 (Permit 2715328)
- Original ground-floor window painted over (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Projecting wall sign and installation of hardware/brackets added in 1983 (Permit 8302267); wall sign removed in 2010 (but installation hardware/brackets left in place and painted over) (Permit 201003319388)
- Top portion of fire escape and balcony/railing replaced with shorter fire escape platform; balcony/railing spanning the façade removed in 1996/1997 (Permit 9622494, 20 November 1996, and Permit 9710146, 4 June 1997)
- Non-illuminated awning/canopy added, 2'2" x 5'2" x 11'0", 2008 (Permit 200804089006)
- Operable window within the large arched windows on ground-floor replaced with aluminum slider in 1986 (Permit 8600359)

Dates inconclusive or awaiting further data:

- Security gate added on ground floor at residential entryway (AAU, Memo to SWCA, 2/2/2016)

SECONDARY ELEVATIONS

Post-AAU Alterations:

- Operable window within the large arched windows on ground-level replaced with aluminum slider installed in 1986 (Permit 8600359)
- Replacement windows on the interior courtyard/west elevation replaced (vinyl double-hung) (AAU, Memo to SWCA, 2/2/2016)

INTERIOR

Although the first floor has been converted into a retail space since the property's initial construction, the small lobby appears to be largely intact. Changes include the addition of lighting, the replacement of some interior doors, and removal of materials outside of the lobby.

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

680 SUTTER STREET (ES-19)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*. The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|---|-----------------------------|--|---|---|---|---|--|---|--|---|---|---|
| PRIMARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Fire Escape Platform and Railing (primary elevation, top of building) | 1996/1997 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Restore the fire escape's balconette and decorative railing and façade-wide platform at the sixth story |
| Brackets | 2010 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Remove brackets, repair wall, refinish surfaces to match existing |
| Awning | 2008 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Remove awning, repair features |
| Window Replacements | 1986 | Yes | No | No | N/A | No | No | N/A | N/A | No | Yes | Replace aluminum windows, replace with historically |

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | Secretary's Standards for Rehabilitation | | | | | | | | | | Recommended Design Modifications to Facilitate SOIS Compliance | |
|---|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|--|
| | | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | | |
| | | | | | | | | | | | | | compatible windows, based on documentary and/or material evidence |
| SECONDARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | | |
| Window Replacements | 1986 | Yes | No | No | N/A | No | No | N/A | N/A | No | Yes | | Replace aluminum/vinyl windows, replace with historically compatible windows |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Fire Escape Platform and Balconette/Railing Removal: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Brackets: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Awning: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Window Replacements: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Fire Escape Platform and Balconette/Railing Removal: The project does not comply with Rehabilitation Standard No. 2. The original façade-length fire escape platform and railing balanced the vertical design composition of the

building. These elements were distinctive, character-defining features for the property.

Brackets: The project does not comply with Rehabilitation Standard No. 2. The brackets are a remnant of a now-removed wall sign that had been installed in 1982 by AAU and removed by 2008. The brackets interrupt the smooth corner and the void between extending window bays. Additionally, the installation of these brackets, into the smooth stucco of the exterior walls, damaged historic fabric.

Awning: The project does not comply with Rehabilitation Standard No. 2. The awning obscures distinctive character-defining elements of the residence that were designed to be seen. These include: (1) the principal recessed entrance, (2) ground-floor windows along the eastern elevation, and (3) the brick wall marking the entrance porch. The awning installation also appears to have damaged the historic stucco surface and material around the main entry.

Window Replacements: The project does not comply with Rehabilitation Standard No. 2. Historic photographs of the building indicate that the original windows within the large arched openings on the ground-level were divided lights. The installation of the aluminum windows altered this original pattern, resulting in the removal of distinctive historic materials.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Fire Escape Platform and Balconette/Railing Removal: The project complies with Rehabilitation Standard No. 3.

Brackets: The project complies with Rehabilitation Standard No. 3. Given their size and utilitarian appearance, the brackets do not create a false sense of historical development.

Awning: The project does not comply with Rehabilitation Standard No. 3. Historic photographs indicate that the building did not have an awning over the primary entryway during the period of significance (1918-1940). The awning introduces a highly visible element on the façade that is not consistent with the historical appearance of the property.

Window Replacements: The project does not comply with Rehabilitation Standard No. 3. The nonoriginal aluminum windows introduce an architectural element that is inconsistent with the original design and character of the building.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Fire Escape Platform and Balconette/Railing Removal: N/A

Brackets: N/A

Awning: N/A

Window Replacements: N/A

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Fire Escape Platform and Balconette/Railing Removal: The project does not comply with Rehabilitation Standard No. 5. The original façade-length fire escape platform and railing balanced the vertical design composition of the building. These elements were distinctive, character-defining features of the property.

Brackets: The project does not comply with Rehabilitation Standard No. 5. The large mounting brackets were installed directly into historic wall finishes and materials. The project is likely to have resulted in damage to distinctive materials that characterize the property.

Awning: The project does not comply with Rehabilitation Standard No. 5. The nonoriginal awnings obscure the distinctive character, configuration, and details of the entrance.

Window Replacements: The project does not comply with Rehabilitation Standard No. 5. The removal of original windows and installation of replacement windows resulted in the loss of distinctive features and materials that characterized the property.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Fire Escape Platform and Balconette/Railing Removal: The project does not comply with Rehabilitation Standard No. 6. Deteriorated features were replaced rather than repaired, and the character and appearance of the replacement features do not match those of the original features.

Brackets: Rehabilitation Standard No. 6 is not applicable to this project.

Awning: Rehabilitation Standard No. 6 is not applicable to this project.

Window Replacements: The project does not comply with Rehabilitation Standard No. 6. The original windows were likely replaced because they were deteriorated and the project replaced rather than repaired them.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Fire Escape Platform and Balconette/Railing Removal: N/A

Brackets: N/A

Awning: N/A

Window Replacements: N/A

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Fire Escape Platform and Balconette/Railing Removal: N/A

Brackets: N/A

Awning: N/A

Window Replacements: N/A

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Fire Escape Platform and Balconette/Railing Removal: The project does not comply with Rehabilitation Standard No. 9. Original features were removed and not replaced in-kind to match the historic features in appearance, size, or proportions.

Brackets: The project does not comply with Rehabilitation Standard No. 9. The brackets

interrupt the smooth corner and the void between extending window bays, which contributes to the character of the property. Additionally the installation of these brackets has damaged the historic stucco.

Awning: The project does not comply with Rehabilitation Standard No. 9. The awning obscures the primary entryway, which both contributes to the historic character of the property and are important in its ability to convey its historic significance.

Window Replacements: The project does not comply with Rehabilitation Standard No. 9. The project resulted in damage to the original divided-light windows, which were character-defining features of the property.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Fire Escape Platform and Balconette/Railing Removal: The project complies with Rehabilitation Standard No. 10. Its removal would not permanently impair the essential form and integrity of the historic property.

Brackets: The project complies with Rehabilitation Standard No. 10. Its removal would not permanently impair the essential form and integrity of the historic property.

Awnings: The project complies with Rehabilitation Standard No. 10. Its removal would not permanently impair the essential form and integrity of the historic property.

Window Replacements: The project complies with Rehabilitation Standard No. 10. Although installation of the new windows resulted in damage to historic materials, new windows can be installed that replicate the materials and window pane configuration of the original divided-light windows.

ARTICLE 11 ANALYSIS

680 Sutter Street is a Category IV (Contributory) property within the Kearny-Market-Mason-Sutter Conservation District, adopted in 1985 and codified in Article 11, Appendix E, of the San Francisco Planning Code. Both Article 11 and Appendix E describe review standards and requirements for the treatment of properties within Conservation Districts and the Kearny-Market-Mason-Sutter Conservation District. In general, the recommendations and design guidelines for Article 11 properties reflect a district-specific application of the *Secretary's Standards*, to ensure the protection and retention of the district's historic character and significance.⁸⁵

Design Standards for the Kearny-Market-Mason-Sutter Conservation District specify that awnings should not obscure character-defining features.⁸⁶ In the case of the subject property, the awnings introduce an architectural feature that obscures the character-defining residential entrance and decorative surround with details that were designed to be seen.

RECOMMENDATIONS

To facilitate compliance with SOIS and applicable Article 11 guidelines, the original appearance of the fire escape's façade-wide platform, fronted by a balconette and decorative railing, should be restored. Additionally, the primary façade awning and brackets should be removed and any damaged materials repaired, patched, and refinished to match existing adjacent historic materials. Non-original vinyl and aluminum windows should be removed using the least invasive means possible to minimize damage to surrounding surface and materials. Using documentary evidence, new windows should be installed to match historic fenestration in terms of configuration, function, muntin patterns, profile, and thickness of frames. In addition, the original appearance and proportions of the fire escape's façade-wide platform, balconette and decorative railing at the sixth story should be replaced, using documentary evidence.

⁸⁵ San Francisco Planning Code, Article 11, Section 1111.6, Standards and Requirements for Review of Applications for Alterations.

⁸⁶ San Francisco Planning Department. *DRAFT Design Standards for Signage & Awnings in the Kearny-Mason-Market-Sutter Conservation District*. Historic Preservation Design Standards, June 2009, 7.

817-831 SUTTER STREET (ES-14)



APN: 0299021 (address spans 817-831 Sutter Street)

Construction Date: 1924

Architect/Builder/Designer (if known): Baumann & Jose

Previous Status: Category A

Previous CHR Status Code: 1D

Date of Past Surveys/Evaluations: 1978; 1991

AAU Acquisition Date: 2006

Current CHR Status Code: 1D

Applicable Criteria: A and C (NRHP), 1 and 3 (CRHR)

Historical Resource? Yes

Project Modifications Recommended? Yes

BUILDING AND PROPERTY DESCRIPTION

The mid-rise building at 817-831 Sutter Street was constructed in 1924 as a residential and commercial hotel. The building has a T-shape plan and is set flush to the sidewalk on a rectangular, sloped lot with the primary elevation facing north on Sutter Street. With Spanish Colonial details, the building features a symmetrical design with a stucco façade, and is capped with a flat roof with a short parapet sheathed in red clay tile and topped by pinnacles.



Figure 206. 817-831 Sutter Street.

The primary elevation has a delineated commercial storefront on the first story covered in green and purple panels. The main entry is centered on the elevation and is composed of a nonoriginal, recessed aluminum framed, glass double-door with large sidelights and transom. Above the main entry is a metal canopy with sign that reads “Commodore.” To the west of the main entry is a curved entry with a set of paneled double-doors with a metal security gate, which formerly led to a bar. East of the main entry is a former restaurant space (now vacant) that is delineated by a large fixed window and two single doors; one glass with a transom window and an adjacent metal personnel door.

Above the first floor, projecting window bays on the second through the sixth stories form defined vertical elements on the east and west side of the building. Between the projecting window bays, rectangular windows are symmetrically spaced on the second through the fifth stories, while the sixth story windows are arched. Rounded balconies with decorative entablature and brackets are located in front of the eastern and western most sixth story windows. A detailed frieze separates the fifth and sixth stories and the decorative parapet features escutcheon on the projecting bays. Vinyl sliding windows have replaced the original windows on the upper stories.



Figure 207. 817-831 Sutter Street, close up of the first story on the primary elevation.



Figure 208. 817-831 Sutter Street, close up of the main entry on the primary elevation.



Figure 209. 817-831 Sutter Street, close up of the entry to the yoga room on the primary elevation.



Figure 210. 817-831 Sutter Street, close up of the entry to the former café and basement on the primary elevation.



Figure 211. 817-831 Sutter Street, close up of the upper story details.

Secondary elevations are visible from a small courtyard on the east and a walkway on the west, both of which are accessed via a personnel door from the basement. The secondary elevations are comprised of horizontal bands of windows comprised of nonoriginal vinyl and aluminum sliders, double-hung, and casement windows.

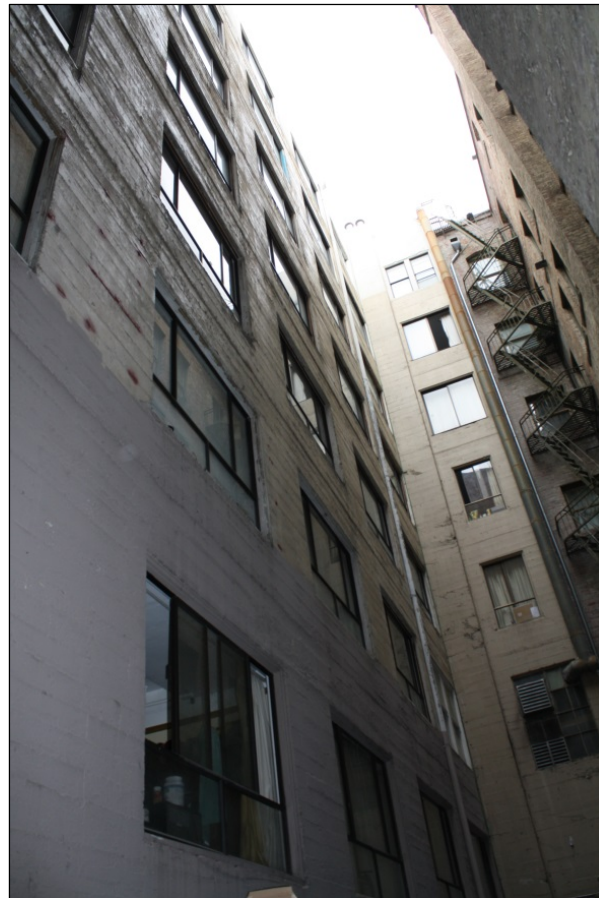


Figure 212. 817-831 Sutter Street, northern perspective of the western elevation.



Figure 213. 817-831 Sutter Street, northeastern perspective of the western elevation.

The main entry leads to a large open lobby, which features decorative molding, columns, and pilasters. When the lobby was reconfigured in 1956, the elevator doors and other interior features were removed, and more recently a glass door leading to a room behind the lobby has been added. A door on the east side of the room provides access to the yoga room, which recently replaced a former bar located in the western, ground-level commercial space. The room is now an open space with modern materials typical of its function. A glass door on the west side of the lobby, also accessed through the glass door on the primary elevation, is a former coffee shop that appears to date to the 1990s or 2000s. The materials, including seating and kitchen equipment, have been left in place although the space remains vacant. Marble stairs from the lobby lead to the residential floors with double-loaded corridors. Original rounded ceilings and wainscoting are extant throughout the upper stories.



Figure 214. Interior lobby of subject property.



Figure 215. Interior lobby of the subject property.



Figure 216. Interior yoga room of the subject property.



Figure 217. Interior of the former cafe of the subject property.

SITE HISTORY

Designed by H.C. Baumann and Edward Jose, the hotel at 817-831 Sutter Street was built by owner James Welsh originally as a bachelor hotel.⁸⁷ According to the *San Francisco Chronicle* article, published 1 January 1924:

The six-story and basement building, comprising 116 rooms, each with private bath, occupies ground 82x110 feet, which was purchased through [Louis T.] Samuels by James A. Welsh a few months back. Stores will occupy the balance of the ground floor not occupied by the lobby and entrance.⁸⁸

Although little is known about James Welsh, from the numerous articles in the *San Francisco Chronicle*, he appears to have been a builder and developer.⁸⁹

A native of the Bay Area, Herman Carl Baumann studied at the San Francisco Architectural Club. He worked in the offices of Thomas Edwards, Norman Sexton, and the George Wagner Construction Co. before opening his own practice in 1924. He then partnered with Edward Jose, a former City building inspector for a short period of time. Baumann had a prolific career in San Francisco, stating he had designed over 1,150 buildings, including apartments, pairs of flats, and single-family residences, in a self-written career summary in 1952. Notable works includes 620 Jones Street (The Gaylord Hotel, 1928), 290 Lombard (apartment building, 1940), and numerous houses in Pacific Heights, including 1950 Clay Street (1930), 1950 Gough Street (1926), and 1895 Pacific Avenue (1931).

By 1956 the hotel owner was listed as the Commodore Hotel, who hired Bolton White and Jack Hermann to complete the renovation of the hotel lobby and first floor. The firm of White and Herman was established in 1948. The practice expanded in 1958 to include Allen Steinau, and in 1961 with Don Hatch. After 1961

⁸⁷ "Bachelor Hotel to Be Built on Sutter Street," *San Francisco Chronicle*, 20 October 1923.

⁸⁸ "10-Year Lease Is Signed for Hotel," *San Francisco Chronicle*, 1 January 1924.

⁸⁹ "Record of Realty and Building Operation," *San Francisco Chronicle*, 27 April 1901; "Elegant Modern Homes," *San Francisco Chronicle*, 27 September 1914; "\$70,000 apartment House to Be Built," *San Francisco Chronicle*, 2 September 1922; and "Builder Will Erect 28 Small Dwellings," *San Francisco Chronicle*, 31 May 1924.

the firm was known as Hatch, White, Hermann, and Steinau.⁹⁰ The firm featured a diverse work of modern architecture, however they are primarily known for 2233 Post Street (commercial, 1962), which was the first commercial building completed under the Western Addition Redevelopment Agency Program.⁹¹

The Commodore Hotel would install the “Commodore” marquee in 1957 and continue to be listed as the owner until 1966. As of 1969 Craig P. Smith was listed as the owner until 1991. From 1995-2006, building permits listed several owners, including Ingrid Summerfield (1997), Joie De Vivre Hospitality (2004), and Commodore LLC. (2006).

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following sections present a visual overview of the site history and construction chronology, through available historic photographs, materials, Sanborn Fire Insurance Maps. A tabular summary of available building permits on file with the City of San Francisco Department of Building Inspection follows.



Figure 218. 1924 rendering of 817-831 Sutter Street. (Source: Architect and Engineer, January 1924)

⁹⁰ “People in the News,” *San Francisco Chronicle*, 19 January 1961.

⁹¹ San Francisco Planning Department, *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*, Appendix B, p. 3.



Figure 219. 1925 photo of 817-831 Sutter Street. (Source: Blue Book, 1925)



Figure 220. 2006 photo of 817-831 Sutter Street. (Source: Academy of Art University)



Figure 221. 1938 Aerial Photograph, 817-831 Sutter Street. (Source: Environmental Data Resources)

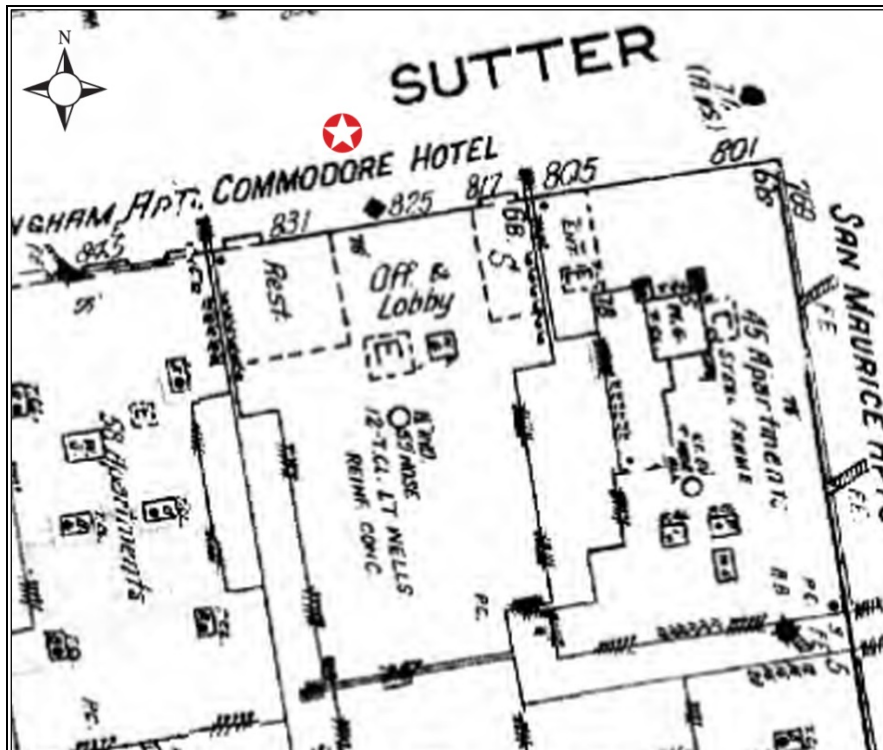


Figure 222. 1948 Sanborn Fire Insurance Map, 817-831 Sutter Street. (Source: Environmental Data Resources)

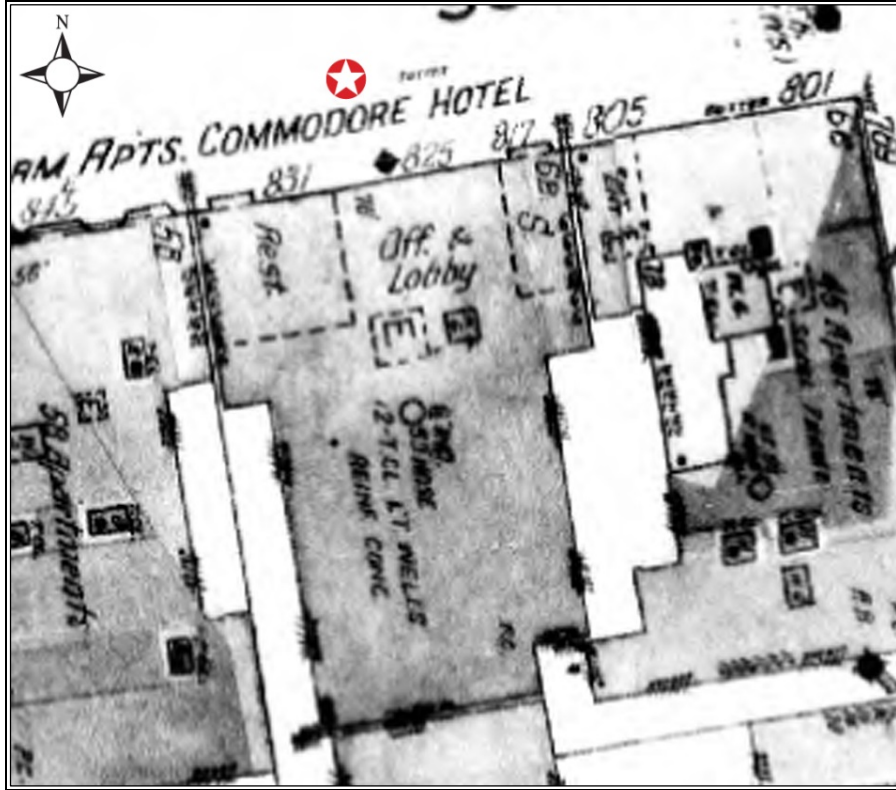


Figure 223. 1974 Sanborn Fire Insurance Map, 817-831 Sutter Street. (Source: Environmental Data Resources)

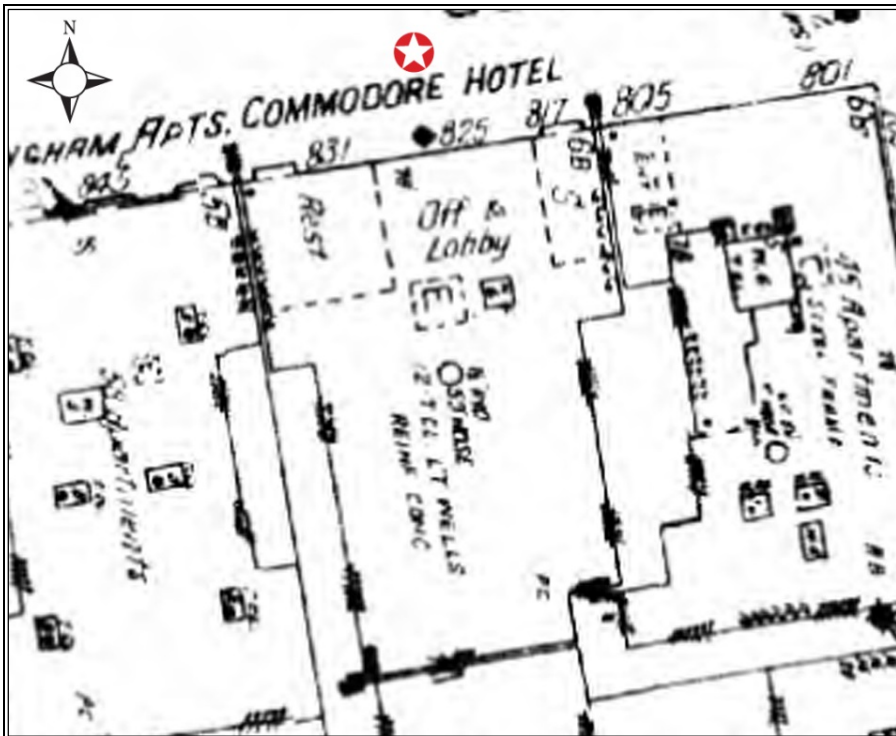


Figure 224. 1988 Sanborn Fire Insurance Map, 817-831 Sutter Street. (Source: Environmental Data Resources)

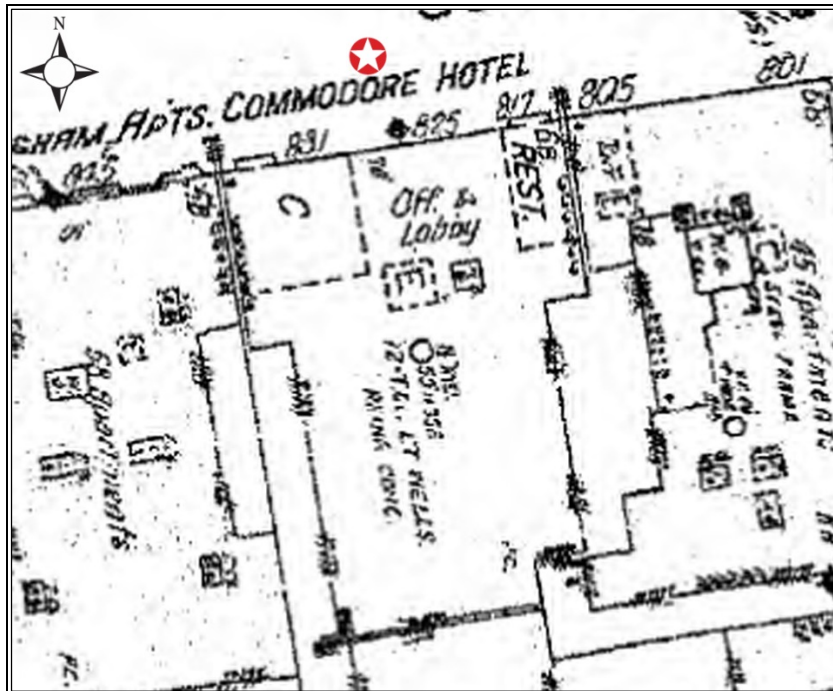


Figure 225. 1999 Sanborn Fire Insurance Map, 817-831 Sutter Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 817-831 SUTTER STREET / APN: 0299021

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|--------------------------------|------------------|-----------------------|----------------------------|-----------|--|
| Oct. 16, 1923 (Oct. 31, 1923) | 121129 | Mr. James Welsh | H.C. Baumann & Edward Jose | \$100,000 | Build Class "C" Hotel Building; concrete construction. |
| Aug. 13, 1956 (Sept. 14, 1956) | (169421) | Commodore Hotel | Briton White + Jack Hesman | \$7,000 | Alter hotel lobby front as per plan. |
| June 24, 1957 (June 28, 1957) | 199400 (178679) | Commodore Hotel | | \$150 | Install electric "Coffee Shop" sign. |
| Oct. 11, 1957 (Oct 31, 1957) | 205514 | Commodore Hotel | | \$300 | Install electric "Commodore" letters on marquee canopy. |
| July 29, 1966 (Aug. 4, 1966) | 332898 (297390) | Commodore Hotel | | \$250 | Manufacture and install complete stationary awning; frame of steel tubing cover of approved canvas. |
| Nov. 5, 1969 (Jun. 24, 1970) | (345498) | Craig P. Smith | | \$3,000 | Sprinkler ground floor rooms. Install handrail west side stairway to street. Install ventilation top of elevator shaft on roof. Enclose stairway lobby to ground floor |
| July 6, 1970 (July 16, 1970) | 385979 (346278) | Commodore Coffee Shop | | \$420 | Install sign on wall. |
| Apr. 11, 1980 (Apr. 24, 1980) | 8003129 (45909) | Craig P. Smith | | \$10,000 | Replace existing wood casement windows. Windows to be bronze aluminum as manufacture by J.R. Flynn Company. (See dwg. attached to permit). |
| Oct. 28, 1987 (Aug. 29, 1991) | 8715532 (680316) | Craig P. Smith | | \$16,000 | Parapet Safety Program work; remove and replace wood roof structure. At front of |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------------------------|--|---------------------------|-----------------------|----------|---|
| | | | | | building including clay tiles and related items. |
| Aug. 19, 1988 | 8812200 (594358) | Craig P. Smith | | \$16,000 | Re-roofing; remove all the old roof install 1 layer base sheet, 3 layers ply sheet with hot asphalt. Install new roofing gravel. New shingle on front roof. |
| Feb. 22, 1991 | 9102944 (665939) | Craig P. Smith | | \$3,000 | Recovering existing canopy with canvas. |
| Apr. 22, 1997 | 9707168 (819833) | Ingrid Summerfield | | \$34,000 | Install new Fire Alarm system. |
| Dec. 23, 2004 (Mar. 16, 2005) | 200412232093 (1050369) | Joie De Vivre Hospitality | Lerner and Associates | \$12,900 | Barrier removal work to make front entrance accessible by replacing part of sidewalk and curb. Install automated power door system. Sidewalk build up. |
| May 10, 2006 | 200605101259 (1086321) | Commodore LLC. | | \$1,500 | Upgrade ANSIL fire system in existing hood on 1 st floor. |
| July 14, 2010 (July 26, 2010) | 201007146602 (127344) | AAU | | \$30,000 | To comply with NOB #201052695. Replace approx. 100 doors from guest rooms with new fire rated doors (20 min. rated). Replace entry doors to all living units. |
| Aug. 3, 2010 | S.F. Property Info Permit: 201008038026 (*permit filed but never issued) | | | \$5,000 | Replace 4 windows, aluminum to vinyl, (windows not visible from street). |
| Oct. 14, 2011 (Oct. 25, 2011) | 201110146837 (1250607) | AAU | | \$5,000 | Fire sprinkler permit (basement interior only): Disconnect existing hose racks from the domestic water supply & reconnect to the fire sprinkler supply. |
| Nov. 9, 2011 | 201111098578 | AAU | | \$35,000 | Re-roofing: Remove gravel and clean. Then install SPF cool roof system. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|------------------------------|------------------------|-------|-----------|-------|-----------------------------------|
| Jan. 24, 2013 (Mar. 4, 2013) | 201301248686 (1287677) | AAU | | \$500 | Remove wall sign at ground level. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

817-831 Sutter Street is a contributor to the National Register of Historic Places (NRHP)-listed historic district, Lower Nob Hill Apartment Hotel Historic District (and is therefore an historical resource under CEQA).

In addition to being listed on the NRHP, 817-831 Sutter Street appears eligible for the California Register of Historical Resources (CRHR) under Criterion 1, as an embodiment of multi-family residential and hotel development in Nob Hill during the post-1906 earthquake Reconstruction period. (On the basis of this association, the property is a contributor to the NRHP-listed historic district, which is an expansive, cohesive district in San Francisco's Nob Hill neighborhood.) In addition, the property is eligible for the CRHR under Criterion 3, as an intact contributor to this historic district of multi-family residences and hotels. The property represents a distinctive example of a hotel building in Nob Hill with unique Spanish Revival-style details.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the "ability of a property to convey its significance" (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association (each aspect is defined in National Register Bulletin 15).

The subject property retains integrity on the upper floors and remains eligible as a contributor to the NRHP historic district and a CRHR-eligible historical resource. The period of significance is 1924 to 1940, with the end date corresponding with end of the historic district's period of significance.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Scale and massing: six-story height; T-shaped plan
- Flush with sidewalk
- Symmetrical design composition
- Flat, red-clay tile roof with short parapet
- Delineated commercial storefront
- Symmetrical fenestration pattern; larger openings on projecting outer bays and smaller openings through central bay
- Detailed cornice and frieze
- Pinnacles along the roofline
- Sixth story rounded balcony with decorative entablature and brackets
- Stucco wall surface
- Original double-hung windows on secondary elevations
- Fire escape (north elevation)

Interior

- Spatial arrangement: open lobby interior, flanked by commercial spaces, and double-loaded corridors in upper floors
- Original elevator space
- Original tile floors and fireplace (ground story)
- Decorative molding, columns and pilasters in lobby
- Marble stairs and base
- Entryway, door pattern on wall
- Original doors and trim
- Rounded ceilings, and trim and wainscoting in upper-level hallway

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- The storefronts and lobby doors reconfigured by the Commodore Hotel in 1956 (Permit 169421)
- Installation of “Commodore” marquee canopy in 1957 (Permit 205514)
- Awning on eastern storefront installed, 1966 (Permit 332898); resheathed, 1991 (Permit 9102944)
- Upper-floor windows replaced by aluminum windows in 1980 (Permit 8003129)
- Installation of “Commodore” blade sign (AAU, Memo to SWCA, 2/2/2016)
- Installation of “Canteen” projecting box sign (AAU, Memo to SWCA, 2/2/2016)
- Installation of jalousie windows on ground level (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Security cameras added

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Windows on east and west elevations replaced with aluminum windows in 1980 (Permit 8003129)
- Replacement aluminum windows on west elevations (2/2/2016)
- Reroofing (Permit 201111098578)

Post-AAU Alterations:

- Four aluminum windows were replaced with vinyl windows on the east elevation in 2010 by AAU (Permit 201008038026 [*permit filed but never issued])
- Security cameras added

INTERIORS

The lobby appears to have been largely reconfigured into its current state in 1956 as part of Permit 169421, which included the removal of original elevator doors and other interior features. The coffee shop located at the eastern storefront was extensively altered through the addition of wood wall paneling, booths and tables, a coffee table, and kitchen. The western ground-level storefront was previously occupied by the Red Room Bar; however, AAU removed all remnants of this business in its conversion of the space into a yoga studio. Archival research at SF Heritage and the San Francisco Public Library has not identified historic photographs or material indicating the original appearance of this space. The upper-level residential floors have been altered through extensive replacement of doors and the installation of modern carpet. Modern hotel, keycard door fixtures suggest that the replacement of the doors was completed prior to AAU’s acquisition of the building. In addition, a new range fire suppression and sprinkler system were installed by AAU (Permits 200605101259 and 201110146837).

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

817-831 SUTTER STREET (ES-14)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | Secretary's Standards for Rehabilitation | | | | | | | | | | | Recommended Design Modifications to Facilitate SOIS Compliance |
|---|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|--|
| | | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new construction will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new construction: if removed, essential form/integrity of historic property and its environment would be unimpaired. | | |
| PRIMARY ELEVATION | | | | | | | | | | | | | |
| Known/Visible Exterior Alterations | | | | | | | | | | | | | |
| Security Cameras | Post-2006 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None | |
| SECONDARY ELEVATIONS | | | | | | | | | | | | | |
| Known/Visible Exterior Alterations | | | | | | | | | | | | | |
| Window Replacement on secondary elevation | 2010 | Yes | No | No | N/A | N/A | N/A | N/A | N/A | No | Yes | SOIS compliant approach would be to remove and replace vinyl windows with period-appropriate windows, based on documentary and/or material evidence; per SOIS, original features should be retained and repaired | |

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new construction will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new construction: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|---|-----------------------------|--|---|---|---|---|--|---|--|---|---|---|
| Security Cameras | Post-2006 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | where possible, and, where necessary, replaced in-kind (to match in materials and appearance) |
| | | | | | | | | | | | | None |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Security Cameras: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Window Replacements: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Security Cameras: The project complies with Rehabilitation Standard No. 2. The security cameras are minimal in scale and appearance and do not negatively affect the historic character of the property.

Window Replacements: The project does not comply with Rehabilitation Standard No. 2. Historic photographs of the building indicate that the original windows overall were divided light casements. The installation of four vinyl windows on the secondary elevation is not consistent with the distinctive character and materials of the historic fenestration on the building.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Security Cameras: The project complies with Rehabilitation Standard No. 3. The security cameras are clearly modern and do not result in a false sense of historical development.

Window Replacements: The project does not comply with Rehabilitation Standard No. 3. The nonoriginal aluminum windows introduce an element that is not consistent with the historical character and appearance of the property.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Security Cameras: Rehabilitation Standard No. 4 is not applicable to this project.

Window Replacements: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Security Cameras: The project complies with Rehabilitation Standard No. 5. The installation of the security cameras resulted in minimal damage to historic wall materials, and the property retains the distinctive materials, features, and finishes that convey its historical significance.

Window Replacements: Rehabilitation Standard No. 5 is not applicable to this project.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Security Cameras: Rehabilitation Standard No. 6 is not applicable to this project.

Window Replacements: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Security Cameras: Rehabilitation Standard No. 7 is not applicable to this project.

Window Replacements: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Security Cameras: Rehabilitation Standard No. 8 is not applicable to this project.

Window Replacements: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated*

from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.

Security Cameras: The project complies with Rehabilitation Standard No. 9. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and they are clearly differentiated from the features that characterize the building.

Window Replacements: The project does not comply with Rehabilitation Standard No. 9. Historic photographs of the building indicate that the original windows divided light casement windows. The installation of four vinyl windows on the secondary elevation is not consistent with the original windows, which contributed to the historic character of the property.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Security Cameras: The project complies with Rehabilitation Standard No. 10. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and their removal would not result in any impairment to the building.

Window Replacements: The project complies with Rehabilitation Standard No. 10. Although the vinyl windows are not consistent with the historic character of the property, new windows can be installed that replicate the materials and window pane configuration of the original divided-light windows.

RECOMMENDATIONS

The security cameras are generally compliant with the SOIS; no design modifications are recommended at this time.

The window removal and replacement does not meet Standards No. 2, 3, 5, 6, or 9. However, this elevation is not visible from the public right of way, and the affected features are considered of secondary character-defining importance. A SOIS-compliant approach would be to remove and replace vinyl windows with period-appropriate windows, based on documentary evidence. In addition, per the SOIS, original features should be retained and repaired where possible, and, where necessary, replaced in-kind (to match in materials and appearance).

860 SUTTER STREET (ES-13)



APN: 0281006

Construction Date: 1913

Architect/Builder/Designer (if known): G. Albert Lansburgh

Previous Status: Category A

Previous CHR Status Code: 1D

Date of Past Surveys/Evaluations: 1976; 1978; 1991

AAU Acquisition Date: 2003

Current CHR Status Code: 1D

Applicable Criteria: A and C (NRHP), 1 and 3 (CRHR)

Historical Resource? Yes

Project Modifications Recommended? No

BUILDING AND PROPERTY DESCRIPTION

Designed by G. Albert Lansburgh, 860 Sutter Street was constructed in 1913 as a hotel. The six-story building has a T-shape plan and is set flush to the sidewalk on a rectangular, sloped lot. With its Gothic Revival-influenced style, the property exhibits a design emphasizing the vertical axis, with continuous vertical piers separating each window bay and creating an attenuated appearance on the facade.

The design composition is symmetrical and differentiated in three segments, from ground floor, mid-stories, to the projecting highly ornamental top story/roofline. The six-story building is capped with a flat roof and an elaborate projecting steel cornice and parapet accented by keyhole openings and octagonal sheet metal columns with finials.

Recessed in the western corner of the façade, the main entrance is accessed via marble stairs. The doors display horse-shoe arches and tracery-like glazing. Rectangular and rounded windows with articulated ornamental surrounds are located on the first story with recessed square and rectangular windows below providing light to the basement. A short, secondary door is located on the eastern side of the elevation and leads to a walkway along the eastern side of the lot.

Above the first floor the fenestration pattern consists of narrow vertical bays with rectangular and arched upper windows recessed in the wall plane and paneled spandrels. Vertical piers separate the rows of upper-level windows with window types including wood and replacement vinyl double-hung windows and fixed glass windows. A central fire escape is located on the primary elevation.



Figure 226. 860 Sutter Street.



Figure 227. 860 Sutter Street, close up of the first story on the primary elevation.



Figure 228. 860 Sutter Street, close up of the main entry on the primary elevation.

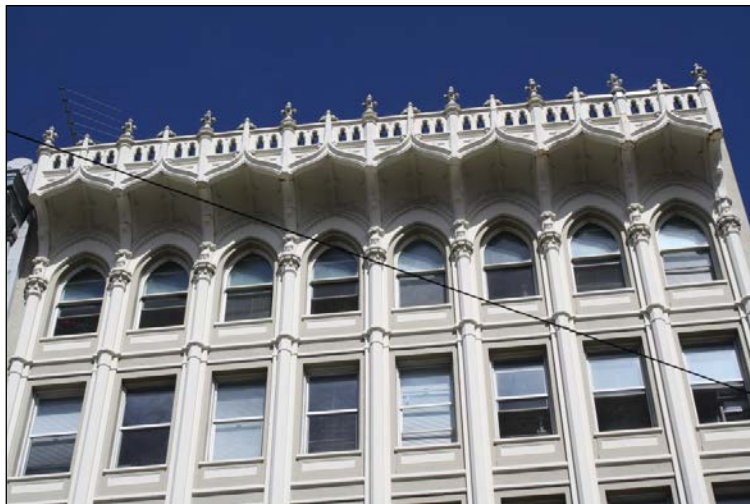


Figure 229. 860 Sutter Street, close up of the upper story windows and projecting parapet on the primary elevation.

Secondary elevations are visible on the east from a narrow walkway and on the north from a small open area located between the adjacent buildings. On the ground floor of the eastern elevation is the kitchen, visible through large rectangular windows and accessed through multiple single doors. Above the ground floor, the fenestration pattern established on the primary elevation continues on the eastern elevation. On the north elevation, horizontal bands of evenly spaced windows are located on the upper stories. A second fire escape is centered on the north elevation. Horizontal seismic bracing supports join the north elevation of the structure to the rear wall on the property. Board form concrete is visible on the north elevation. There are awning windows on the first floor of the eastern elevation and horizontal bands of vinyl double-hung windows on upper stories of the east and north elevations.

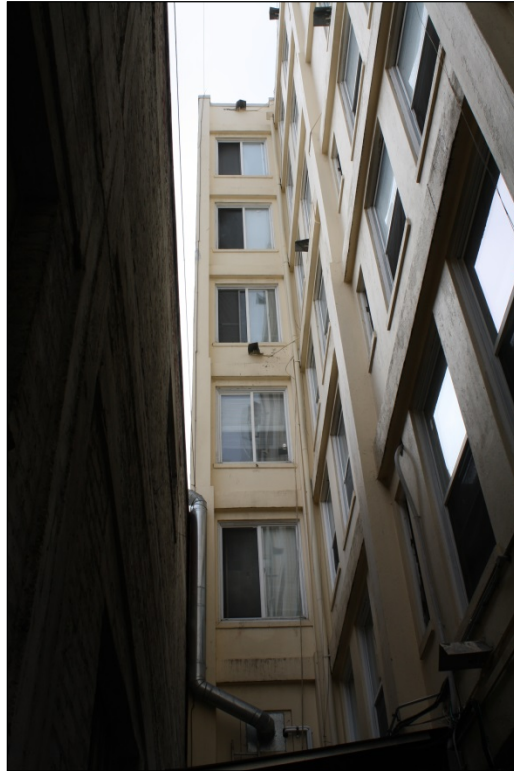


Figure 230. 860 Sutter Street, southern perspective of the upper stories on the eastern elevation.



Figure 231. 860 Sutter Street, southern perspective of the first floor on the eastern elevation.



Figure 232. 860 Sutter Street, southwestern perspective of the north elevation.

The main entry leads to a lobby featuring decorative wainscot, metal radiators, wood flooring, and light fixtures. The lobby opens to an elevator with porthole-style elevator doors, a communal space, and hallways leading towards the residential areas. Original paneled wood doors and trim and transoms windows or panels are featured throughout the interior spaces. The basement has an open plan dining area that features decorative columns, trim, and wainscoting.



Figure 233. Interior lobby of subject property.



Figure 234. Interior decorative stair of subject property.

SITE HISTORY

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following sections present a visual overview of the site history and construction chronology, through available historic photographs, materials, Sanborn Fire Insurance Maps. A tabular summary of available building permits on file with the City of San Francisco Department of Building Inspection follows.

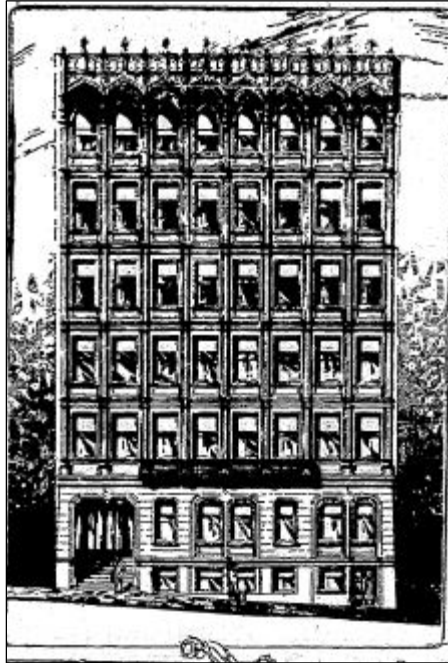


Figure 235. 1913 rendering photo of 860 Sutter Street. (Source: *San Francisco Chronicle*, December 1913)



Figure 236. 1914 photo of 860 Sutter Street. (Source: *Pacific Marine Review*, December 1914)



Figure 237. 1976 photo of 860 Sutter Street. (Source: San Francisco Heritage)



Figure 238. 1938 Aerial Photograph, 860 Sutter Street. (Source: Environmental Data Resources)

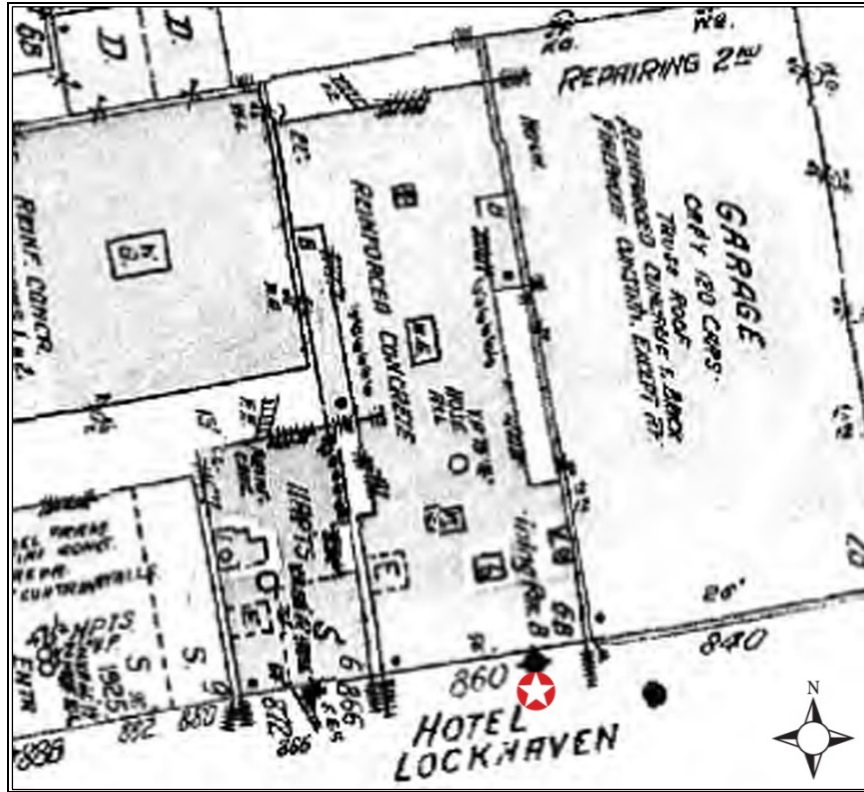


Figure 239. 1948 Sanborn Fire Insurance Map, 860 Sutter Street. (Source: Environmental Data Resources)

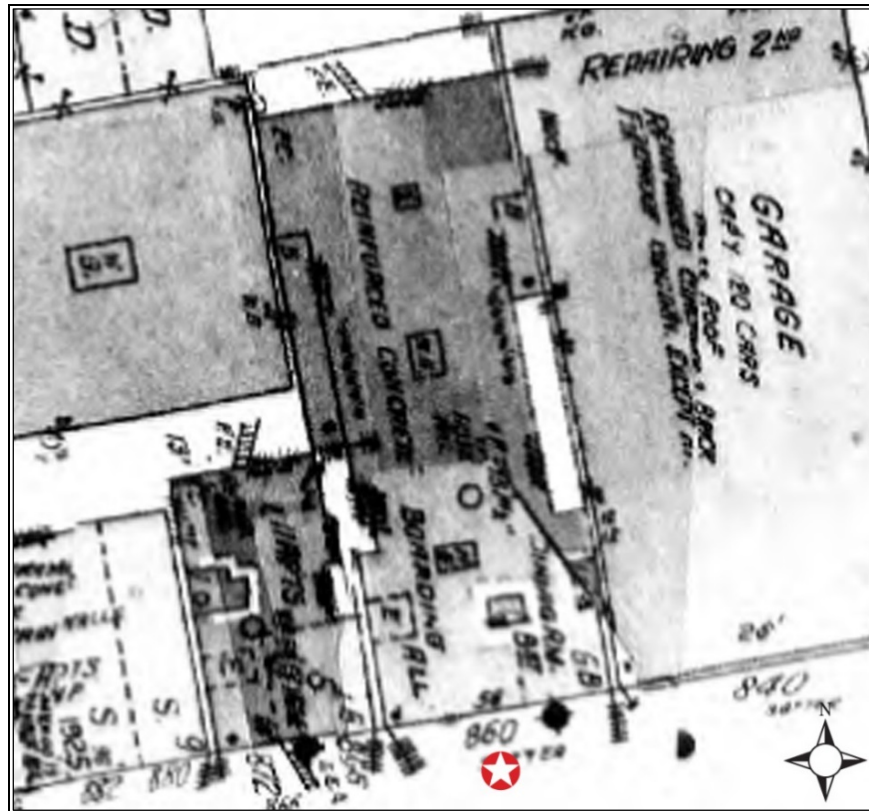


Figure 240. 1974 Sanborn Fire Insurance Map, 860 Sutter Street. (Source: Environmental Data Resources)



Figure 241. 1988 Sanborn Fire Insurance Map, 860 Sutter Street. (Source: Environmental Data Resources)



Figure 242. 1999 Sanborn Fire Insurance Map, 860 Sutter Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 860 SUTTER STREET / APN: 0281006

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|------------------|------------------------|---------------------|----------|---|
| Sept. 26, 1913 | 51570 | A. Eisenberg | G. Albert Lansburgh | \$65,000 | To build a Class C - Hotel building. |
| Mar. 13, 1918 | 80920 | A. Eisenberg | G. Albert Lansburgh | \$900 | Underpin east wall of above building bringing footings down the level of adjoining building to be built. |
| Apr. 29, 1918 | 81627 | | | \$5,000 | Foundation (only) for 2-story and basement garage; on the lot situated north side of Sutter Street between Leavenworth and Jones. |
| Jun. 4, 1948 | 108345 (909271) | Margot Eisenberg | | \$3,500 | Line chute with sheetrock plaster, patch plaster on exterior of chute. Install sprinkler head in chute, repair metal portion of chute and damaged skylights. |
| May 10, 1957 | 197810 (178392) | Margot Eisenberg | | \$600 | To repair fire damage in Room #502. Replace mill work, glass, plaster and painted. Replace electric fixtures. |
| Jan. 29, 1973 | 417969 | Henry Davis | | \$3,000 | Repair fireproofing basement chimney walls. Provide fire sprinkler system in storage area. Enclose stairs to basement with self-closing doors. Enclose interior stairways. Install fire type doors. |
| Feb. 10, 1984 | 8401559 (512472) | Sutter Street Partners | | \$3,600 | Install trash room in lower area to comply with DAHI. |
| Sept. 24, 1987 | 8713744 (580363) | Hotel Beyes Ford Manor | | \$2,880 | Complete canopy steel tube frame (welded construction). |
| Feb. 3, 1988 | 8801308 | | | \$550 | Build (non-baring) partition wall, install sinks, outlet. |
| July 26, 1989 | 8913284 (623989) | Beresford Corporation | | \$1,400 | Repair sidewalk, remove and replace with new concrete. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------|---------------------------|-----------------------|------------------------|----------|--|
| July 26, 1989 | 8913288 (623990) | Beresford Corporation | Kurtzman + Assoc. | \$4,500 | Construct gas room for PG&E service. |
| Sept. 5, 1991 | 9116319 (680668) | Beresford Corporation | Kurtzman + Assoc. | \$2,200 | Complete work started on Application #8913288 – room for PG&E service. |
| Sept. 8, 1993 | 9315462 (729250) | Beresford Corporation | | \$12,000 | Repair cracks and spalding, extra paint on northeast and west walls. |
| Apr. 28, 1994 | 9406731 (745649) | Beresford Corporation | | \$11,000 | Renew Application #9315462 |
| Apr. 7, 1995 | 9504989 (767373) | Beresford Corporation | | \$3,200 | Construct meter cabinet for PG&E gas service. |
| Feb. 18, 1997 | 9704990 (821734) | Beresford Corporation | | \$18,750 | Install new fire sprinkler system (basement & 1st floor). |
| Dec. 11, 1997 | 9724871 (839260) | Beresford Corporation | | \$1,500 | Remove (non-bearing) partition wall on 1st floor behind front desk. Patch & paint |
| July 22, 1998 | 9813991 (856877) | Beresford Corporation | | \$900 | Revision to Application #9704990. Work on fire sprinklers. |
| Nov. 18, 1998 | 9826120 (867955) | Beresford Corporation | Gelfand RNP Architects | \$2,200 | Install steel frame and solid core wood door. Dining room for residential only – no public use. |
| Apr. 26, 2000 | 200004268282 | Beresford Corporation | Gelfand RNP Architects | \$45,000 | Install new tile flooring in dining room. Install new food service cabinets with sinks in dining area and kitchen. Remove portion of kitchen/dining wall for pass-through bar. |
| Jan. 15, 2002 | 200201157038 (957234) | Beresford Corporation | | \$22,500 | Installation of new fire sprinkler system. Completion of 1st floor, 2nd, 3rd, 4th, 5th, 6th floor, and hallways. |
| July 28, 2006 | 200607287952 (1093702) | AAU | Tom Elliot Fisch | \$1,200 | Building code complaint; hand rails per request of Daniel Shiu SF-DBI inspector, comply with NOV #200670329. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|--|-------|-----------|----------|---|
| Aug. 10, 2010 | 201008108454 (1218464) | AAU | | \$22,000 | Re-roofing. Prepare roof and install new SPF roofing system. |
| Sept. 13, 2010 | 201009130696 (*permit filed but never issued) | | | \$25,000 | To comply with NOV #201052696. Replace existing deteriorating windows on building exterior. |
| May 9, 2011 | 201105095666 (1238257) | AAU | | \$1,000 | Remove the wall sign at east side of building as required per item 1 of Planning Department letter dated April 28, 2011. NOV #201052696(BID), 201052045(PID). |
| Jan. 24, 2013 | 201301248683 (1287676) | AAU | | \$500 | Remove wall sign at ground level. Remove signage from all sides of canopy. |
| May 20, 2013 | 201305207346 (1294379) | AAU | | \$25,000 | To comply with Ord. 029-13 only; installation of grab bars in SRO at the following locations: (5) common shower + (1) toilet rooms per floor (6) = 36 total. |
| Jan. 21, 2014 | 201401216709 (1314902) | AAU | | \$1,500 | Add cylinder to existing UL300 Fire System to protect additional exhaust hood (hood & duct protection only). |
| Oct. 23, 2014 | 201410239701 | | | \$6,000 | Fire Alarm system TI, add 1 monitor module for kitchen and hood system. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

860 Sutter Street is a contributor to the National Register of Historic Places (NRHP)-listed historic district, Lower Nob Hill Apartment Hotel Historic District and is therefore an historical resource under CEQA. In addition to being listed on the NRHP, 860 Sutter Street appears eligible for the California Register of Historical Resources (CRHR) under Criterion 1, as an embodiment of multi-family residential/hotel development in the Nob Hill neighborhood during the post-1906 earthquake Reconstruction period. The property is also eligible for the CRHR under Criterion 3, as a distinctive example of a multi-family residential/hotel building with unique Gothic Revival-style details in the Nob Hill neighborhood.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance.”⁹² In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association (each aspect is defined in National Register Bulletin 15). 860 Sutter Street retains integrity and remains eligible as a contributor to the NRHP historic district and a CRHR-eligible historical resource. The period of significance is 1913 to 1940, with the end date corresponding with end of the historic district’s period of significance.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Scale and massing: mid-rise, T-shaped plan, flush with sidewalk
- Flat roof
- Elaborate projecting steel parapet with keyhole openings, and octagonal sheet metal columns with pinnacles at top
- Three-part vertical design composition, with distinctive stylistic treatments for ground, middle, and upper stories
- Fenestration pattern consisting of narrow vertical bays with arched upper windows and paneled spandrels
- Vertical piers separating rows of upper-level windows
- Articulated ornamental window surrounds on first floor
- Original wood frame and sash single-hung windows on ground and upper stories
- Decorative entryway with glass and wood doors and marble steps
- Fire escape (south and north elevations)

Interior

- Spatial arrangement and circulation; double-loaded corridors
- Staircase and curved step and railings
- Main lobby, communal space, and associated decorative features (including wainscot)
- Original paneled wood doors and trim, some with transoms
- Original porthole-style elevator doors
- Applied ornamental features, including on ceilings, walls, floors, and light features
- Wood floor in lobby
- Metal radiators in lobby
- Open-plan basement-level room (originally appears to have served as a cafeteria), with decorative columns, trim, and wainscoting

⁹² National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, National Register Branch, 1990.

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Steel tube frame awning installed in 1987 (Permit 871344), replacing an earlier awning that was installed prior to 1976 (1976 DCP Survey)
- Eastern ground-level window in-filled with wood and small vent (AAU, Memo to SWCA, 2/2/2016)
- Replacement of eastern ground-level door (AAU, Memo to SWCA 2/2/2016)

Post-AAU Alterations:

- Security cameras added (visual observation and historic photographs)
- Awning cover replaced (as indicated by removal of signage from canopy; Permit 201301248683)
- Windows replaced (vinyl) between 2nd and 5th floors in 2010 (Permit 201009130696 [*permit filed but never issued])

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Replacement door next to kitchen near south elevation (AAU, Memo to SWCA, 2/2/2016)
- Ducts have been added on the east elevation from kitchen and extends past roof, a smaller secondary duct near the southern part of the east elevation, and two on the rear elevation (AAU, Memo to SWCA, 2/2/2016)
- Large concrete beams, presumably a seismic upgrade, have been installed on the rear elevation (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Windows replaced (vinyl) between 2nd and 5th floors circa 2006 (Permit 201009130696 [*permit filed but never issued])

Dates inconclusive or awaiting further data:

- Installation of sheet metal tents are regularly spaced above 1st, 3rd, and 4th floors and the cornice, apparently for use as lighting rods (AAU, Memo to SWCA, 2/2/2016)
- Light fixtures have been upgraded (AAU, Memo to SWCA, 2/2/2016)

INTERIORS

The lobby appears largely intact, retaining many of its character-defining features as discussed above. With the exception of carpeting in hallways and fluorescent lighting, the upper-level residential floors have not been extensively altered. The basement, which currently functions as a cafeteria, has been altered through the installation of recessed lighting along the outer edge of the ceiling and new tile flooring. In addition a fire suppression system was installed in 2014 (Permit 201401216709).

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

860 SUTTER STREET (ES-13)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| PRIMARY ELEVATION | | | | | | | | | | | | |
| Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Security Cameras | Post-2003 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| Awning Cover | Post-2003 | Yes | Yes | N/A | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| Windows replaced on 2 nd through 5 th floors (vinyl) (source: visual observation and historic photographs) | 2010 | No | No | No | N/A | No | No | N/A | N/A | No | Yes | It is recommended that extant noncontributing windows be replaced with windows matching the originals in size, shape, glazing, framing materials, thickness and profile, overall configuration and |

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| | | | | | | | | | | | | operation. Design of replacement windows shall be based on evidence (historic photos, extant historic windows) rather than conjecture. |
| SECONDARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Windows replaced on 2 nd through 5 th floors (vinyl) (source: visual observation and historic photographs) | Circa 2006 | Yes | No | No | N/A | No | No | N/A | N/A | No | Yes | It is recommended that extant noncontributing windows be replaced with windows matching the originals in size, shape, glazing, framing materials, thickness and profile, overall configuration and operation. Design of replacement windows shall be based on evidence (historic photos, |

| | | | | | | | | | | | | | |
|---|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|--|
| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance | |
| | | | | | | | | | | | | | extant historic windows) rather than conjecture. |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Security Cameras: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Awning Cover: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Window Replacements: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Security Cameras: The project complies with Rehabilitation Standard No. 2. The security cameras are minimal in scale and appearance and do not obscure or damage distinctive character-defining features.

Awning Cover: The project complies with Rehabilitation Standard No. 2. The current steel-tube frame for the awning was installed in 1987 by a previous occupant (Permit 871344); this replaced an earlier awning cover. Although the decorative entryway is considered character

defining, the ornament is within the recessed space and does not extend to the surrounds. The current awning cover therefore does not obscure character-defining features.

Window Replacements: The project does not comply with Rehabilitation Standard No. 2. Historic photographs indicate that original windows featured wood frames. These original windows were removed and replaced with new windows that differ in appearance and materials.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Security Cameras: The project complies with Rehabilitation Standard No. 3. The security cameras are clearly modern and do not result in a false sense of historical development.

Awning Cover: Rehabilitation Standard No. 3 is not applicable to this project.

Window Replacements: The project does not comply with Rehabilitation Standard No. 3. Historic photographs indicate that the original windows on the primary and secondary elevation were wood frame.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Security Cameras: Rehabilitation Standard No. 4 is not applicable to this project.

Awning Cover: Rehabilitation Standard No. 4 is not applicable to this project.

Window Replacements: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Security Cameras: The project complies with Rehabilitation Standard No. 5. The installation of the security cameras resulted in minimal damage to historic wall materials, and the property retains the distinctive materials, features, and finishes that convey its historical significance.

Awning Cover: The project complies with Rehabilitation Standard No. 5. The previous awning cover that the current project replaced was installed after 1987 and was not considered character defining.

Window Replacements: The project does not comply with Rehabilitation Standard No. 5. The project involved the removal of original windows, which were examples of the distinctive materials, features, and craftsmanship that characterized the property.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Security Cameras: Rehabilitation Standard No. 6 is not applicable to this project.

Awning Cover: Rehabilitation Standard No. 6 is not applicable to this project.

Window Replacements: The project does not comply with Rehabilitation Standard No. 6.

Rather than retaining and repairing character-defining windows, the original windows were removed and replaced with vinyl windows.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Security Cameras: Rehabilitation Standard No. 7 is not applicable to this project.

Awning Cover: Rehabilitation Standard No. 7 is not applicable to this project.

Window Replacements: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Security Cameras: Rehabilitation Standard No. 8 is not applicable to this project.

Awning Cover: Rehabilitation Standard No. 8 is not applicable to this project.

Window Replacements: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Security Cameras: The project complies with Rehabilitation Standard No. 9. The security cameras are generally compatible in scale and

appearance, they do not obscure character-defining features, and they are clearly differentiated from the features that characterize the building.

Awning Cover: The project complies with Rehabilitation Standard No. 9. The project replaced a non-character-feature and does not obscure character-defining features.

Window Replacements: The project does not comply with Rehabilitation Standard No. 9. Historic photographs indicate that the original windows on the primary and secondary elevations were wood windows. The project involved the removal of original windows, which were examples of the distinctive materials and craftsmanship that characterized the property.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the*

historic property and its environment would be unimpaired.

Security Cameras: The project complies with Rehabilitation Standard No. 10. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and their removal would not result in any impairment to the building.

Awning Cover: The project complies with Rehabilitation Standard No. 10. The awning covers and framing they sheath could be removed at a future date with no impairment to the building.

Window Replacements: The project complies with Rehabilitation Standard No. 10. Although the project resulted in the removal of original windows, the openings are intact and the essential form of the property has not been impaired by the installation of the vinyl windows

RECOMMENDATIONS

To facilitate SOIS compliance non-original vinyl windows should be removed using the least invasive means possible to minimize damage to surrounding surface and materials. Using documentary evidence, new windows should be installed to match historic fenestration in terms of configuration, function, muntin patterns, profile, and thickness of frames.

2295 TAYLOR STREET (ES-2)



APN: 0066001

Construction Date: 1919

Architect/Builder: Perseo Righetti

Previous Status: Category A

Previous CHR Status Code: 3S

Date of Past Surveys/Evaluations: 1984

AAU Acquisition Date: 2003

Current CHR Status Code: 6Z

Applicable Criteria: N/A

Historical Resource? No

Project Modifications Recommended? No

BUILDING AND PROPERTY DESCRIPTION

The building at 2295 Taylor Street was constructed in 1919 as a private garage. The building was converted into an automotive repair shop in the early 1950s, then into a commercial space by 1970, and then into an educational facility by the San Francisco Art Institute in 1993. The building has a rectangular plan and is set flush to the sidewalk on a rectangular, sloped lot, with a primary elevation facing Taylor Street and secondary elevations facing Chestnut Street and the neighboring property to the west.

The building has minimal Mission Revival details and is two-story building is capped with a flat roof and a parapet with a shallow copping at the eaveline. Constructed of reinforced concrete, board-formed concrete is visible around the building.



Figure 243. 2295 Taylor Street.

Located at the northeast corner of the building is a recessed entryway with non-original aluminum glass double-doors that is flanked by a transom and large storefront windows, and set at a 45 degree angle to face the corner of the block. The east elevation is divided into five bays by columns with a larger center bay. The columns rise just above the parapet and are capped with a shallow coping. Two sets of nonoriginal large three-part storefront windows are located immediately east of the main entry. To single metal personnel doors are located on the southern bays of the elevation. The second floor features a vertical band rectangular fixed-glass windows; three in the smaller bays and nine in the center bay. The northern most bay has an in-filled recessed panel instead of windows. A projecting cornice is featured on the northern, southern, and center bay above the second story windows.



Figure 244. 2295 Taylor Street, the primary elevation.



Figure 245. 2295 Taylor Street, close up of the main entry on the primary elevation.

Secondary elevations are visible on the north and west elevations. The north elevation features three bays, divided by the same columns as seen on the primary elevation. The eastern bay contains the recessed main entry on the ground floor with three fixed-glass windows above. The projecting cornice turns the corner

from the primary elevation and continues on the eastern by of the north elevation. The larger central bay features a stepped parapet and two small, original rectangular multi-light windows above the second story. The western bay has a large roll-up door with an inset personnel door and a multi-light transom window. Above the door is the projecting cornice line. The western elevation facing the alley space has no fenestration or openings.



Figure 246. 2295 Taylor Street, southern perspective of the northern elevation.



Figure 247. 2295 Taylor Street, southwestern perspective of the western elevation.

SITE HISTORY

The building at 2295 Taylor Street was originally designed by Perseo Righetti for Edward Cerruti in 1919. Edward Cerruti was the owner of Cerruti Mercantile Company and had the building at 2295 Taylor originally constructed as a two-story reinforced concrete garage.

Perseo Righetti was a local architect for the San Francisco Italian community. Righetti partnered with H.P. Kuhl prior to 1909 and with A. Headman from 1909-1914. He is most known for design of the 414

Mason Street (Native Sons of the Golden West Building #2, 1911-1912) and 1239 Main Street, Angels Camp (Calaveras County Bank, 1900).⁹³

The Willig Brothers operated the garage from 1929-1936. The Willig Brothers employed D.W. Ross, builder, to complete the construction of a ramp from the first to the second floor and to remove some interior walls. In 1937 the owner is listed as a Mrs. J. Brownstone, who employed Alfred F. Fisher to “close up five panels with terra cotta tile and install one 550 gallon tank.” From 1961-1963 Gurley Lord operated General Tires, renamed Gurley Lord General Tires in 1963, in the building.⁹⁴

As of 1966 Sid Patron was listed on the owner when a wall was installed between the public repair garage and business occupancy for an automotive supply store name Autotorium.⁹⁵ Donald Fisher owned the building from 1970-1972 when he the building was converted to retail space for ArtMart in 1970 and the Gap in 1971. The Gap occupied the space through at least 1983.⁹⁶ Prior to AAU’s occupation of the property in 2003, it was adapted for use as an educational facility by the San Francisco Art Institute in 1993.⁹⁷

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following sections present a visual overview of the site history and construction chronology, through available historic photographs, materials, Sanborn Fire Insurance Maps. A tabular summary of available building permits on file with the City of San Francisco Department of Building Inspection follows.



Figure 248. 2003 photo of 2295 Taylor Street. (Source: AAU 2003)

⁹³ Judith. Cunningham National Register Nomination for Calaveras County Bank, 1984.

⁹⁴ Building Permit 246785 and 257054.

⁹⁵ “Autotorium,” Advertisement. *San Francisco Chronicle*, 28 July 1966.

⁹⁶ “ArtMart,” Advertisement. *San Francisco Chronicle*, 5 July 1970; “The Gap,” Advertisement. *San Francisco Chronicle*, 11 August 1983.

⁹⁷ City and County of San Francisco Planning Department. Executive Summary Conditional Use, Case No.: 2007.1079 C, 2295 Taylor Street (AKA 701 Chestnut Street). San Francisco Planning Department, San Francisco, December 9, 2010.



Figure 249. 2011 photo of 2295 Taylor Street. (Source: Atkins)

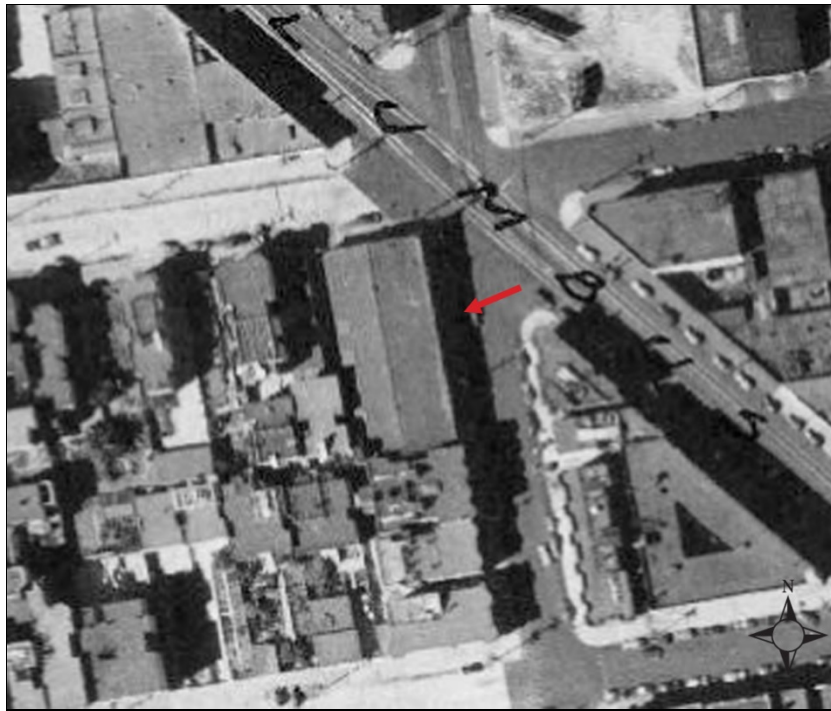


Figure 250. 1938 Aerial Photograph, 2295 Taylor Street. (Source: Environmental Data Resources)

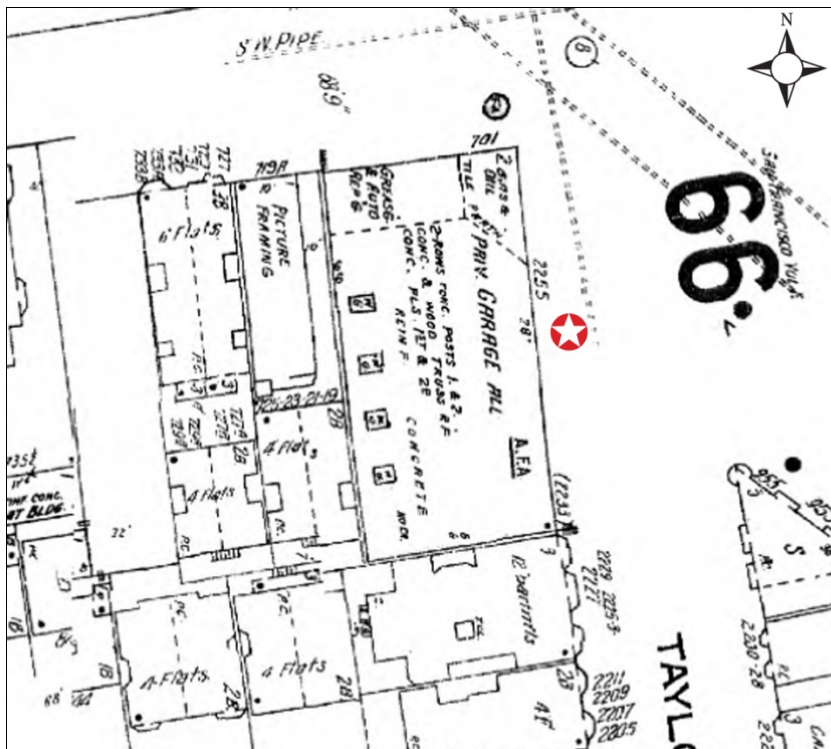


Figure 251. 1948 Sanborn Fire Insurance Map, 2295 Taylor Street. (Source: Environmental Data Resources)



Figure 252. 1950 Sanborn Fire Insurance Map, 2295 Taylor Street. (Source: Environmental Data Resources)



Figure 253. 1968 Aerial Photograph, 2295 Taylor Street. (Source: Environmental Data Resources)



Figure 254. 1974 Sanborn Fire Insurance Map, 2295 Taylor Street. (Source: Environmental Data Resources)



Figure 255. 1986 Sanborn Fire Insurance Map, 2295 Taylor Street. (Source: Environmental Data Resources)



Figure 256. 1990 Sanborn Fire Insurance Map, 2295 Taylor Street. (Source: Environmental Data Resources)



Figure 257. 1999 Sanborn Fire Insurance Map, 2295 Taylor Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 2295 TAYLOR STREET / APN: 0066001

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------------------------|--------------------|--------------------|------------------------|---------|--|
| July 29, 1919 (Aug. 29, 1919) | 87625 | Edward Cerruti | Perseo Righetti | | Application for a new two-story reinforced concrete garage. |
| Oct. 17, 1929 (Oct. 24, 1929) | 182000 | Willig Bros. | D.W. Ross (Builder) | \$100 | Remove concrete walls. Build ramp from first floor to second floor. |
| June 4, 1931 (June 6, 1931) | 193204 | Willigs Bros. | Pioneer Electric Co. | \$300 | “As per blue prints attached” |
| Oct. 23, 1931 (Oct. 27, 1931) | 195864 | Willig Bros. | Pioneer Electric Co. | \$300 | “As per blue prints attached” |
| Apr. 27, 1936 (Apr. 29, 1936) | 18568 | Willigs Bros. | D.W. Ross (Contractor) | \$295 | Remove two walls and leave open. One 1,000 oil tank under sidewalk installed. Repairing sidewalk. |
| Aug. 31, 1937 (Sept. 2, 1937) | 29740 | Mrs. J. Brownstone | Alfred F. Fisher | \$950 | Remove ramp; close up five panels with 6” terra cotta tile and install one 550 gallon gas tank. |
| Mar. 2, 1961 (Mar. 14, 1961) | 246785 (221006) | Gurley Lord | | \$150 | Permit to erect “General Tires” sign. |
| Aug. 16, 1963 (Sept. 11, 1963) | 287286 (257035) | Gurley Lord | | \$100 | Permit to move “General Tire Co.” sign. |
| Aug. 27, 1963 (Sept. 11, 1963) | (257054) | Gurley Lord Co. | | \$100 | Permit to erect “Gurley Lords General Tire” sign on building wall. |
| July 5, 1966 (July 15, 1966) | 331781 (296599) | Sid Paton | | \$1,800 | Install two doors in entrance. Two hour wall to be placed between public repair garage and business occupancy. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------------------------|---------------------------|-----------------|-----------|-----------|--|
| Apr. 26, 1967 (Jul. 24, 1967) | 342387 (309553) | Sid Paton | | \$1,000 | No. 10-c S.F.B.C. requires a two hour separation between business 16-2 and public repair garage 15-4. (Note: this request was appealed and withdrawn). |
| Apr. 13, 1970 | 382385 | Bay View Garage | | \$150 | Permit to move sign from 1910 Union Street to 2295 Taylor Street. |
| Oct. 27, 1970 (Nov. 21, 1970) | 396162 (350213) | Donald Fisher | | \$18,000 | Construct new exit stair and install restrooms partitioning to create clothing store. |
| Nov. 2, 1970 | 390463 (349925) | Donald Fisher | | \$900 | Demolish existing store fixtures, remove existing wood sash and remove non bearing office partitions. |
| Aug. 8, 1972 | 410583 (368849) | Donald Fisher | | \$5,000 | To correct code violations listed in abatement letter dated May 22, 1972; complaint #14171. |
| June 18, 1998 | 9811301 | | | \$3,000 | Remove three cubicle dividers & install 3 full height walls. |
| May 5, 2010 | 201005051799 | | | \$165,000 | Respond to NOV #201039318 & 201039238 change of use for adult education use. Work consists of new partitions & life safety improvements. |
| Aug. 18, 2010 | 201008189002 | | | \$55,500 | Add 185 heads upright sprinklers in an existing building, new underground & hydrainlic (drainage) calculations included. |
| May 9, 2011 | 201105095672 | | | \$1,000 | Painted (non-structural) sign. |
| Jan. 24, 2013 (Mar. 4, 2013) | 201301248668 (1287702) | AAU | | \$500 | To comply with complaint #201039420. Remove window sign. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

This section evaluates the subject property for potential eligibility for the California Register of Historical Resources (CRHR). According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if it meets one or more of the following criteria, which are modeled on National Register of Historic Places (NRHP) criteria:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2: It is associated with the lives of persons important in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance.

Review of the North Beach Survey materials indicates that this property was identified during a reconnaissance-level phase of the survey and classified as "3, Contributing – Altered." No other information was included about the subject property, and as of 2015, it does not appear to have been subject to intensive-level survey or evaluation. The 1980s North Beach Survey identified the building as altered, and primary-source and archival research carried out for this evaluation confirms this finding. Alterations include the in-filling of original wall openings (which appear to have been sized for automobiles) along the ground story on the east elevation, the removal and replacement of original fenestration, and the in-filling of second-story windows.

The property no longer retains most of the character-defining features associated with an automotive-related property and does not meet the registration requirements for automotive support structures as defined in the Van Ness Auto Row Historic Context Statement.⁹⁸ In addition, the property does not reflect an intact, representative commercial storefront building. The number and degree of modifications to the building over time have compromised its historic integrity and ability to convey its significance. Originally designed as an automotive garage, the property retains few character-defining features to convey this association. Based on site inspections and archival research, it also does not appear that the modifications made to the property over time have acquired significance in their own right. Due to a lack of significant associations and historic integrity, the property does not appear eligible for local, state, or federal designation under the applicable criteria, either individually or as a contributor to a historic district.

⁹⁸ William Kotsura. "Van Ness Auto Row Support Structures," 2010. Prepared for the City and County of San Francisco Planning Department.

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations

- Unknown; awaiting further data
- Infill of large openings at southern end and upper levels of east elevation at unknown date (visual observation)
- Replacement/addition of storefront and upper-level windows at unknown date (AAU, Memo to SWCA 2/2/2016)
- Improvement of cut-corner aluminum store-front windows/entry at unknown date (AAU, Memo to SWCA 2/2/2016)

Post-AAU Alterations

- Metal plates installed over painted AAU signage between 2003 and 2011 (historic photographs)
- Installation of replica lighting circa 2007 (AAU, Memo to SWCA 2/2/2016)
- Installation of metal security gates at southernmost, ground-level doors circa 2005 (AAU, Memo to SWCA 2/2/2016)

SECONDARY ELEVATIONS

Pre-AAU Alterations

- Installation of roll-up door on north elevation at unknown date (AAU, Memo to SWCA 2/2/2016)
- Infill of window openings on the ground level of north elevation at unknown date (AAU, Memo to SWCA 2/2/2016)
- Seismic upgrades along the parapet at unknown date (AAU, Memo to SWCA 2/2/2016)
- Modern box light fixture installed above garage door on north elevation at unknown date (AAU, Memo to SWCA 2/2/2016)

INTERIORS

- Installation of fire sprinkler and life safety improvements in 2010 (Permit 201008189002)

460 TOWNSEND STREET (ES-33)



APN: 3785023

Construction Date: 1915

Architect/Builder/Designer (if known): H.H. Larsen

Previous Status: Category A

Previous CHR Status Code: 5D3

Date of Past Surveys/Evaluations: 1981; 1990; 1996; 2005; 2011

AAU Acquisition Date: 2009

Current CHR Status Code: 5D3

Applicable Criteria: A and C

Historical Resource? Yes

Project Modifications Recommended? No

BUILDING AND PROPERTY DESCRIPTION

The low-rise building at 460 Townsend Street was constructed as a warehouse in 1915. The two-story rectangular building is set flush to the sidewalk. Built on a flat, rectangular lot, the building has a primary elevation facing Townsend Street and a secondary elevation facing the neighboring alley to the west. The building is constructed of brick and heavy timber, with exterior walls sheathed in smooth stucco, scored in areas to resemble masonry, and is capped with a flat roof with a parapet.

The symmetrical primary elevation is composed of four defined structural bays with a large rectangular opening on the ground floor and a pair of vinyl double-hung windows recessed in the wall plane above. Three of the large ground floor openings are filled with roll-up doors and the fourth has been in-filled with a single personnel door, concrete, and glass block. Above the second floor, a cornice line spans the length of the facade.

A secondary elevation is visible on the southwest facing the adjacent alley. There is a large original, wood double-door on the first floor and a metal stair case leads to the second story at the northern end of the elevation. The brick construction is visible on the elevation, although it has been painted to match the primary elevation. Original multi-pane, double-hung wood windows are evenly spaced horizontally along first and second story of the elevation.



Figure 258. 460 Townsend Street.



Figure 259. 460 Townsend Street, close up of the entry on the primary elevation.



Figure 260. 460 Townsend Street, northern perspective of the southwestern elevation.

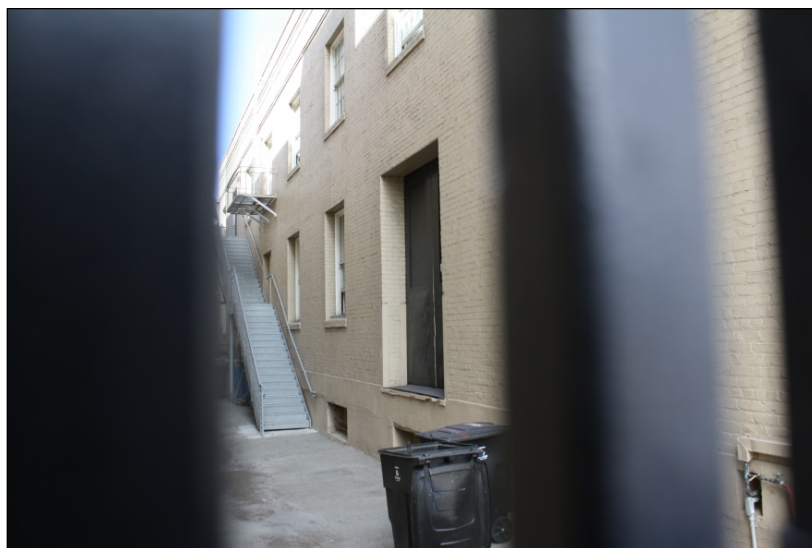


Figure 261. 460 Townsend Street, northwestern perspective of the southwestern elevation.

SITE HISTORY

The warehouse at 460 Townsend Street was built by the Moody Estate Company in 1915. The company was founded by Joseph L. Moody, who moved to San Francisco from Ohio in 1849 and became a developer of commercial real estate.⁹⁹ His estate, led by Frederick S. Moody, continued to manage his holdings, after his death in 1900, which included a block bounded by 5th Street, 6th Street, Brannan Street, and Townsend Street. In 1915, the estate H.H. Larsen and Company developed the lot and built the warehouse.¹⁰⁰

Although historic newspapers and city directories offer little information about the building's early tenants, the 2009 Bluxome and Townsend Warehouse Historic District Record identifies Marketers associated, Schmiedell & Co., Central Garden Supply, Pacific Electrical Supply Inc., and Lighting Systems Inc. as early occupants of the building. Building permits subsequently identify Richard Starsus as the owner by 1956 and Ares Properties and other individuals from 1972 through 1998, during which the time the building appears to have continuously operated as a warehouse. Work completed during this period included seismic upgrades, the installation of automatic fire sprinklers, and various interior improvements. From 2000 to 2001 Parachute Inc. occupied the building and is the last known tenant prior to AAU's acquisition of the building in 2009.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following sections present a visual overview of the site history and construction chronology, through available historic photographs, materials, Sanborn Fire Insurance Maps. A tabular summary of available building permits on file with the City of San Francisco Department of Building Inspection follows.



Figure 262. 1981 photo of 460 Townsend Street. (Source: San Francisco Heritage)

⁹⁹ "Death of J.L.Moody," *San Francisco Call*, 21 April 1900.

¹⁰⁰ Christina Dikas, California Department of Parks and Recreation (DPR) 523 Series Form for the Bluxome and Townsend Warehouse Historic District, June 2009. On file with the San Francisco Planning Department.



Figure 263. 2009 photo of 460 Townsend Street. (Source: 523 DPR Form for Bluxome and Townsend Warehouse District)

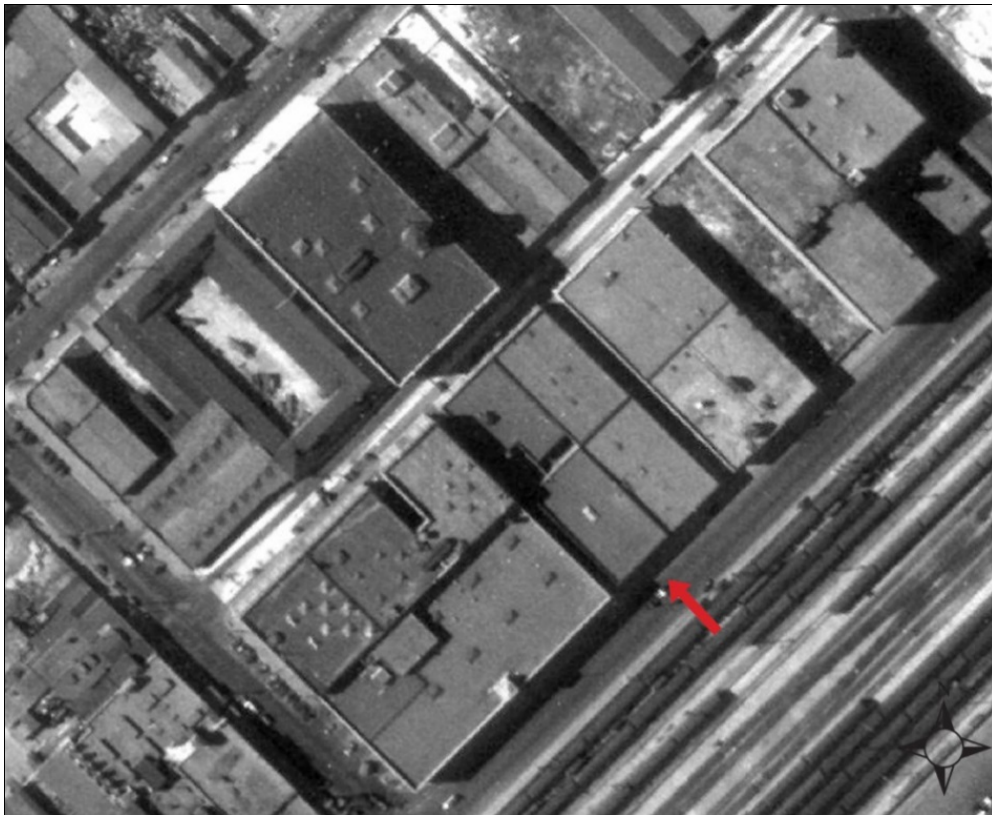


Figure 264. 1931 Aerial Photograph, 460 Townsend Street. (Source: Environmental Data Resources)

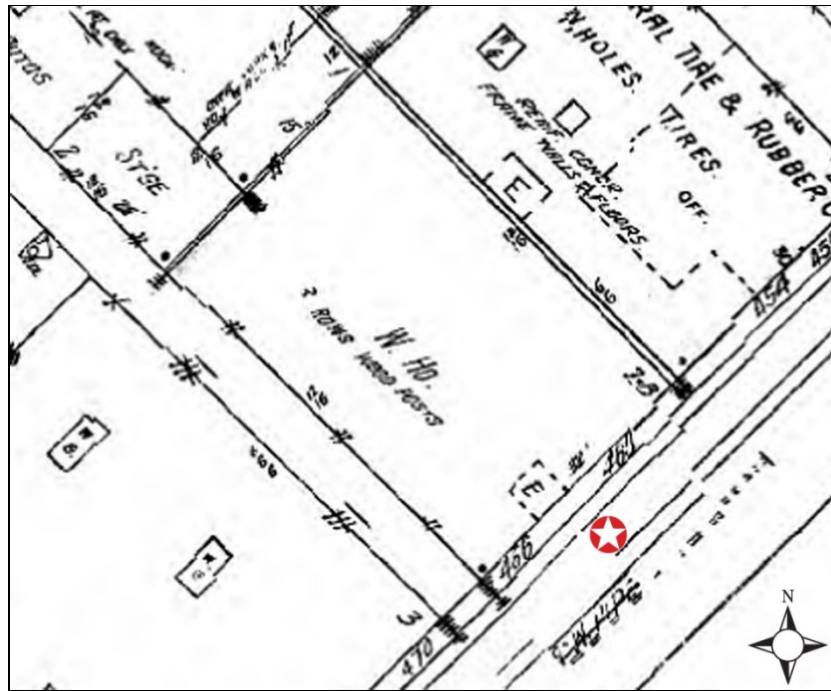


Figure 265. 1949 Sanborn Fire Insurance Map, 460 Townsend Street. (Source: Environmental Data Resources)



Figure 266. 1970 Sanborn Fire Insurance Map, 460 Townsend Street. (Source: Environmental Data Resources)

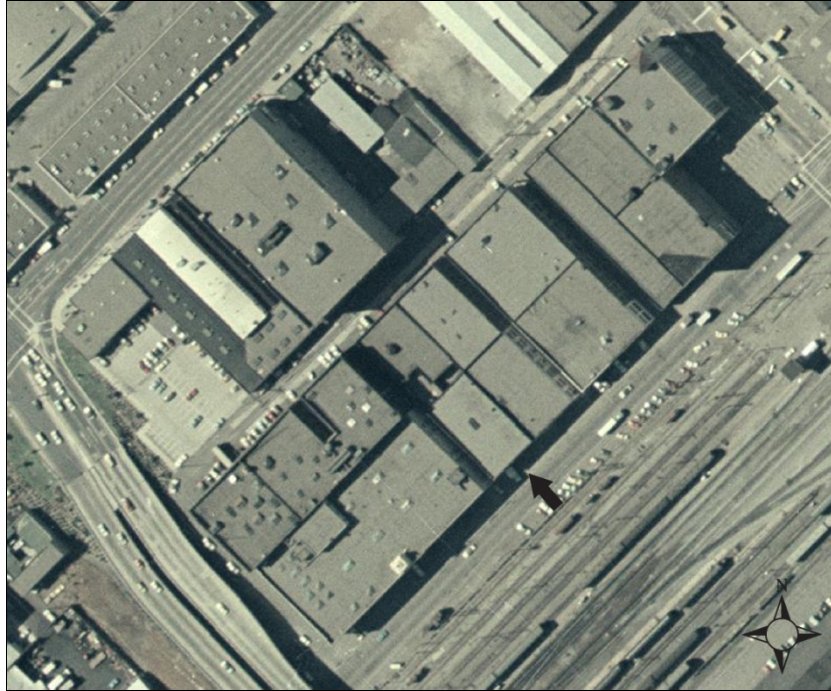


Figure 267. 1974 Aerial Photograph, 460 Townsend Street. (Source: Environmental Data Resources)

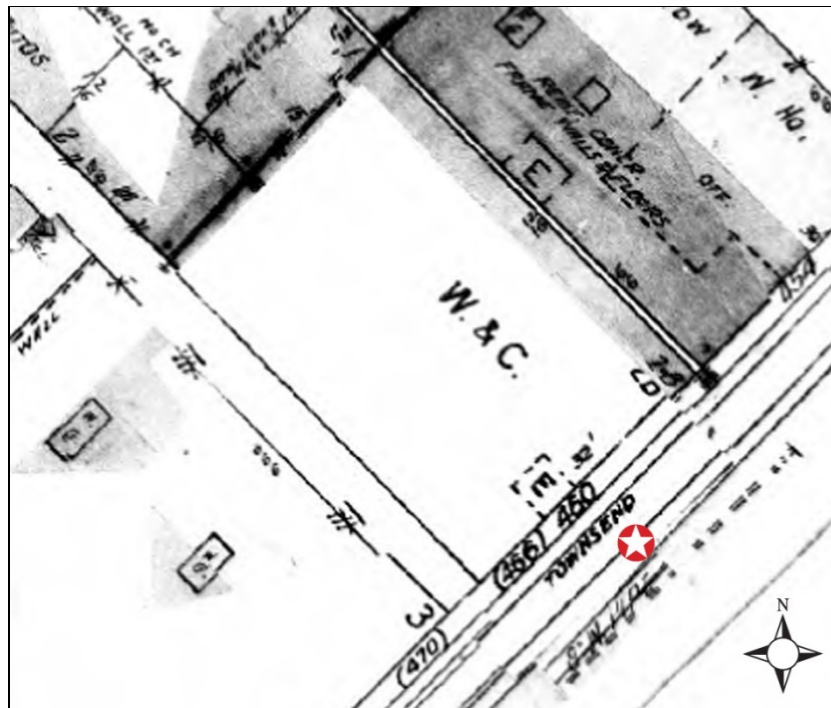


Figure 268. 1984 Sanborn Fire Insurance Map, 460 Townsend Street. (Source: Environmental Data Resources)



Figure 269. 1999 Sanborn Fire Insurance Map, 460 Townsend Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 460 TOWNSEND STREET / APN: 3785023

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|--------------------------------|-----------------------|---------------------------|--------------------------------|-----------|---|
| Jan. 24, 1956 (Jan. 26, 1956) | 182114 | Richard Starsus | | \$1,600 | Build offices and display room, 2 nd floor as per plan (no structural changes). |
| Nov. 7, 1956 (Nov. 19, 1956) | 191833 (171688) | Richard Starsus | | \$975 | Install two offices (plywood partition), and one wash room. |
| Sept. 20, 1972 | 411642 (370092) | Ares Commercial Propertys | | \$4,500 | Cover rough worn 2 nd floor with ¾" plywood. Rebuild 2 toilet rooms on 1 st and 2 nd floors. |
| Aug. 24, 1979 | 7907396 (251887) | Ares Commercial Propertys | Wildman & Morris, John F. Grim | \$10,000 | Ramp and deck board. |
| Aug. 23, 1988 | 8812355 (594532) | Dick Harms | | \$19,800 | Remove 3 existing roofs, leave one on ; apply 30 lbs. base and 2 ply #1V glass felt – 1 ply – 78 lbs. cap sheet. |
| Sept. 25, 1991 (Oct. 11, 1991) | 9117929 (683653) | Robert Harms | | \$14,000 | Parapet reinforcing. |
| July 28, 1995 (Jan. 24, 1996) | 9511819 (786548) | Arcres Properties | | \$250,000 | Seismic upgrade – to special procedures. AOA upgrade including path of travel and 4 new fully accessible bathrooms (ADA). |
| Mar. 20, 1996 | 9604607 | Acres Properties | | \$1 | Revision to Application #9511819. A frame to shotcrete job under construction. |
| Aug. 12, 1997 (Sept. 8, 1997) | 9715311 (831196) | Tom Pataton | | \$38,000 | Install new automatic fire sprinkler system, total 254 heads. |
| May 15, 1998 | 9808792 (849776) | Harm Properties | | \$700 | Install Fire Alarm (1st floor only). |
| Aug. 3, 2000 | 200008036856 (917713) | Parachute Inc. | | \$12,000 | Build out full height partition at all three levels. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|------------------------------|------------------------|-------------------------|-----------|-----------|---|
| Jan. 9, 2001 | 200101099448 (930009) | Parachute Inc. | | \$9,000 | Saw cutting; excavation; backfilling of conduit trench work. |
| Mar. 22, 2001 | 200103224937 | | | \$125,000 | Interior and exterior improvement. (Permit Withdrawn). |
| May 5, 2010 (Nov. 15, 2010) | 201005051801 (1225797) | AAU | | \$135,000 | Respond to NOV for Academy of Arts and bathroom. Additional life safety upgrades to address NOVs. Structural details for stairs under separate permits. |
| Jun. 1, 2010 (Dec. 8, 2010) | 201006013580 (1227323) | 460 Townsend Street LLC | | \$12,000 | TI upgrade of existing Fire sprinkler system. Add 29 upright sprinklers, add 2 pendent sprinklers and delete 2 uprights. |
| Dec. 7, 2010 (Dec. 20, 2010) | 201012076214 (1228064) | AAU | | \$120,000 | Installation of new Fire Alarm system. |
| Jan. 4, 2011 | 201101047833 | AAU | | \$1 | To correct permit characteristics for App #201005051801 and 201006013580. |
| Mar. 30, 2011 | 201103303105 | AAU | | \$1 | Renew PA #9715311 to obtain final inspection. |
| Mar. 30, 2011 | 201103303107 | AAU | | \$1 | Renew PA #9808792 to obtain final inspection. |
| Mar. 30, 2011 | 201103303108 | AAU | | \$1 | Renew PA #2000-0803-6856 to obtain final inspection. |
| Apr. 7, 2011 | 201104073641 | AAU | | \$1 | Revision to PA #2010-0505-1801 to provide structural details for new stair. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

460 Townsend Street does not appear individually eligible for the CRHR; it is a relatively modest industrial warehouse property and one of a number of similar properties in the neighborhood.

In terms of eligibility as a contributor to a historic district, however, 460 Townsend Street was previously found to be a contributor to a locally eligible historic district. At the local level, the property derives its significance as part of a cohesive grouping of related industrial/warehouse buildings in the area. A district-wide CRHR evaluation was beyond the present scope of work and, at this time, the property does not appear eligible for the CRHR either individually or as a contributor to an eligible historic district. Subsequent survey work should consider the broader historic district and whether it meets the criteria of the CRHR.

460 Townsend Street has been altered though the replacement and infill of original doors and windows on the main (south) elevation, however it still exhibits many of the features that convey the significance of the district, including scale, massing, and fenestration pattern. As such the building, and the district as a whole, retains sufficient historic integrity. The property has therefore been assigned a CHR Status Code of 5D3 and is considered a historical resource for the purposes of CEQA.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Scale and massing: two stories and rectangular plan
- Siting: flush with sidewalk
- Four defined bays; each with a large roll-up door opening on the ground floor and a pair of double-hung windows above
- Original multi-pane double-hung wood windows and wood door on west elevation
- Stucco wall surface scored to look like masonry, with brick construction, on primary southeast elevation
- Cornice with parapet on top

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Stucco application and in-fill of northern most bay with glass block
- Replacement of upper-floor windows between 1981 and 1986 (historic photographs)
- Replacement of metal roll-up doors (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Security cameras added (visual observation and historic photographs)

INTERIORS

- Full height partitions installed in 2011 (Permit 201103303108)
- Installation of fire alarms and sprinklers in 2011 (Permit 201103303107)
- Bathroom and life safety upgrades in 2010 (Permit 201005051801)

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

460 TOWNSEND STREET (ES-33)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | Standard-by-Standard Analysis | | | | | | | | | | |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| | | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
| PRIMARY ELEVATION | | | | | | | | | | | | |
| Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Security Cameras | Post-2009 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Security Cameras: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Security Cameras: The project complies with Rehabilitation Standard No. 2. The security cameras are minimal in scale and appearance and do not obscure or damage distinctive character-defining features.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Security Cameras: The project complies with Rehabilitation Standard No. 3. The security cameras are clearly modern and do not result in a false sense of historical development.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Security Cameras: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Security Cameras: The project complies with Rehabilitation Standard No. 5. The installation of the security cameras resulted in minimal damage to historic wall materials and the property retains the distinctive materials, features, and finishes that convey its historical significance.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Security Cameras: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Security Cameras: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in*

place. If such resources must be disturbed, mitigation measure will be undertaken.

Security Cameras: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Security Cameras: The project complies with Rehabilitation Standard No. 9. The security cameras are generally compatible in scale and

appearance, they do not obscure character-defining features, and they are clearly differentiated from the features that characterize the building.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Security Cameras: The project complies with Rehabilitation Standard No. 10. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and their removal would not result in any impairment to the building.

RECOMMENDATIONS

The project complies with the SOIS; no design modifications are recommended at this time.

466 TOWNSEND STREET (ES-34)



APN: 3785005

Construction Date: 1920

Architect/Builder/Designer (if known): Unknown

Previous Status: Category A

Previous CHR Status Code: 2S2;
5D3

Date of Past Surveys/Evaluations:
1978; 1996; 2011

AAU Acquisition Date: 2005

Current CHR Status Code: 2S2,
5D3

Applicable Criteria: A and C (NRHP), 1 and 3 (CRHR)

Historical Resource? Yes

Project Modifications Recommended? No

BUILDING AND PROPERTY DESCRIPTION

The low-rise building at 466 Townsend Street was constructed as a warehouse in 1920. The three-story rectangular building is set flush to the sidewalk and built on a flat, rectangular lot. The primary elevation faces Townsend Street, and secondary elevations faces the adjacent alley and 6th Street.

The overall character, massing, and reinforced concrete construction of the property are characteristic of post-1906 earthquake and fire industrial reconstruction in the South of Market. The building displays a symmetrical design composition, with design details provided in horizontal and vertical banding. Smooth stucco sheathes the exterior walls. The building is capped with a flat roof with a parapet and a shallow, unadorned overhanging eaves.

Centered on the façade, the main entry consists of aluminum glass doors with sidelights and a transom, sheltered beneath a metal canopy supported on knee-braces. Large roll-up doors are located on eastern and western end of the elevation. Former large openings on the northern end of the elevation have been in-filled. Vertical and horizontal bands frame the stacked windows, creating bays and a distinctive fenestration pattern within the bays. Original windows have been replaced with multi-light fixed windows or in-filled with concrete and scored to replicate the multi-light window pattern. Centered above the main entry on the roof is an extending tower with a flag pole.



Figure 270. 466 Townsend Street.



Figure 271. 466 Townsend Street, close up of the main entry on the primary elevation.



Figure 272. 466 Townsend Street, close up of the windows and fenestration pattern on the primary elevation.



Figure 273. 466 Townsend Street, close up of the roll-doors and in fill on the northern half of the primary elevation.

The secondary elevations continue the fenestration and bay pattern and use of windows and scored concrete of the facade. Along the southwest elevation, on the first story of each bay, are large rectangular vents and a roll-up door. A small portion of the northwestern elevation is visible along Sixth Street. Although there is no fenestration, the masonry construction is visible. On the northeastern elevation, the windows have been in-filled.



Figure 274. 466 Townsend Street, southeastern perspective of the southwestern and northwestern elevations.

SITE HISTORY

Constructed in 1920, the building at 466 Townsend Street has provided warehouse space for a variety of tenants since its construction. Historic newspapers and city directories offer limited information on its early tenants. From circa 1945 through 1958, the building was occupied by wholesale grocers, United Grocers Ltd, followed by house furnishing manufacturer Ellery of California, Jencraft Manufacturing Company, and Western Curtain Manufacturing Company in 1968.¹⁰¹

By 1978, the building was occupied by Frontier Management Corp., who employed Roger Benson to install movable partitions on the interior. Roll-up doors on the ground levels were subsequently replaced by Bill Wrens Towing in 1980, and by 1987 the building was owned by San Francisco Partners. Building permits indicate that the building was occupied by multiple tenants in 2000, including Markley Steams Partner, Firstworld Communications, and Adelpia Business Solutions. It was during this time, and prior to AAU's acquisition of the building in 2005, that the upper-level windows were infilled as part of seismic upgrades to the building.

¹⁰¹ Christina Dikas, California Department of Parks and Recreation (DPR) 523 Series Form for the Bluxome and Townsend Warehouse Historic District, June 2009. On file with the San Francisco Planning Department.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following sections present a visual overview of the site history and construction chronology, through available historic photographs, materials, Sanborn Fire Insurance Maps. A tabular summary of available building permits on file with the City of San Francisco Department of Building Inspection follows.



Figure 275. 2005 photograph of 466 Townsend Street. (Source: Academy of Art University)



Figure 276. 2005 photograph of 466 Townsend Street. Source: (Source: 523 DPR Form for Bluxome and Townsend Warehouse District)



Figure 277. 1931 Aerial Photograph, 466 Townsend Street. (Source: Environmental Data Resources)



Figure 278. 1949 Sanborn Fire Insurance Map, 466 Townsend Street. (Source: Environmental Data Resources)

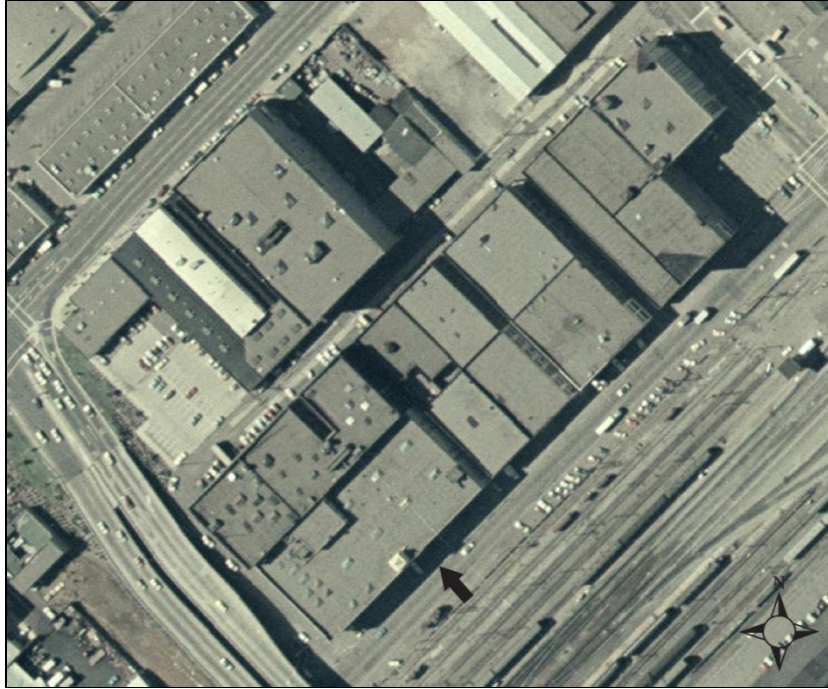


Figure 279. 1974 Aerial Photograph, 466 Townsend Street. (Source: Environmental Data Resources)

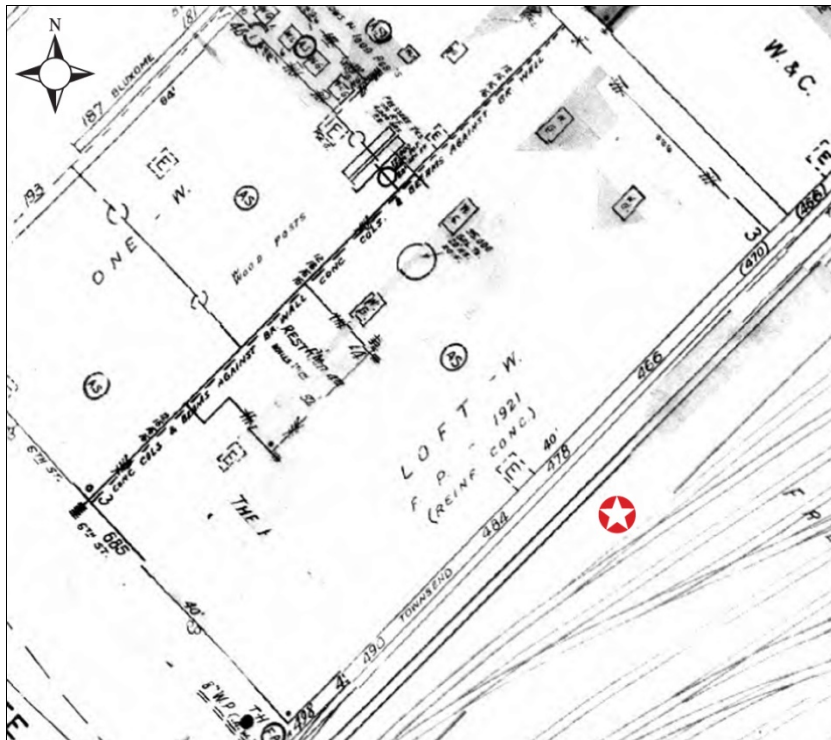


Figure 280. 1984 Sanborn Fire Insurance Map, 466 Townsend Street. (Source: Environmental Data Resources)

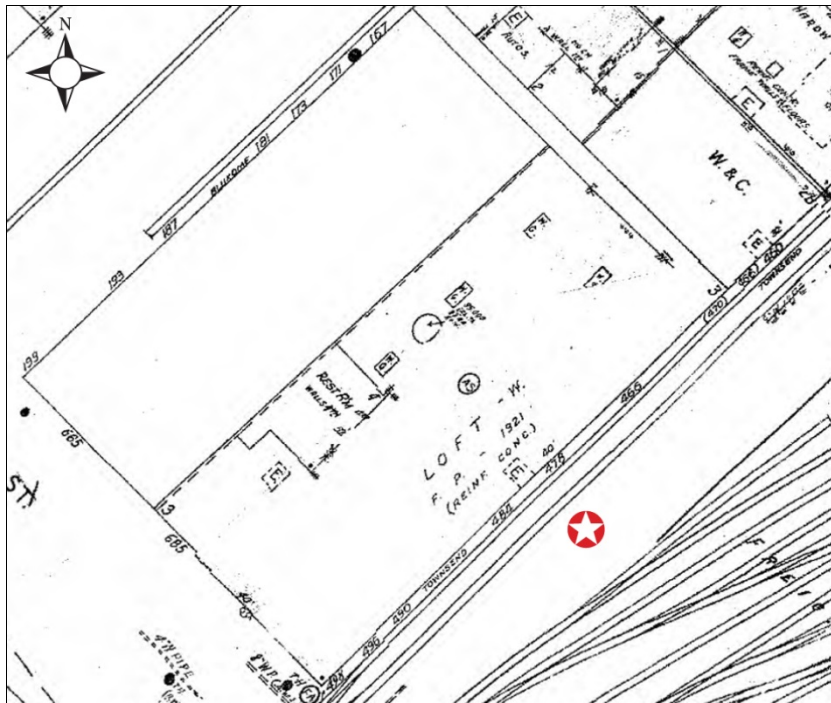


Figure 281. 1999 Sanborn Fire Insurance Map, 466 Townsend Street. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 466 TOWNSEND STREET / APN: 3785005

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|------------------------------|------------------|---|-----------------|-----------|--|
| Oct. 25, 1978 (Dec. 4, 1978) | 7811430 (443092) | Frontier Management Corp. | Roger Benson | \$16,000 | Installation of movable partitions 8 ft. height. |
| Dec. 1, 1980 (Dec. 15, 1980) | 8010556 (466752) | Bill Wrens Towing | | \$2,508 | To remove existing steel-roll-up door, then to furnish and install (1) new steel roll-up door 18' x 13'-7" operated by an existing operator. |
| Sept. 11, 1987 | 8713118 (580740) | San Francisco Partners | Ward Thomas | \$10,000 | Removal of existing non-bearing office partitions - for details see attached plan. Floor fully fire-sprinklered. |
| Dec. 18, 1987 (Jan. 5, 1988) | 8717839 (581700) | San Francisco Partners | Ward Thomas AIA | \$2,000 | Revisions to demolition plan. Sheet D Dated 9/8/87 application #871-3118. Removal of additional non-bearing partitions shown as revisions 1 on Sheet D, dated 12/18/1987. |
| Jan. 5, 1988 (Jan. 28, 1988) | 8800125 | San Francisco Partners | Ward Thomas AIA | \$8,000 | New entrance and exit near the corner of Sixth & Townsend streets. Provide awning, lobby entrance & exit. Change 2 door swings for exit. Office for self-storage lockers. Light fixtures & Exit signs. |
| Nov. 13, 1989 | 8921882 (627683) | San Francisco Partners; Bridge Management Inc., General Partner Russell J. Bilinski | | \$39,600 | Replacement of storage locker facilities which had to be removed due to damage. |
| Oct. 20, 1999 | 9922283 (892558) | Markley Stearns | RPR Architects | \$200,000 | Demolition for tenant improvement. ADA access upgrades. |
| Nov. 14, 1989 | 8922077 (627923) | San Francisco Partners; Bridge Management Inc., General Partner Russell J. Bilinski | | \$170,000 | Installation of in-fill back wall on subject property to replace damaged common wall located on adjacent property. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|-----------------------|------------------------------------|-----------------------|-------------|---|
| Nov. 3, 1999 (Mar. 13, 2000) | 9923550 (904445) | Markley Stearns Partner | RPR Architects | \$200,000 | Common area upgrade for three-story storage facility. Passenger elevator, stairs, corridors, access ability, and elec./mech. (No increase in office space). |
| Feb. 10, 2000 (Apr. 21, 2000) | 200002101494 (908137) | Markley Stearns | Brandolo Johnston AIA | \$1,500,000 | Structural seismic upgrades and exterior window in-fill under Application #9923550. |
| Feb. 15, 2000 (May 23, 2000) | 200002162050 (91195) | Firstworld Communications (leesee) | Robert Taylor | \$55,000 | Structural – beef up 3rd floor for batteries. |
| Feb. 15, 2000 (Mar. 28, 2000) | 200002162055 (905790) | Firstworld Communications (leesee) | Robert Taylor | \$300,000 | Construct walls and partitions. Install new electrical and mechanical systems to create a climate controlled area for computer storage equipment. |
| Mar. 29, 2000 (Apr. 10, 2000) | 200003295760 (907174) | Firstworld Communications (leesee) | Robert Taylor | \$500,000 | Construct walls and partitions. Install new electrical and mechanical systems for computer storage equipment. |
| May 8, 2000 (July 19, 2000) | 200005089386 (916335) | Adelphia (leesee) | RPR Architects | \$500,000 | Construction on 1st floor of equipment room. DC power and offices. Plumbing & electrical. |
| June 2, 2000 (Aug. 15, 2000) | 200006021653 (918744) | Adelphia Business Solutions | Intelli-Tech | \$166,000 | Install FM200/Pre-Action fire suppression system. |
| June 21, 2000 (Sept. 1, 2000) | 200006213266 (920411) | Adelphia | | \$30,000 | Two new pre action zones and one wet system. 282 new uprights and 29 new pendants. First floor. |
| July 21, 2000 (Oct. 4, 2000) | 200007215759 (923110) | Markley Stearns Partner | | \$51,300 | Fire sprinkler core upgrades entire building. New underground. |
| Aug. 28, 2000 | 200008289089 (919974) | Markley Stearns Partner | | \$15,529 | Life safety system for 466 Townsend. |
| Feb. 15, 2001 (Mar. 24, 2001) | 200102152188 (935567) | Ares Commercial Properties | | \$650,000 | Demo 2nd and 3rd floors. Raise 2nd and 3rd floor height. (No increase of height of |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|------------------------|-----------------------------|-----------|-----------|--|
| | | | | | outside of the building. No modification of exterior façade). |
| Apr. 13, 2001 (Apr. 26, 2000) | 200104136750 (938036) | Markley Stearns Partner | | \$1 | Revisions to Application #200008289089, Permit #919974. Fire alarm plan only. |
| May 15, 2001 (May 19, 2001) | 200105159136 (939930) | 466 Townsend Street, L.L.C. | | \$1 | To clarify building use from Storage/Office-Data to Telecom Data Center. |
| Apr. 23, 2001 (June 18, 2001) | 200104237408 (942019) | Markley Stearns Partner | | \$1 | Revision to PA #200102152188S; remove interior walls, floor ceilings and roof. Provide bracing for walls. |
| June 14, 2001 (July 11, 2001) | 200106141578 (943680) | 466 Townsend Street, L.L.C. | | \$54,400 | New Pre-Action fire suppression system on 2nd floor. |
| July 5, 2001 (Aug. 21, 2001) | 200107053024 (946753) | 466 Townsend Street, L.L.C. | | \$13,500 | The scope of work for this project requires that Intelli-Tech Design, and install a fire pre-action detection & control system. (No increase in office space). |
| Oct. 4, 2001 | 200110049981 (950125) | Markley Stearns Partner | | \$2,000 | Addition of one (1) smoke detector in elevator machine room. |
| June 28, 2002 | 200206280282 (970262) | Markley Stearns Partner | | \$1 | Renew #200104136750 for final inspection. |
| Dec. 19, 2002 (Dec. 31, 2002) | 200212193932 (989190) | Markley Stearns Partner | | \$100,000 | Raised floor at partial 2nd floor, path of travel front entry. |
| Dec. 19, 2002 (Jan. 31, 2003) | 200212193944 (986267) | Markley Stearns Partner | | \$20,000 | Construct temporary ADA compliant entry ramp, while permanent ramp is under review with board of supervisors. |
| Sept. 1, 2005 | 200509011875 (1065557) | AAU | | \$80,000 | Work to the bathroom on the 3rd floor. Added restroom at 3rd floor. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|--------------------------------|------------------------|------------------------------------|-----------|-----------|--|
| Oct. 27, 2005 | 200510276676 | Stephens Institute Academy of Arts | | \$25,000 | Additions to the existing Fire Alarm system due to building being remodeled by Academy of Arts. |
| Feb. 9, 2006 | 200602094189 (1078832) | AAU | | \$2,500 | Remove two (2) existing pre-action system equipment and convert to wet fire systems. |
| May 11, 2010 (July 26, 2010) | 201005102107 (1217347) | AAU | Doug Tom | \$750,000 | Respond to N.O.V. issued 3/23/2010. Obtain approval for tenant improvements done without permit. (No change of use under this permit; for Life Safety upgrade only). |
| July 23, 2010 | 201006023654 (1217234) | AAU | | \$43,800 | 2nd and 3rd floors – T.I. upgrade of existing fire sprinkler system. Relocate 33 uprights & add 78 uprights. |
| June 3, 2010 (June 10, 2010) | 201006033727 (1213912) | 466 Townsend, LLC/AAU | | \$500 | Removal of two (2) logos on roll up doors. |
| Aug. 13, 2010 (Sept. 16, 2010) | 201008138761 (1221444) | AAU | | \$40,000 | Adding 1 power supply, 2 monitoring modules, 53 horn/strobes & 7 strobes to the existing Fire Alarm system. Voluntary Fire Alarm system only for existing commercial only. |
| Jan. 24, 2013 (Mar. 4, 2013) | 201301248669 (1287695) | AAU | | \$500 | Remove north facing painted wall sign. |
| June 10, 2015 | 201506108662 | | | \$1 | To comply with complaint #200564496 to change use from Office to post-secondary Education institution. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

In 1996, 466 Townsend Street was formally determined eligible for listing in the National Register of Historic Places (NRHP), through the Section 106 review process; it was therefore subsequently eligible for automatic listing in the California Register of Historical Resources (CRHR).¹⁰² It is considered a historical resource for the purposes of CEQA.

The property was subsequently identified in 2009 as a contributor to the Bluxome and Townsend Warehouse District.¹⁰³ Bound by Bluxome, Townsend, 5th, and 6th Streets, the historic district contains a cohesive group of nine warehouse constructed between 1912 and 1936, which feature similar scale, materials, and architectural styles, and represent the reconstruction of industrial properties in the South of Market area in the years after the 1906 Earthquake. Collectively, these resources appear to be directly associated with a series of events that are significant within the history of San Francisco, and which appear eligible for local designation as a historic district under National Register Criterion A. Further, the historic district represents a concentration of properties that possess the distinctive characteristic of a type, period, or method of construction and appears eligible for local designation under National Register Criterion C.

Since 466 Townsend Street was recorded in 1996, but prior to AAU acquisition in 2005, many of the buildings windows were infilled. However, the building still retains many of the features that convey its significance as post-1906 Earthquake Reconstruction period warehouse, including its scale, massing, fenestration pattern, and limited architectural detailing. The building, and the district as a whole, retains sufficient historic integrity and there is no information to suggest that it should no longer be listed in the CRHR. For this reason, 466 Townsend Street is still considered a historical resource for the purposes of CEQA.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Scale and massing: mid-rise, rectangular plan
- Set flush with sidewalk
- Flat roof with parapet and shallow overhanging eaves
- Symmetrical, rhythmic bay and fenestration pattern
- Extending tower on roof over main entry
- Projecting course spanning building (horizontal)
- Banding around window bays (vertical)
- Smooth stucco sheathing on exterior walls

¹⁰² San Francisco Planning Department, Data for 466 Townsend Street, San Francisco Property Information Map.

¹⁰³ Christina Dikas, California Department of Parks and Recreation (DPR) 523 Series Form for the Bluxome and Townsend Warehouse Historic District, June 2009. On file with the San Francisco Planning Department

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Replacement of eastern steel-roll up door in 1980 (Permit 8010556)
- Lobby entrance doors replaced in 1988 (Permit 8800125)
- Large awning above central lobby entrance installed in 1988 (Permit 8800125)
- Exterior window in-fill completed in 2000 (Permit 200002162050)
- Large ground-level openings infilled (AAU, Memo to SWCA, 2/2/2016)
- Light fixtures have along the 1st floor (AAU, Memo to SWCA, 2/2/2016)
- Upper-level windows replaced (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Installation of metal vent hood on infilled entry on main (south) elevation (historic photographs and visual observation)

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Exterior window in-fill on west elevation completed in 2000 (Permit 200002162050)
- Window openings on east elevation in-filled with concrete (AAU, Memo to SWCA, 2/2/2016)
- Ground-level openings in-filled with concrete and vents on west elevation (AAU, Memo to SWCA, 2/2/2016)
- Upper-level windows on west elevation replaced (AAU, Memo to SWCA, 2/2/2016)

INTERIORS

- Fire protection upgrades in 2010 (Permit 201008138761)
- New air handler and ductwork installed in 2011 (Permit 201108102145)

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

466 TOWNSEND STREET (ES-34)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | Secretary's Standards for Rehabilitation | | | | | | | | | | |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| | | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
| PRIMARY ELEVATION | | | | | | | | | | | | |
| Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Installation of Vent Hood | Post-2005 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Installation of Vent Hood: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Installation of Vent Hood: The project complies with Rehabilitation Standard No. 2. The character and contours of the original large wall openings spanning the ground story of the building remain discernible (though the openings have been in-filled with stucco). The stucco infill, completed prior to 2005, is non-original and not considered character defining. The metal vent hood is attached to noncontributing materials and does not obscure or negatively affect character-defining features.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Installation of Vent Hood: The project complies with Rehabilitation Standard No. 3. Given its

utilitarian appearance, the vent hood does not create a false sense of historical development.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Installation of Vent Hood: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Installation of Vent Hood: The project complies with Rehabilitation Standard No. 5. The character of the original large wall openings spanning the ground story of the building remain discernible (though the openings have been in-filled with stucco). The stucco infill, completed prior to 2005, is non-original and not considered character defining. The metal vent hood is attached to noncontributing materials and does not unduly obscure character-defining features or materials.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Installation of Vent Hood: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Installation of Vent Hood: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Installation of Vent Hood: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the*

historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.

Installation of Vent Hood: The project complies with Rehabilitation Standard No. 9. The vent hood is generally compatible in scale and appearance to the building and does not obscure character-defining features that convey the significance of the property.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Installation of Vent Hood: The project complies with Rehabilitation Standard No. 10. The vent hood is generally compatible in scale and appearance, does not obscure character-defining features, and its removal would not result in any impairment to the building.

RECOMMENDATIONS

The project complies with the SOIS; no design modifications are recommended at this time.

1849 VAN NESS AVENUE (ES-8)



APN: 0618001

Construction Date: 1920

Architect/Builder/Designer: Howard R. Schulze

Previous Status: Category A

Previous CHR Status Code: 3CS

Date of Past Surveys/Evaluations: 2010

AAU Acquisition Date: 1998

Current CHR Status Code: 3CS

Applicable Criteria: 1, 2 and 3 (CRHR)

Historical Resource? Yes

Project Modifications Recommended? Yes

BUILDING AND PROPERTY DESCRIPTION

The former automotive showroom at 1849 Van Ness Avenue was constructed in 1920 with a large addition to the south completed in 1926, resulting in its current rectangular plan. It is set flush to the sidewalk on a rectangular, sloped lot, with a primary elevation fronting Van Ness Avenue and secondary elevations facing the neighboring properties and Washington Street. The four-story structure is capped with a flat roof with a profiling cornice.

On the primary elevation, the 1920 portion is composed of five bays of equal width while the 1926 addition is composed of three bays with a wider middle bay. The main entry is a three-part aluminum framed glass folding door with transoms above. Large storefront windows line the first story with a smooth, unadorned frieze and cornice above separating the first story from the upper stories. An LED band sign and flag poles have been added just below the cornice line. Nonoriginal stacked multi-light windows on the upper stories are divided by vertical piers and paneled spandrels.



Figure 282. 1849 Van Ness Avenue.



Figure 283. 1849 Van Ness Avenue, close up of the main entry on the primary elevation.



Figure 284. 1849 Van Ness Avenue, close up of the first story on the primary elevation.



Figure 285. 1849 Van Ness Avenue, close up of the windows on the primary elevation.

Secondary elevations are visible on the north, south, and west elevations. The north elevation continues the fenestration pattern established on the primary elevation. The first story has three smaller storefront windows beginning the eastern corner. Four long rectangular display windows flank a recessed aluminum framed glass double-door with sidelights and a transom. A double-door entry, accessed via a ramp with a security gate, and rectangular evenly spaced windows on the upper stories are extant on the west elevation.

The south elevation has minimal fenestration of the eastern half and large evenly spaced rectangular windows on the western half. Aluminum and metal multi-light with awning windows and fixed glass are present on the secondary elevations in a variety of configurations.



Figure 286. 1849 Van Ness Avenue, southeastern perspective of the north elevation.



Figure 287. 1849 Van Ness Avenue, southeastern perspective of the north and west elevations.



Figure 288. 1849 Van Ness Avenue, southern perspective the entry of the west elevation.



Figure 289. 1849 Van Ness Avenue, northwestern perspective of the southern elevation.

The main entry leads to a large open showroom with tall ceilings. Tile and terrazzo floors differentiate the original portion from the 1926 addition. A nonoriginal wood staircase in the addition leads to an open loft overlooking the showroom. A car ramp is located past the staircase and provides access to the rear showroom, which is differentiated with concrete floors and a lower ceiling. The upper stories have been altered to various degrees, largely the result of partitions added to create classrooms, workshops, and offices. Original extant features a wood truss roof system on the top floor of the south wing, interior auto ramps and elevator, and concrete floors with painted direction signs.



Figure 290. Interior showroom of subject property.



Figure 291. Interior showroom and stair to loft of subject property.



Figure 292. Interior showroom of subject property.

SITE HISTORY

1849 Van Ness Avenue was constructed in two phases. The original northern portion of the building was designed by Howard R. Schulze for L.D. Allen and developed in 1920-1921. Prior to his work on 1849 Van Ness Avenue, Schulze also designed another auto-related property at 1133 Post Street (extant) for Allen and Company in 1917. Outside of these commissions and a small number of residences in Sea Cliff for Harry B. Allen, little is known about Schulze. The structural engineers and contractor for the initial phase was the firm of MacDonald and Kahn, who had offices in San Francisco and Los Angeles, and became known for specializing in reinforced concrete. Their expertise eventually led the firm to be chosen as one of six companies to build the Hoover Dam on the Colorado River between 1931 and 1935.¹⁰⁴

Pacific Nash Motor Company, which was the northern California distributor of Nash automobiles, was the first to occupy the building.¹⁰⁵ In 1926 a fifty-foot addition was constructed to the south to house the LaFayette luxury brand, owned largely by Nash.¹⁰⁶ Pacific Nash Motor Company occupied the building until 1936, at which time the building was sold to James E. French, owner of the J.E. French Company and distributor of Dodge and Plymouth automobiles in San Francisco.

French (1876-1965) began his automobile career while managing the Pennsylvania Rubber Company's tire stores in San Francisco.¹⁰⁷ When the Dodge Brothers began to manufacture automobiles, French became the brand's first district manager in San Francisco and continued in the position of director of distribution by 1921. In 1922 he resigned to become a Dodge Brothers' distributor.¹⁰⁸ From 1922-1936 the J.E. French Company operated at 910 Polk Street before the dealership moved to 1849 Van Ness Avenue in 1936. At the same time French expanded his showroom to sell Plymouth automobiles. During French's occupation

¹⁰⁴ William Kotsura, California Department of Parks and Recreation (DPR) 523 Series Form for 1839-1851 Van Ness Avenue, February 2009. On file with the San Francisco Planning Department

¹⁰⁵ "Auto Company to Build Home," *San Francisco Chronicle*, 12 June 1920.

¹⁰⁶ Kotsura 2009

¹⁰⁷ Kotsura 2009

¹⁰⁸ *Automobile Topics*, February 18- May 13, 1922, vol. 65.

of the building, he completed a number of improvement projects including the alteration of the ground-level storefront openings during the 1950s.

J.E. French Company eventually vacated the building in 1960 and by 1964, three different lessees had applied for building permits, including AAA Leasing Corp., Copenhagen House of Danish Furniture, and National Recreation Center. Historic photographs indicate that Copenhagen House of Danish Furniture occupied the ground level of the building through at least the 1980s, during which time they may have altered the showroom. Available information failed to identify the occupants of the building prior to AAU's acquisition of the property in 1998.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following sections present a visual overview of the site history and construction chronology, through available historic photographs, materials, Sanborn Fire Insurance Maps. A tabular summary of available building permits on file with the City of San Francisco Department of Building Inspection follows.



Figure 293. 1921 photo of 1849 Van Ness Avenue. (Source: *Architect and Engineer*, January 1921)



Figure 294. 1950s photo of 1849 Van Ness Avenue. (Source: San Francisco Public Library)



Figure 295. 1998 photo of 1849 Van Ness Avenue. (Source: Academy of Art University)



Figure 296. 2011 photo of 1849 Van Ness Avenue. (Source: Atkins)

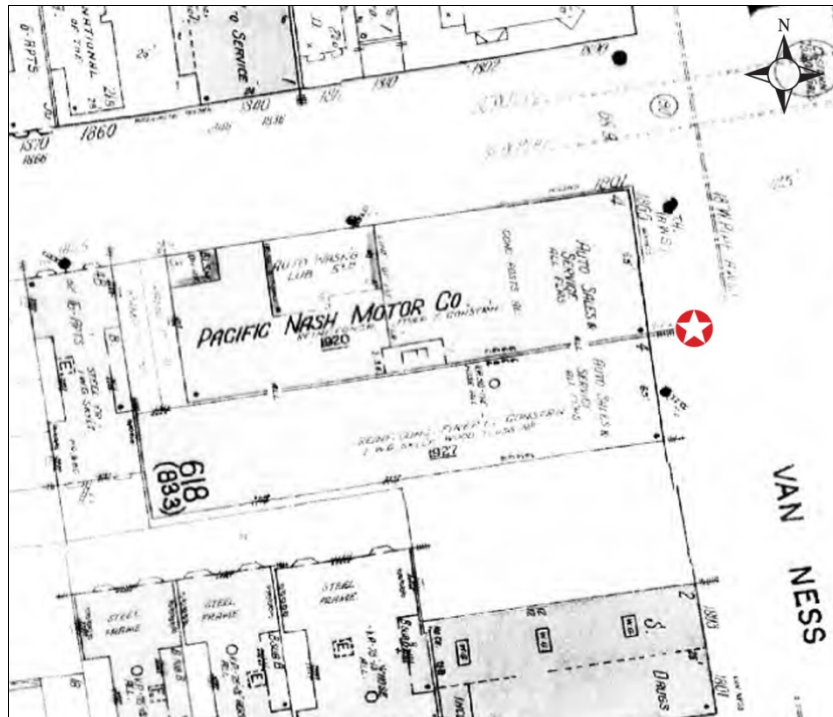


Figure 297. 1929 Sanborn Fire Insurance Map, 1849 Van Ness Avenue. (Source: Environmental Data Resources)



Figure 298. 1938 Aerial Photograph, 1849 Van Ness Avenue. (Source: Environmental Data Resources)

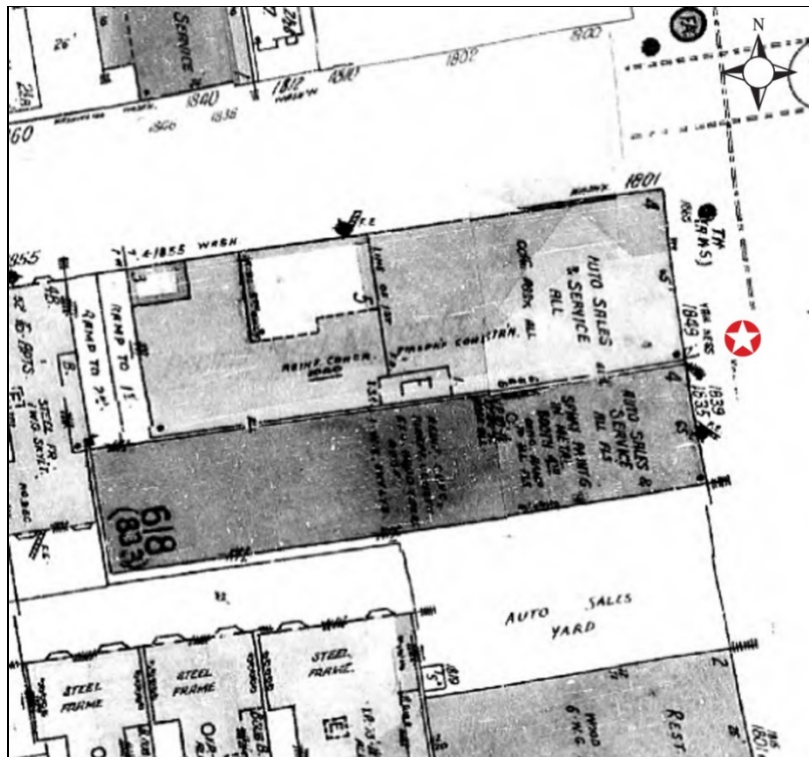


Figure 299. 1950 Sanborn Fire Insurance Map, 1849 Van Ness Avenue. (Source: Environmental Data Resources)

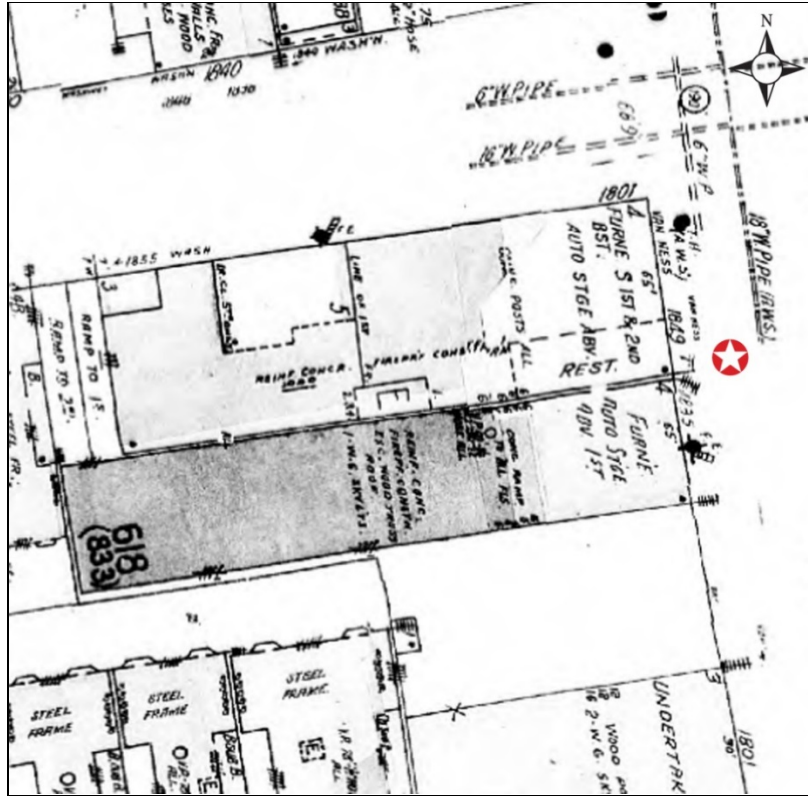


Figure 300. 1968 Sanborn Fire Insurance Map, 1849 Van Ness Avenue. (Source: Environmental Data Resources)



Figure 301. 1974 Aerial Photograph, 1849 Van Ness Avenue. (Source: Environmental Data Resources)

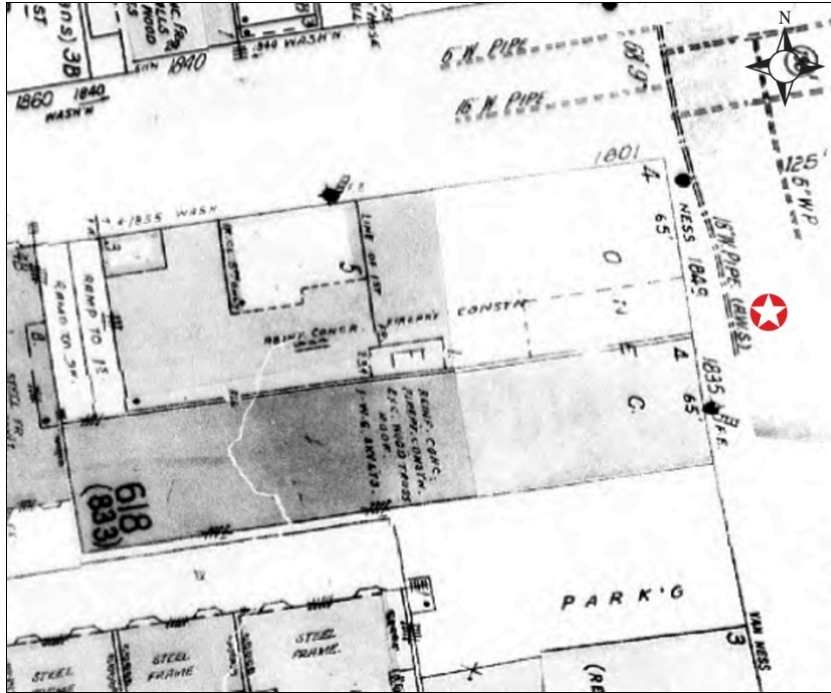


Figure 302. 1986 Sanborn Fire Insurance Map, 1849 Van Ness Avenue. (Source: Environmental Data Resources)

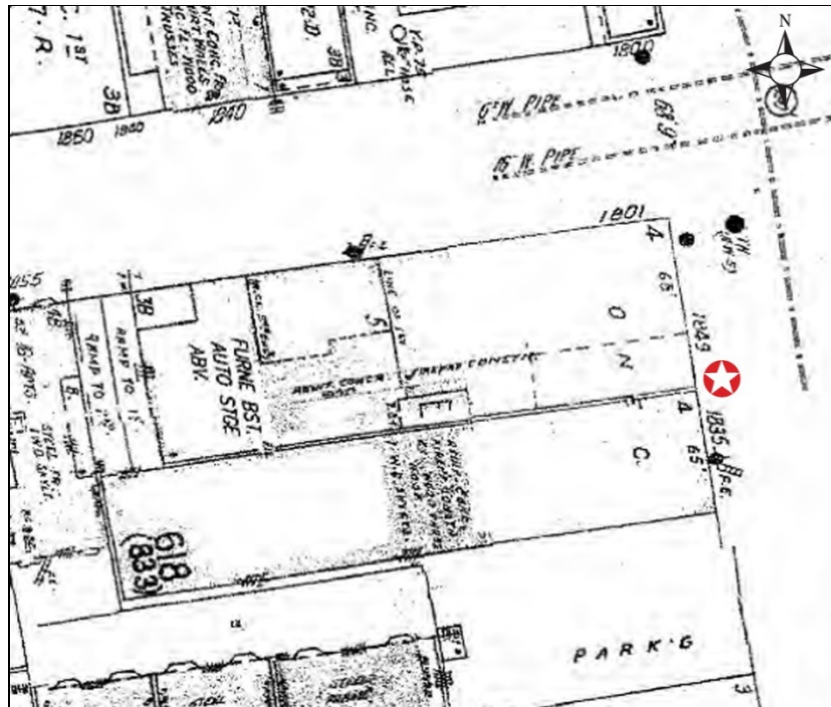


Figure 303. 1999 Sanborn Fire Insurance Map, 1849 Van Ness Avenue. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 1849 VAN NESS AVENUE / APN: 0618001

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|-----------------|------------------|-----------|---------|--|
| Dec. 7, 1926 (Dec. 9, 1926) | 156665 | S. D. Wilcot | | \$750 | Underpin foundation of south and west walls of basement building with brick walls to be continuous 24 ft. thick and at front innately 12 ft. high. |
| Sept. 4, 1931 | 194889 (152378) | c/o Allen Joe | | \$200 | Rooms to pent house |
| Dec. 14, 1934 (Dec. 18, 1934) | 9674 (11941) | Nash Co. | | \$200 | To erect one electric sign 10 ft. above wall. |
| Mar. 12, 1937 | 25524 (26075) | J. E. French Co. | | \$950 | Install individual letter against face of building. |
| Aug. 6, 1937 (Aug. 11, 1937) | 29288 (29279) | J. E. French Co. | | \$500 | Add frame platform for carton storage. |
| Jan. 15, 1959 (Jan. 30, 1959) | (196484) | J. E. French Co. | | \$500 | Install neon & lamp time and temperature sign. |
| Jan. 15, 1959 (Jan. 30, 1959) | 219220 (196483) | J. E. French Co. | | \$500 | Install horizontal plastic sign "VOLVO" |
| Sept. 28, 1959 (Oct. 1, 1959) | 228073 (203988) | J. E. French Co. | | \$25 | To install (non-electric) sign reading "VOLVO" on Washington Street side of building. |
| Dec. 1, 1959 (Dec. 3, 1959) | 230322 (205907) | J. E. French Co. | | \$1,000 | Install "VOLVO" sign on building as shown on diagram. |
| Jun 7, 1962 (June 21, 1962) | 266668 (238710) | J. E. French Co. | | \$600 | Permit to erect sign. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|------------------------|--------------------------------|-----------|-----------|---|
| Oct. 15, 1963 (Nov. 8, 1963) | 290517 (259797) | AAA Leasing Corp. (lessee) | | \$34,000 | Removal of existing wood & glass partitions; add 4,100 sq. ft. New hung ceiling; add new partitions; lay new resilient tile flooring; alter existing ramp and add new entry way. |
| Dec. 19, 1963 | [not legible] | AAA Leasing Corp. | | \$200 | Permit to erect sign on wall of side entrance of building along Washington. |
| Jan. 2, 1964 | [not legible] | AAA Leasing Corp. | | \$500 | Permit to erect sign on wall, along Van Ness Ave., north end. |
| Jan. 2, 1964 | (261695) | AAA Leasing Corp. | | \$300 | Permit to erect sign on wall, along Van Ness Ave, south end. |
| Feb. 3, 1964 (Feb. 7, 1964) | 295021 (263142) | Copenhagen House of Danish Fur | | \$7,500 | Install metal studs at 16" on center and 5/8" gypsum board partitions and a new aluminum and glass front entry. |
| June 22, 1964 (July 9, 1964) | 301487 (269463) | National Recreational Center | | \$3,000 | General remodel of interior to demolish existing store to house a pool tables for billiard center. Major work involved adding new door to provide 2nd entrance, remove temporary glass partitions, etc. |
| Aug. 11, 1964 (Aug. 18, 1964) | 303679 (270990) | National Recreational Center | | \$1,200 | Six (6) canvas awnings; 3 on Van Ness side, and 3 on Washington side. Tubular steel frames. |
| Aug. 11, 1992 | 9213519 | | | \$450 | Install two fireproof doors at roof on the back of the building. |
| Oct. 12, 1999 | 9921448 | | | \$1,000 | To erect single faced electric sign. |
| Apr. 9, 2010 | 201004099960 (1208991) | AAU | | \$153,500 | To respond to NOV #2010037398. Repair handrails at stairs and ramps and repair doors and hardware at stairs. |
| May 17, 2010 (July 8, 2010) | 201005172567 (1215974) | AAU | | \$289,500 | New sprinkler system to an existing building. Add 965 sprinkler heads. Add 816 uprights. Add 149 pendants. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|------------------------------|---|------------------------------|-----------|-----------|---|
| May 21, 2010 (June 28, 2010) | 201005202903 (1215219) | AAU | | \$575,000 | New rated and non-rated walls and doors at building interior M.E.P. |
| June 3, 2010 (June 16, 2010) | 201006033723 (1214273) | Elisa & Scott Stephens | | \$360,000 | Install new notifier Fire Alarm system. In fully sprinklered building. 27 initiation devices, 151 notification devices. |
| June 28, 2010 | 201006285411 | | | \$2,000 | Erect painted (non-structural) sign. |
| Oct. 12, 2010 (Jan. 3, 2011) | 201010143041 (1228741) | AAU | | \$10,000 | As built revisions to Permit #2010-05-17-2567. Change in underground; add 3" main, new hanger details. |
| May 9, 2011 (May 19, 2011) | 201105095662 (1238254) | AAU | | \$500 | Remove existing wall sign painted on the south facing side of building and the projecting sign on the Van Ness side. |
| May 9, 2011 | S.F. Property Info Permit: 201105095667 | | | \$1,000 | Legalize canopy at rear of building on Washington Street side. Within property line as required per planning dept. |
| May 9, 2011 | S.F. Property Info Permit: 201105095676 | | | \$1,000 | Painted (non-structural) sign. |
| May 25, 2011 | 201105256838 (1238734) | Elisa & Scott Stephens (AAU) | | \$5,000 | Comply with correction notice item 2 dated 5/24/2011 to increase valuation of PA#201105095662 to \$5,000. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

In June 2009, 1849 Van Ness Avenue was recommended individually eligible for listing in the California Register of Historical Resources (CRHR).¹⁰⁹ The property was found to qualify under three CRHR criteria: for its use as an automobile showroom where important brands were sold (Criterion 1); for its association with James E. French, purportedly the most important dealer of Dodge cars in the history of San Francisco (Criterion 2); and for its design as an intact automobile showroom (Criterion 3).

The current study concurs with the 2009 recommendation and finds the property individually CRHR-eligible under Criterion 1, as an embodiment of automobile-related development along “Auto Row” on Van Ness Avenue. The property is also eligible under CRHR Criterion 2, for its association with notable San Francisco auto dealer James E. French and under Criterion 3, as an excellent, intact example of automotive showroom along Van Ness Avenue. The period of significance is 1921 to 1960 and corresponds with the building’s construction through its association with James E. French.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association (each aspect is defined in National Register Bulletin 15).

1849 Van Ness Avenue retains integrity and remains individually eligible for CRHR listing.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Scale and massing: four-story height; rectangular plan
- Siting: flush with sidewalk along Van Ness Avenue and Washington Street
- Fenestration pattern: large-storefront windows and rows of upper-level windows
- Paneled spandrels
- Vertical piers separating window bays
- Multi-light window configuration
- Stucco wall surface
- Cornice and smooth, unadorned frieze separating ground story and upper floors

Interior

- Large open showroom with tall ceilings
- Tile and terrazzo floors in showroom
- Car elevator
- Open interiors on upper levels
- Wood-truss roof system on top floor original south wing
- Car ramp on south wing
- Wood staircase on south wing
- Concrete floors on upper levels with painted direction signs and numbering for autos

¹⁰⁹ William Kotsura, California Department of Parks and Recreation (DPR) 523 Series Form for 1839-1851 Van Ness Avenue, February 2009. On file with the San Francisco Planning Department

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Extension of the building on the south side, with a 50-foot, three-bay addition (1926)
- Alteration of storefronts on ground level through infill and creation of new openings prior to 1950s (visual observation and historic photographs)
- Removal of ornamental detailing along top of façade between 1950s and 1982 (historic photographs and SF Heritage Survey)
- Installation of blade signs in northern and southern corners of building by the 1950s; removal of southern sign and replacement of northern sign by 1982 (historic photographs)
- Installation of non-period lights bordering primary entrance added by 1982 (historic photographs)

Post-AAU Alterations:

- Installation of L.E.D. band sign in 1999 (Permit 9921448)
- Installation of upper-level, multi-light windows in 2009 (Permit 200707278069)
- Security cameras installed on ground level post 1998 (visual observation and historic photographs)
- Flag poles added on ground-level post 2011 (visual observation and historic photographs)

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Alteration of storefronts on ground level through infill and creation of new openings by 1950s (visual observation and historic photographs)
- Replacement of original multi-light window on south elevation with large picture windows at unknown date (AAU, Memo to SWCA, 2/2/2016)

Post-AAU Alterations:

- Installation of L.E.D. band sign in 1999 (Permit 9921448)
- Installation of upper-level, multi-light windows in 2009 (Permit 200707278069)
- Security cameras installed on ground level post 1998 (visual observation and historic photographs)
- Canvas awning and security fence added at west end of north elevation (visual observation)zzz
- Replacement metal roll-up door installed at unknown date (AAU, Memo to SWCA, 2/2/2016)

INTERIOR

Building permits and visual observation indicate that the interior of the subject property has been extensively altered. The lobby retains important character-defining features, including the large open showroom with tall ceilings and terrazzo and tile floors. Other character-defining features reflecting the property's original use as an automotive showroom include an interior driveway providing access to upper

floors; an automobile elevator; concrete floors with painted direction signs and numbering. The interior has been partially altered through the addition of a non-original mezzanine and staircase, dropped ceilings, and infill construction in some areas. Many of these alterations appear to predate AAU's acquisition of the property in 1998. The upper levels have been altered to varying degrees.

While the upper level features removal partitions, levels two through four have been subject to extensive infill, which has resulted in new interior office, classroom, and shop space.

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

1849 VAN NESS AVENUE (ES-8)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*. The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained and preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem/physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new construction will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new construction: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|---|-----------------------------|--|---|---|---|---|--|--|--|---|---|--|
| PRIMARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Security Cameras | Post-1998 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| L.E.D. Signage | 1999 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Remove signage; restore physical appearance and materials of exterior wall |
| Upper-Level Windows | 2009 | Yes | Yes | Yes | N/A | No | No | N/A | N/A | Yes | Yes | None |
| Flags | Post-2011 | Yes | Yes | No | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| SECONDARY ELEVATIONS Known/Visible Alterations | | | | | | | | | | | | |
| Canvas awning and security fence | Post-1998 | Yes | Yes | No | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| Security Cameras | Post-1998 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained and preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem/physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new construction will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new construction: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|---|-----------------------------|--|---|---|---|---|--|--|--|---|---|---|
| L.E.D. Signage | 1999 | Yes | No | No | N/A | No | N/A | N/A | N/A | No | Yes | Remove signage and restore physical appearance and materials of exterior wall |
| Upper-Level Windows | 2009 | Yes | Yes | Yes | N/A | No | No | N/A | N/A | Yes | Yes | None |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Security Cameras: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

L.E.D. Signage: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Upper-Level Windows: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Flags: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Canvas Awning and Security Fence: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Security Cameras: The project complies with Rehabilitation Standard No. 2. The security cameras are minimal in scale and appearance and do not block or damage distinctive character-defining features.

L.E.D. Signage: The project does not comply with Rehabilitation Standard No. 2. The expanse of exterior wall currently occupied by the L.E.D. signage is an important part of the building's overall appearance and vertical design composition, with the differentiated treatment of ground and upper stories. This expanse of exterior wall serves as a design element that defines the horizontal axis of the building at the street level and separate the ground stories and upper floors. This feature was added within the building's period of significance (1921-1960) and is considered character defining. In its current location the L.E.D. signage obscures the expanse of exterior wall and disrupts the building's design composition.

Upper-Level Windows: The project complies with Rehabilitation Standard No. 2. Completed in 2009, this project previously received review and approval by City Preservation Planners. Historic photographs and some extant examples on the secondary elevations, indicate the original windows featured a multi-light configuration. This configuration is replicated in the new windows, preserving the distinctive character of the property.

Flags: The project complies with Rehabilitation Standard No. 2. The security cameras are minimal in scale and appearance and do not negatively affect the historic character of the property.

Canvas Awning and Security Fence: The project complies with Rehabilitation Standard No. 2. The awning and fence are located on a rear, secondary elevation, and within a recessed

portion of the building footprint. They are not clearly visible when viewing the building's primary elevations from Van Ness Avenue and do not obscure character-defining features.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Security Cameras: The project complies with Rehabilitation Standard No. 3. The security cameras are clearly modern and do not result in a false sense of historical development.

L.E.D. Signage: The project does not comply with Rehabilitation Standard No. 3. Although the building displayed varying types of signage during the period of significance (1921-1960), this did not include signage of this type (L.E.D. lights), size, or prominence, installed on character-defining features of the building itself. The extant signage introduces a highly visible architectural feature on the primary elevation that is not consistent with the historic use or character of the property during its period of significance.

Upper-Level Windows The project complies with Rehabilitation Standard No. 3. The windows installed as part of the project replicate the character and multi-light configuration of the original windows and do not introduce an architectural element resulting in a false sense of historical development.

Flags: The project does not comply with Rehabilitation Standard No. 3. Historic photographs of the property indicate that there were no flag poles on the building's exterior during the period of significance (1921-1960). These features introduce an element that is inconsistent with the original use, design and character of the building.

Canvas Awning and Security Fence: The project does not comply with Rehabilitation Standard No. 3. Historic photographs indicate that the property did not have an awning or security fence on the building during the period of significance (1921-1960). These features introduce an element that is inconsistent with the original use, design and character of the building.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Security Cameras: Rehabilitation Standard No. 4 is not applicable to this project.

L.E.D. Signage: Rehabilitation Standard No. 4 is not applicable to this project.

Upper-Level Windows: Rehabilitation Standard No. 4 is not applicable to this project.

Flags: Rehabilitation Standard No. 4 is not applicable to this project.

Canvas Awning and Security Fence: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Security Cameras: The project complies with Rehabilitation Standard No. 5. Given the small size of the cameras, their installation did not unduly damage or obstruct distinctive materials and features.

L.E.D. Signage: The project does not comply with Rehabilitation Standard No. 5. Installation of the wrap-around signage has resulted in damage to/removal of original, character-defining wall materials. Given its prominent location and size, the signage interrupts and

detracts from the distinctive features and design of the façade.

Upper-Level Windows: The project does not comply with Rehabilitation Standard No. 5. The project involved the removal of original multi-light windows, which were distinctive materials and features that characterized the property.

Flags: The project complies with Rehabilitation Standard No. 5. The installation of the flags did not unduly damage or obstruct character-defining materials and features.

Canvas Awning and Security Fence: The project complies with Rehabilitation Standard No. 5. The installation of the awning frame and security fence did not unduly damage or obstruct distinctive materials or features.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Security Cameras: Rehabilitation Standard No. 6 is not applicable to this project.

L.E.D. Signage: Rehabilitation Standard No. 6 is not applicable to this project.

Upper-Level Windows: The project does not comply with Rehabilitation Standard No. 6. The original windows were likely replaced because they were failing. Rather than repair these character-defining features, the original windows were replaced with windows that are not consistent with the design, texture, and materials of the original design.

Flags: Rehabilitation Standard No. 6 is not applicable to this project.

Canvas Awning and Security Fence: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Security Cameras: Rehabilitation Standard No. 7 is not applicable to this project.

L.E.D. Signage: Rehabilitation Standard No. 7 is not applicable to this project.

Upper-Level Windows: Rehabilitation Standard No. 7 is not applicable to this project.

Flags: Rehabilitation Standard No. 7 is not applicable to this project.

Canvas Awning and Security Fence: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Security Cameras: Rehabilitation Standard No. 8 is not applicable to this project.

L.E.D. Signage: Rehabilitation Standard No. 8 is not applicable to this project.

Upper-Level Windows: Rehabilitation Standard No. 8 is not applicable to this project.

Flags: Rehabilitation Standard No. 8 is not applicable to this project.

Canvas Awning and Security Fence: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Security Cameras: The project complies with Rehabilitation Standard No. 9. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and they are clearly differentiated from the features that characterize the building.

L.E.D. Signage: The project does not comply with Rehabilitation Standard No. 9. Since the 1950s, when the exterior storefronts were remodeled to their current configuration, the expanse of exterior wall currently occupied by the L.E.D. signage served to ground and define the horizontal axis of the building at the street level and separate the ground stories and upper floors. This feature was added within the building's period of significance (1921-1960) and is considered character defining. Given the location and size of the L.E.D. signage, it obscures this expanse of exterior wall, which is an important element in the building's vertical design composition. Although the work is differentiated from the old, it is not compatible with the historic materials, features, size, and scale of proportion of the character-defining ground level. In addition, installation of the sign has likely resulted in damage to the historic sheathing material of the exterior wall.

Upper-Level Windows: The project complies with Rehabilitation Standard No. 9. Although the project resulted in the loss of the original windows, the replacement windows are compatible with the historic materials, features, size, and scale of their original counterparts. The replacement windows replicated the original

multi-light pane configuration, in compatible materials and overall appearance.

Flags: The project complies with Rehabilitation Standard No. 9. The flags are generally compatible in scale and appearance, they do not obscure character-defining features, and they are clearly differentiated from the features that characterize the building.

Canvas Awning and Security Fence: The project complies with Rehabilitation Standard No. 9. Located in a recessed area of a secondary elevation, the canvas awning and security fence are not clearly visible from Van Ness Avenue and views of the primary elevations. They are generally compatible in size and scale and do not obscure character-defining features.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Security Cameras: The project complies with Rehabilitation Standard No. 10. The security cameras are generally compatible in scale and appearance, they do not obscure character-defining features, and their removal would not result in any impairment to the building.

L.E.D. Signage: The project complies with Rehabilitation Standard No. 10. Although installation of the signage may have resulted in damage to historic materials, its removal would not permanently impair the essential form and integrity of the historic property.

Upper-Level Windows: The project complies with Rehabilitation Standard No. 10. Although the project resulted in the removal of original windows, the openings are intact and the essential form of the property has not been impaired by the installation of the new windows.

Flags: The project complies with Rehabilitation Standard No. 10. The flags are generally compatible in scale and appearance, they do not obscure character-defining features, and their removal would not result in any impairment to the building.

Canvas Awning and Security Fence: The project complies with Rehabilitation Standard No. 10. Although installation of the awning and security fence may have resulted in damage to historic materials, their removal would not permanently impair the essential form and integrity of the historic property.

RECOMMENDATIONS

The security cameras, upper-level windows, flags, and side-entrance awning and gate are compliant with the SOIS, and no project modifications are recommended.

The L.E.D. signage is not compliant with the SOIS. To bring the project into compliance, it is recommended that the L.E.D. signage be removed using the least invasive means possible, with care taken to avoid damage to adjacent historic materials, surfaces, and finishes; the wall materials and finishes should be restored to match existing in appearance (including materials, texture, color, thickness, and application method).

2151 VAN NESS AVENUE (ES-6)



APN: 0575015

Construction Date: 1896-1897; 1902-1904; 1930; 1942-1947; 1965

Architect/Builder: Frank T. Shea and Will D. Shea (1902-1904); Henry A. Minton (1930)

Previous Status: Category A

Previous CHR Status Code: 2S

Date of Past Surveys/Evaluations: 1968; 1976; 1995

AAU Acquisition Date: 2005

Current Finding of Eligibility: 2S

Applicable Criteria: A and C (NRHP), 1 and 3 (CRHR)

Historical Resource? Yes

Project Modifications Recommended? No

BUILDING AND PROPERTY DESCRIPTION

The church at 2151 Van Ness Avenue was first constructed between 1896-1897 as a rectangular building with small wings at the western end. Additions in 1902-1904, 1930, 1943-1947, and 1965 have turned the building into the irregular shaped building seen today. Located on a rectangular, sloped lot and set flush to the sidewalk, the building has a primary elevation fronting Van Ness Avenue and secondary elevations facing the neighboring properties and Broadway Street.

Comprised of varying volumes and heights, the Gothic-Richardsonian Romanesque style building displays an interweaving of Celtic and Romanesque themes throughout. The primary volume features a cross-gable roof, rounded half dome above the apse, and a flat roof on the sacristy addition to the west. Clad in masonry, granite curbstones, and terra cotta wall cladding, the church has a five-story northeast corner of the lot and two-story flat roof tower on the southeast corner. The rooflines are marked by arcading. Characteristic of the style, the structure features detailed ornamentation of the entry portals, arched windows, and rose and arched windows.



Figure 304. 2151 Van Ness Avenue.

A central main entry with a detailed double-panel doors and a decorative stone surround with five concentric arches is featured on the primary elevation. Above the main entry is a row of deco style statues in arched niches, with the center niche standing taller than the rest, and a border molding. A rose window encircled by granite blocks is centered above the statues. Secondary entries flank the main entry on the ground floor of each tower with a pair of arched stained glass windows separated by a column above. Single narrow arched windows flank the main entry and define the upper stories of the northeastern tower. Ornamental Lombard bands are present on the gable ends and between the towers.



Figure 305. 2151 Van Ness Avenue, primary elevation.



Figure 306. 2151 Van Ness Avenue, close up of the main entry on the primary elevation.



Figure 307. 2151 Van Ness Avenue, close up of the ornamentation on the primary elevation.

Secondary elevations are visible on the north, south, and west elevations. The north and south elevation feature tall arched arcades stained glass windows with surrounds along the nave. Smaller arcades of arched stain glass windows are located on the upper story of the north and south elevation along the nave and wrapping around the chancel on the west elevation. Rose windows with granite surrounds are located on the wings extending from the sanctuary. On the northern elevation, above the rose window is a V-shaped row of statues in arched niches with a border molding. Underneath the windows of the nave are single doors leading to the basement; there are four on the north elevation and one on the south elevation. Security

fencing has been added in front of the nave between the towers and extending wings along the north and south elevations, restricting access to the basement doors. Access to the western elevation is restricted by a chain-link metal fence with an inset door. On the ground story of the western elevation, in the northern corner, is a metal double-door which currently functions as the primary entry. Stained glass windows in circular, rose, and arched window openings are found on the secondary elevations in various configurations.



Figure 308. 2151 Van Ness Avenue, northwestern perspective of the south elevation.



Figure 309. 2151 Van Ness Avenue, southeastern perspective of the north and west elevations.



Figure 310. 2151 Van Ness Avenue, close up of the security gate in front of the basement doors on the north elevation.



Figure 311. 2151 Van Ness Avenue, close up of the basement doors on the northern elevation.

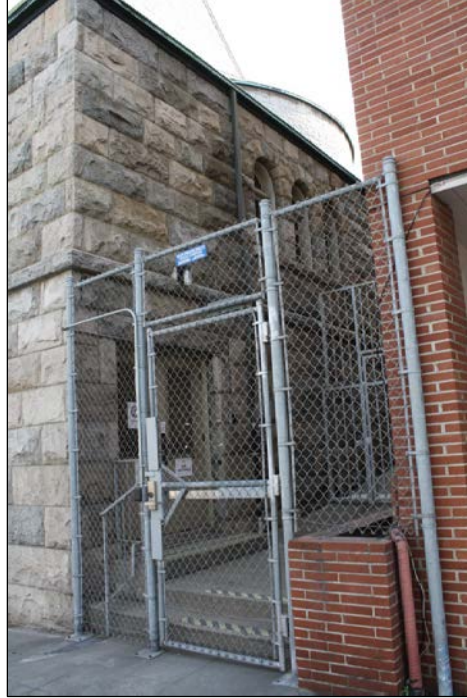


Figure 312. 2151 Van Ness Avenue, close up of the gate and entry door on the western elevation.

The main entry leads to a small rectangular narthex, which opens to the nave through paneled wood double-doors. The interior of the church is primarily intact from its original construction. Original features throughout the nave and sanctuary include the spatial arrangement, vaulted barrel and groin vault ceilings, rounded chancel and half-dome ceiling, plaster wall surfaces, marble columns with Romanesque capitals spanning the nave, marble alter, ornamental light fixtures, and wood floor, pews, carved paneling, wood wainscot, decorative wood doors, and a string course of angles around the nave with arched windows separated by statues. Seismic bracing has been added with the stair of the northeastern and southeastern towers. The basement-level gymnasium and stage surrounded by a decorative arched opening are also intact.



Figure 313. Interior nave looking towards the sanctuary of subject property.



Figure 314. Interior nave looking towards the narthex of subject property.



Figure 315. Interior sanctuary of subject property.



Figure 316. Interior seismic bracing installed in stairwells and hallways off the main nave of subject property.



Figure 317. Interior basement of subject property.



Figure 318. Interior basement stage of subject property.

SITE HISTORY

The Romanesque-Richardsonian church at 2151 Van Ness Avenue was constructed by the San Francisco's Roman Catholic Archdiocese for the parish of St. Brigid. The parish was founded in 1862 with the construction of the current church building beginning in 1896. The church was originally designed by the architectural firm of Shea and Shea.¹¹⁰

The architectural firm of Shea and Shea was comprised of brothers Frank T. Shea (1859-1929) and William D. Shea (1866-1931), who completed a number of works for the San Francisco Archdiocese. Notable projects includes 1822 Eddy Street, San Francisco (Holy Cross Catholic Church and Parish Hall, 1899), 221 Valley Street, San Francisco (St. Paul's, 1900-1902), 745 Waverley Street, Palo Alto (St. Thomas Aquinas Church, 1901), and 19 St. Mary's Avenue, San Francisco (Church of St. John the Evangelist, 1902).¹¹¹

Work on the building was phased with the basement and foundation being constructed between 1896-1897 and the interior, and north and south sides of the interior constructed between 1902 and 1904.¹¹² In 1930, Henry A. Minton was commissioned to design the Romanesque Revival façade, as well as complete interior alterations to accommodate additional seating. A native of Boston, Minton (1914-1974) studied at Harvard and after the 1906 earthquake, Minton headed west and eventually began working with the Shea brothers. In 1911, Minton struck out on his own, working primary for the Bank of Italy (Bank of America) and the Roman Catholic Archdiocese of San Francisco. Alterations that occurred after Minton included the replacement of stained glass windows in the 1940s and the construction of the upper story and roof of the corner tower in 1965.¹¹³

¹¹⁰ "Father Cottle and St. Bridget's." *San Francisco Call*, 23 March 1896.

¹¹¹ Susan Dinkelspiel Cerny, *An Architectural Guidebook to San Francisco and the Bay Area* (Salt Lake City: Gibbs Smith, 2007).

¹¹² Anne Bloomfield, National Register of Historic Places Nomination Form for St. Brigid's Church, May 1995. On file with the San Francisco Planning Department.

¹¹³ Bloomfield 1995.

Citing dwindling attendance and the need to seismically upgrade the building, the Archdiocese closed the parish in 1994. The building sat vacant for 11 years prior to AAU’s occupancy in 2005.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following sections present a visual overview of the site history and construction chronology, through available historic photographs, materials, Sanborn Fire Insurance Maps. A tabular summary of available building permits on file with the City of San Francisco Department of Building Inspection follows.

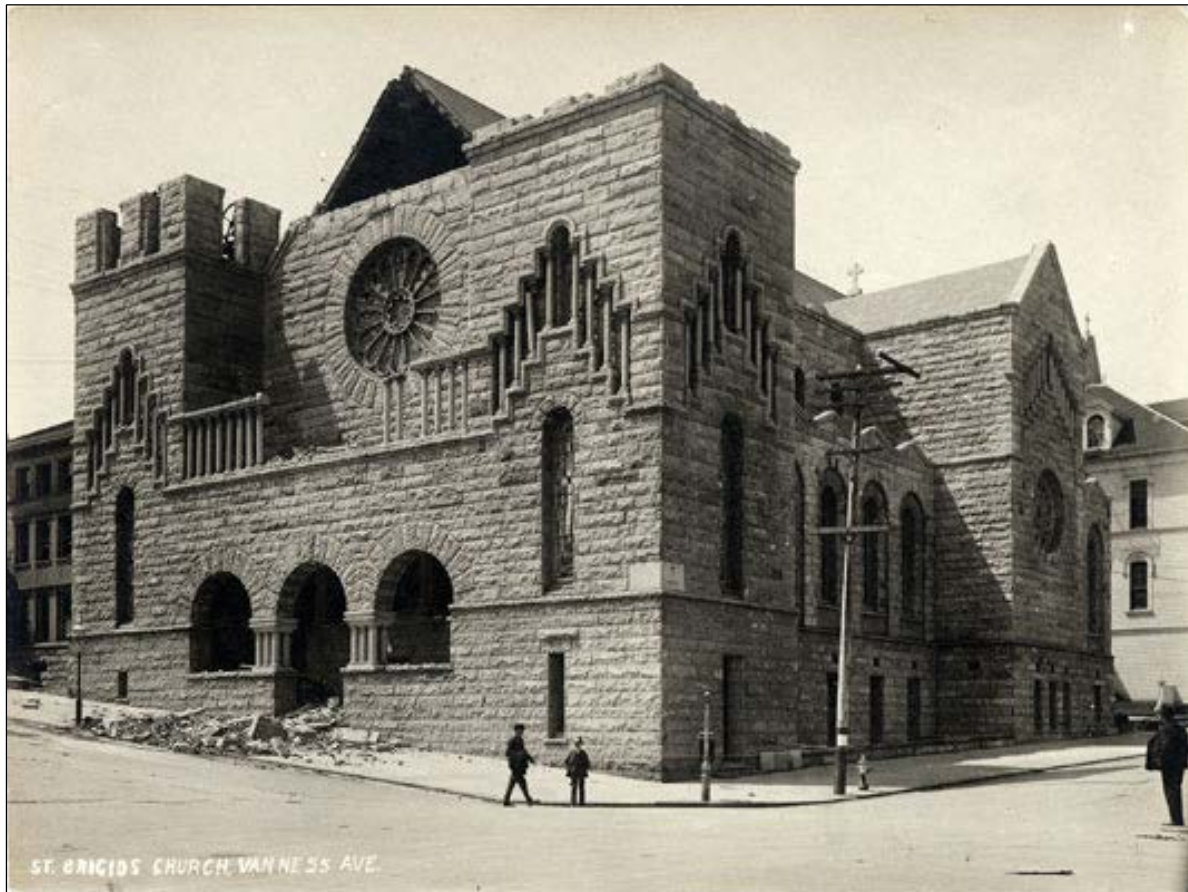


Figure 319. 1906 photo of 2151 Van Ness Avenue. (Source: San Francisco Library Photos History)

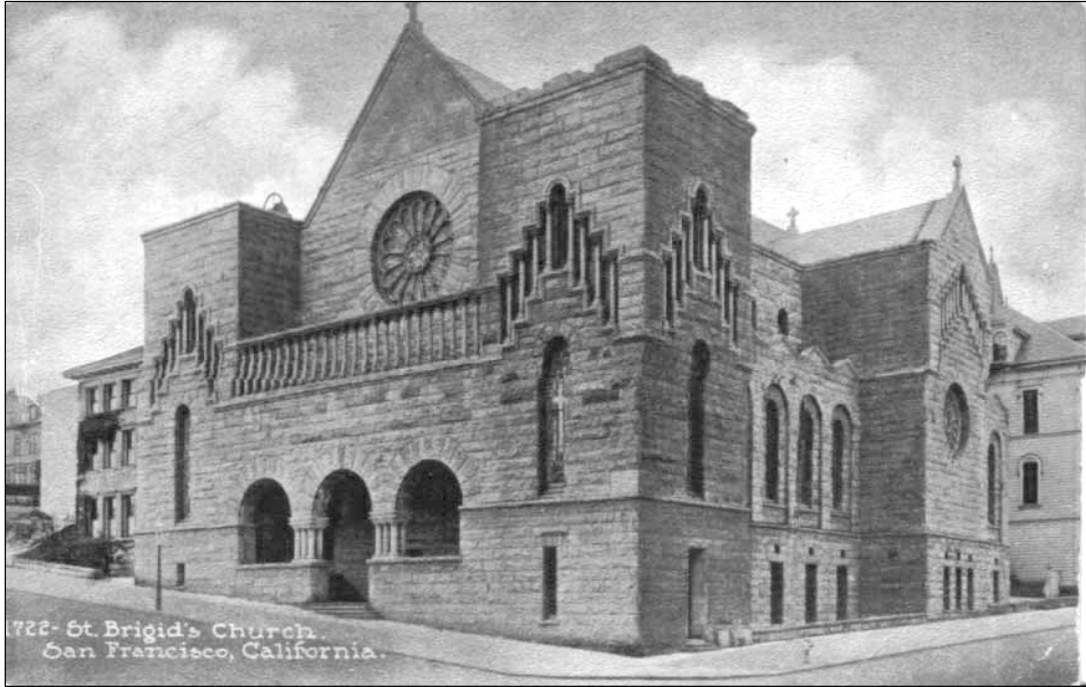


Figure 320. 1910 photo of 2151 Van Ness Avenue. (Source: From AAU)



Figure 321. 2006 photo of 2151 Van Ness Avenue. (Source: Academy of Art University)



Figure 322. 1904-1910 image of the interior of 2151 Van Ness Avenue. (Source: [ww.st-brigid.org](http://www.st-brigid.org))



Figure 323. 1994 image of the interior of 2151 Van Ness Avenue. (Source: [ww.st-brigid.org](http://www.st-brigid.org))

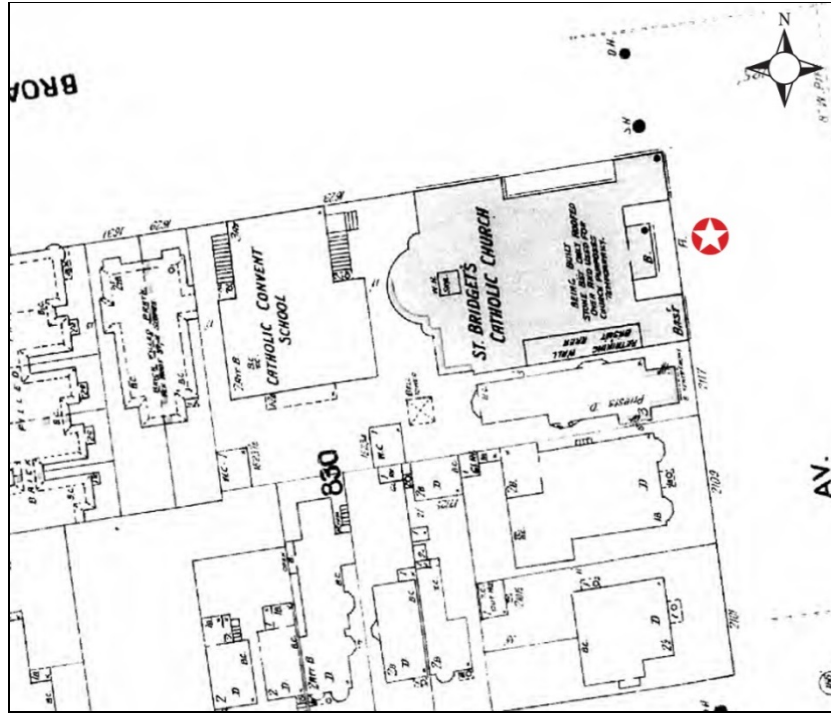


Figure 324. 1899 Sanborn Fire Insurance Map, 2151 Van Ness Avenue. (Source: Environmental Data Resources)

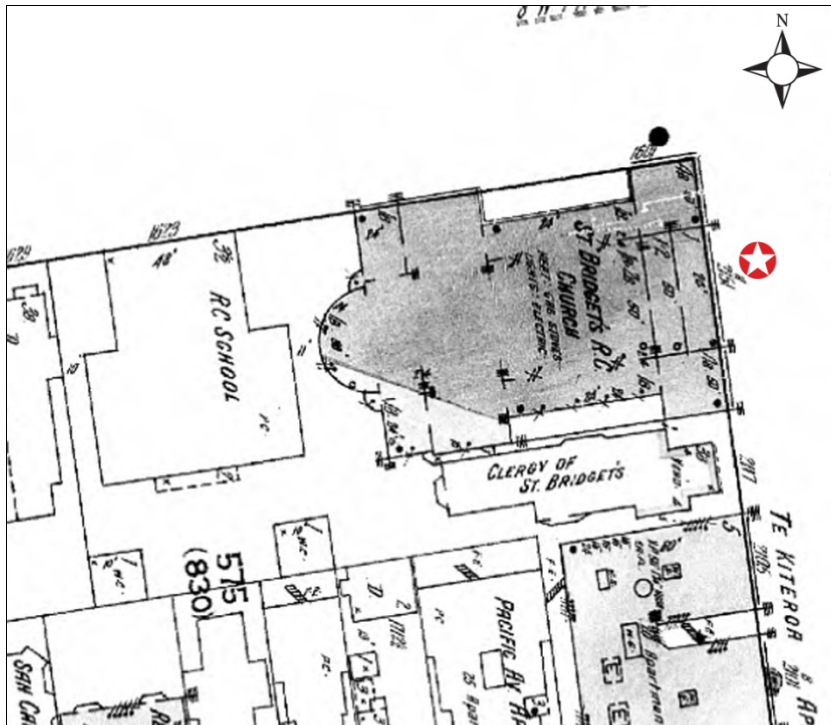


Figure 325. 1913 Sanborn Fire Insurance Map, 2151 Van Ness Avenue. (Source: Environmental Data Resources)



Figure 326. 1938 Aerial Photograph, 2151 Van Ness Avenue. (Source: Environmental Data Resources)



Figure 327. 1950 Sanborn Fire Insurance Map, 2151 Van Ness Avenue. (Source: Environmental Data Resources)

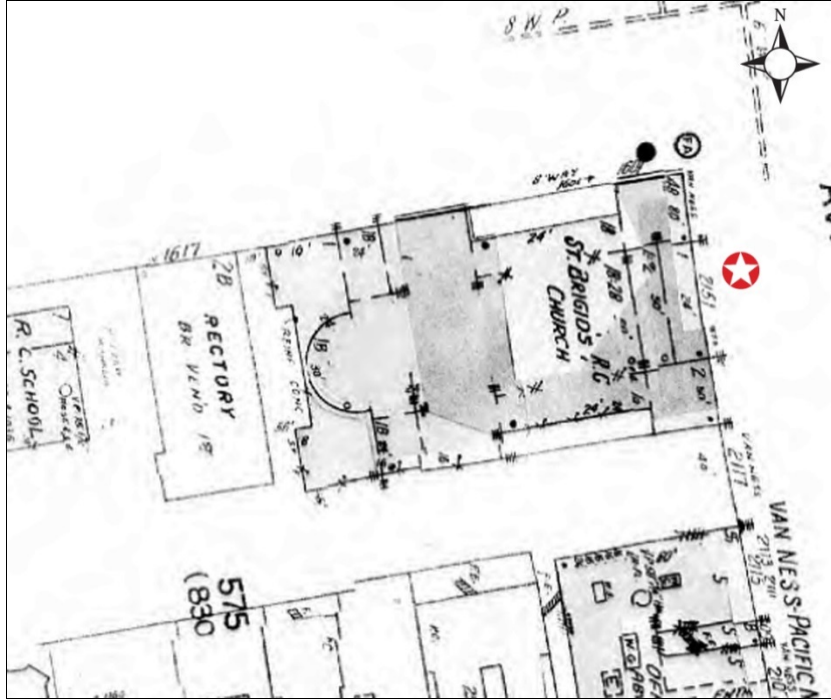


Figure 328. 1968 Sanborn Fire Insurance Map, 2151 Van Ness Avenue. (Source: Environmental Data Resources)

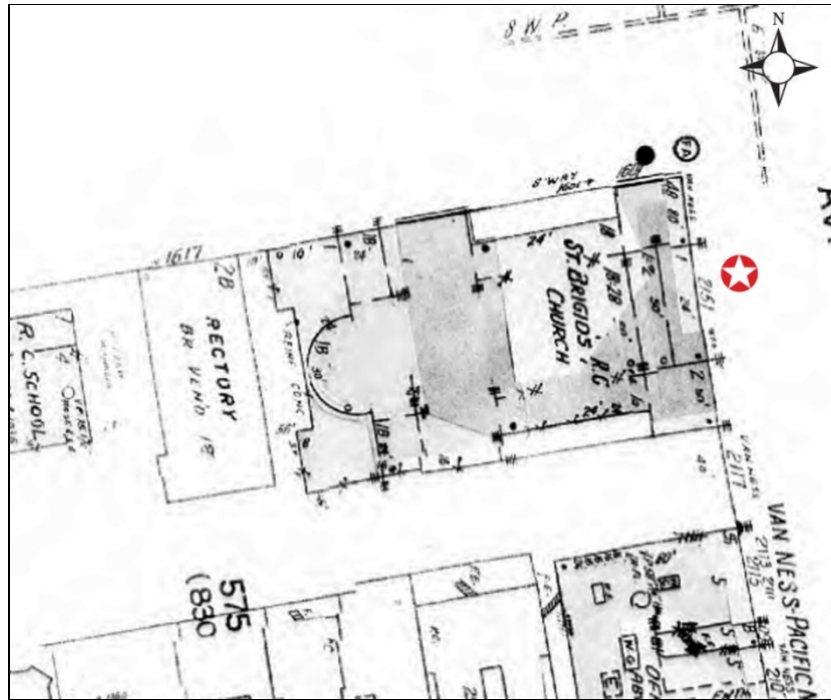


Figure 329. 1986 Sanborn Fire Insurance Map, 2151 Van Ness Avenue. (Source: Environmental Data Resources)



Figure 330. 1998 Aerial Photograph, 2151 Van Ness Avenue. (Source: Environmental Data Resources)

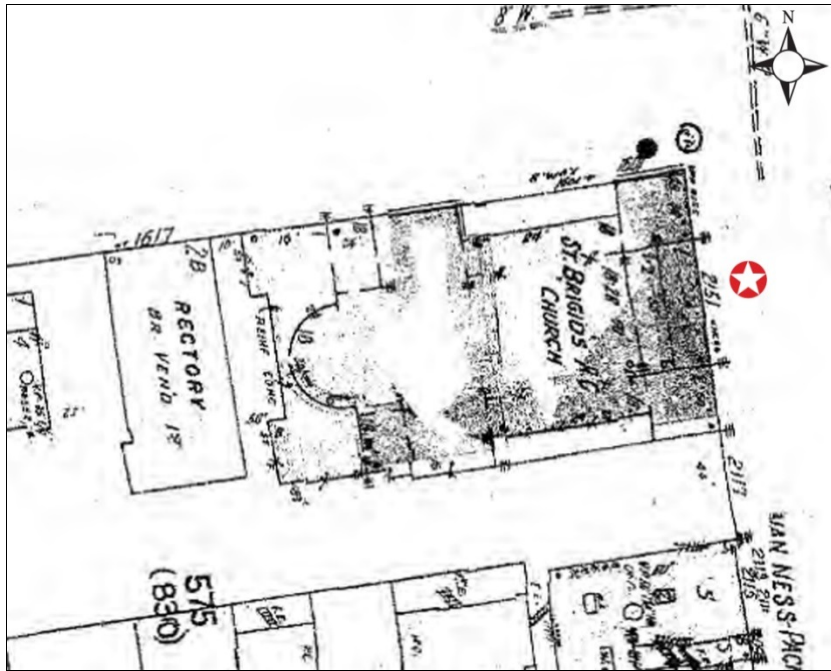


Figure 331. 1999 Sanborn Fire Insurance Map, 2151 Van Ness Avenue. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 2151 VAN NESS AVENUE / APN: 0575015

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|------------------------|--|--|-----------|--|
| May 8, 1947 | 97195 | Archbishop of San Francisco | Henry A. Minton + Wilton Smith | \$50,000 | Addition and alterations as per plans. |
| July 20, 1960 (Aug. 12, 1960) | 238781 (213936) | The Roman Catholic Arch Bishop of St. Bridge's | Wilton Smith & Associates | \$1,550 | Break through brick wall on south gable of church and install additional exit door, with concrete platform and ramp. Install handrails. |
| Aug. 22, 1960 (Sept. 2, 1960) | 234885 (214788) | The Roman Catholic Arch Bishop of St. Bridge's | Wilton Smith & Associates | \$2,000 | Supplement to original application. Install new raised platforms and from railings on east end of auditorium. |
| Dec. 13, 1999 (Jan. 11, 2000) | 9926171 (899263) | Archdiocese of San Francisco | | \$8,000 | Brace walls of Parapet on north & south sides of building. |
| Dec. 12, 2005 | 200512120068 (1074445) | Listed as "N/A" | | \$15,000 | Abatement of items #3, #30, and #42 as listed in consulting report dated Nov. 2, 2005. Asbestos abatement of nave ceilings & basement gymnasium. |
| Feb. 7, 2006 | 200602074010 (1078643) | AAU | | \$20,000 | Plaster work in ceiling in nave, EXTG lath and framing to remain, cosmetic work only. |
| May 9, 2006 | 200605091125 (1086174) | AAU | | \$2,500 | Restoration of steel doors & arch in main entrance. Strip existing paint & apply new finish (cosmetic only). Entrance on Van ness exempt under 1134B.2.1 EX 4. |
| Jan. 17, 2007 (July 22, 2009) | 200701171874 (1190362) | AAU | Middlebrook and Louie Structural Engineers | \$800,000 | Seismic retrofit: structural upgrade to existing cathedral. UMB retrofit general procedures. |
| May 6, 2010 | 201005061836 | AAU | | \$100 | Replacement of existing copy at existing wall sign (non-structural). |
| July 22, 2010 | 201007227241 | | | \$15,000 | Revision to approve PA #200701171874. Install an Accessible (ADA) ramp in lieu of accessible lift. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------------------------|---------------------------|-------|-----------|----------|---|
| May 3, 2011 | 201104214564 (1236915) | AAU | | \$49,500 | Fire sprinkler permit. Voluntary installation of automatic fire sprinklers within the basement level of the building. |
| Dec. 15, 2011 (Jan. 20, 2012) | 201112150783 (1256243) | AAU | | \$35,000 | Install Fire Alarm system (no exterior work). |
| Jan. 24, 2013 (Mar. 4, 2013) | 201301248684 (1287673) | AAU | | \$500 | Remove small identification sign on façade at ground floor. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

2151 Van Ness Avenue is an Article 10 designated landmark (No. 252). In addition, the property was determined individually eligible for the National Register of Historic Places (NRHP) under Criteria A and C by the Keeper and is listed in California Register of Historical Resources (CRHR). As part of the current study, the property also appears eligible for the CRHR under Criterion 1, for its association with Irish and Irish-American settlement and ethnic history in San Francisco (period of significance is 1896-1965). In addition, the property appears CRHR eligible under Criterion 3, as an exceptional example of the Gothic-Romanesque styles applied to ecclesiastical architecture (period of significance is 1896-1915).

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association (each aspect is defined in National Register Bulletin 15).

2151 Van Ness Avenue retains integrity and remains eligible for the NRHP and for the CRHR.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Scale and massing: comprised of various volumes and heights and irregular plan that is flush with sidewalk
- Setback and siting: flush with sidewalk and set into hillside
- Cross-gabled roof on primary volume to east, and apse and flat roof on 1940 sacristy addition to west
- Fenestration: arched entryways on façade and rectangular doorways on north elevation; and arched and circular windows
- Granite block and terra cotta wall cladding
- Terra cotta ornament on entry portals and arched windows
- Ornamental Lombard band on gable ends and towers
- Ornamental columns spanning narthex between towers
- Stained glass windows in circular, rose and arched windows

Interior

- Spatial arrangement: narthex, nave, side aisles, chancel, sacristy, and transepts and choir gallery
- Vaulted ceiling (barrel and groin vaults)
- Rounded chancel and half-dome ceiling
- Plaster wall surfaces
- Wood floors, pews, carved paneling, and wainscoting
- Stringcourse of applied ornament
- Clerestory comprised of carved angels
- Marble columns
- Marble altar
- Stained glass windows, arched and round rose windows
- Ornamental, hanging light fixtures
- Carved, wood pulpits
- Two organs (pipe organ on 2nd floor sanctuary) and pipes
- Original wood doors
- Basement-level gymnasium and stage with decorative arched opening

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Installation of hand rails at main entrance prior to 2005 (historic photographs)

Post-AAU Alterations:

- Fixed angle skateboard deterrents on main steps post-2005 (historic photographs)
- Restoration of steel doors and arch at main entrance in 2006 (Permit 200605091125)

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Creation of new exit through existing brick wall on south elevation in 1960 (Permit 238781)

Post-AAU Alterations:

- Installation of ADA lift on north elevation in 2010 (Permit 201007227241)
- Installation of black, fleur-de-lys security fence post-2005, which resulted in the removal of a portion of the low, granite wall (visual observation and historic photographs)

INTERIOR

Pre-AAU Alterations:

- Creation of barrel vault ceiling with recessed lighting in nave prior to 1994 (historic photographs)

Post-AAU Alterations:

- Asbestos abatement (Permit 200512120068) and plaster work on nave ceiling (Permit 200602074010); extant ceiling appears clad in large acoustical tiles, with new additional recessed lighting
- Seismic retrofit, metal bracing in interior tower stairways, 2007 (Permit 200701171874)
- Installation of ADA lift in basement-level gymnasium at unknown date (SF Planning Docket 2009.0097A); Carpet added to floor in basement-level gymnasium at unknown date (SF Planning Docket 2009.0097A)
- Infill of southwest corner of basement-level gymnasium to create interior room in 2011 (AAU, Memo to AAU, 2/2/2016)
- Installation of fire alarm and sprinklers in 2011 (Permits 201104214564 and 201112150783)
- Rear (west) wall at chancel altered, addition of drywall (AAU, Memo to SWCA, 2/2/2016)

Dates inconclusive or awaiting further data:

- Small acoustical tiles added to apse ceiling at unknown date (visual observation; AAU, Memo to SWCA, 2/2/2016)

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

2151 VAN NESS AVENUE (ES-6)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new construction will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new construction: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| PRIMARY ELEVATION | | | | | | | | | | | | |
| Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Skateboard Deterrents | Post 2005 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |
| Restoration of steel doors and arch at main entry | 2006 | Yes | Yes | Yes | Yes | Yes | Yes | Yes | N/A | N/A | N/A | None |
| SECONDARY ELEVATIONS | | | | | | | | | | | | |
| Known/Visible Interior Alterations | | | | | | | | | | | | |
| ADA Lift and Security Fence | 2010 | Yes | Yes | Yes | N/A | No | N/A | N/A | N/A | Yes | Yes | None |
| INTERIOR ALTERATIONS | | | | | | | | | | | | |
| Known/Visible Alterations & Character-Defining Features (where applicable) | | | | | | | | | | | | |
| Sanctuary Ceiling | 2005/2006 | | | | | | | | | | | Pending |
| Seismic Retrofit | 2007 | Yes | Yes | Yes | N/A | No | N/A | N/A | N/A | Yes | Yes | None |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Skateboard Deterrents: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Restoration of steel doors and arch at main entry: The project does not involve a change in use that resulted in major alterations to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

ADA Lift and Security Fence: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Seismic Retrofit: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Skateboard Deterrents: The project complies with Rehabilitation Standard No. 2. Although this change resulted in minimal damage to historic materials, the skateboard deterrents are minimal

in scale and appearance and do not negatively affect the historic character of the property.

Restoration of steel doors and arch at main entry: The project complies with Rehabilitation Standard No. 2. The project did not alter nor negatively affect the appearance or materials of the steel doors and arch, which are considered character defining.

ADA Lift and Security Fence: The project complies with Rehabilitation Standard No. 2. Prior to AAU's acquisition of the building in 2005, historic photographs indicate that a non-original chain-link fence had been installed along the short granite wall that spans a portion of the north elevation, near an inset and below-grade area. While installation of the current fence resulted in the removal of the non-character-defining chain-link fence, it also included the destruction of historic materials through the installation of the current fence poles and the partial removal of a small portion of the low-granite wall to the east. The project was limited to a recessed area of a secondary elevation however, and only included removal of a minimal portion of the low-granite wall, leaving the overall character of the feature intact. Installation of the security fence did not negatively affect the overall character of the low-granite wall intact and does not obscure character-defining features.

The ADA lift that was added to the property replaced a staircase that historic photographs indicate was introduced to AAU's acquisition of the subject property. It is unclear from historic photographs if a staircase was historically present at this location; regardless, the staircase was located on a secondary elevation, on the ground level, and did not materially contribute to or affect the building's overall massing, scale, distinctive materials, or any other character-defining features. Replacement of the staircase with the ADA lift similarly has not introduced

any visual feature to the subject property or negatively affected any of the features essential in its ability to convey its historical significance.

Seismic Retrofit: The project complies with Rehabilitation Standard No. 2. The seismic retrofit introduced large steel bracing into the interior stairwells of the two towers at the northeast and southeast corners of the building. The bracing is only visible within these stairwells, which are considered secondary spaces, and are not essential in the ability for the property to convey its historical significance.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Skateboard Deterrents: The project complies with Rehabilitation Standard No. 3. The skateboard deterrents are clearly modern and do not result in a false sense of historical development.

Restoration of steel doors and arch at main entry: The project complies with Rehabilitation Standard No. 3. The project did not unduly alter the historic character or appearance of the steel doors and arch, nor did it introduce an architectural elements creating a false sense of historical development.

ADA Lift and Security Fence: The project complies with Rehabilitation Standard No. 3. These elements are clearly modern and do not result in a false sense of historical development.

Seismic Retrofit: The project complies with Rehabilitation Standard No. 3. While visible in a secondary interior space, the seismic bracing is clearly modern and does not result in a false sense of historical development.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Skateboard Deterrents: Rehabilitation Standard No. 4 is not applicable to this project.

Restoration of steel doors and arch at main entry: The project complies with Rehabilitation Standard No. 4. Although not original, historic photographs indicate the steel doors and arch were added to the building prior to 1931 and within the period of significance (1896-1965). As architectural features that are representative of the church's expansion and associations with Irish and Irish-American settlement and ethnic heritage in San Francisco, they have acquired significance within their own right.

ADA Lift and Security Fence: Rehabilitation Standard No. 4 is not applicable to this project.

Seismic Retrofit: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Skateboard Deterrents: The project complies with Rehabilitation Standard No. 5. The installation of the skateboard deterrents did not unduly damage or obstruct historic materials, and the property retains the distinctive materials, features, and finishes that convey its historical significance.

Restoration of steel doors and arch at main entry: The project complies with Rehabilitation Standard No. 5. The restoration of the steel doors and arch preserved the distinctive materials and features that characterize the property.

ADA Lift and Security Fence: The project does not comply with Rehabilitation Standard No. 5. The project involved the partial removal and destruction of the low-granite wall, an

architectural feature composed of distinctive materials and finishes.

Seismic Retrofit: The project does not comply with Rehabilitation Standard No. 5. The project resulted in the partial removal and destruction of the wood stairs and historic ceiling materials, which were distinctive materials and features that contributed to the character of the property.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Skateboard Deterrents: Rehabilitation Standard No. 6 is not applicable to this project.

Restoration of steel doors and arch at main entry: The project complies with Rehabilitation Standard No. 6. Rather than replace the steel doors and arch, the project repaired these character-defining features and left them in place.

ADA Lift and Security Fence: Rehabilitation Standard No. 6 is not applicable to this project.

Seismic Retrofit: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Skateboard Deterrents: Rehabilitation Standard No. 7 is not applicable to this project.

Restoration of steel doors and arch at main entry: The project complies with Rehabilitation Standard No. 7. Visual observation indicates that

the project did not result in any damage to historic materials.

ADA Lift and Security Fence: Rehabilitation Standard No. 7 is not applicable to this project.

Seismic Retrofit: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Skateboard Deterrents: Rehabilitation Standard No. 8 is not applicable to this project.

Restoration of steel doors and arch at main entry: Rehabilitation Standard No. 8 is not applicable to this project.

ADA Lift: Rehabilitation Standard No. 8 is not applicable to this project.

Seismic Retrofit: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Skateboard Deterrents: The project complies with Rehabilitation Standard No. 9. The skateboard deterrents are generally compatible in scale and appearance, they do not unduly obscure character-defining features, and they are differentiated from the features that characterize the building.

Restoration of steel doors and arch at main entry: Rehabilitation Standard No. 9 is not applicable to this project.

ADA Lift and Security Fence: The project complies with Rehabilitation Standard No. 9. Prior to AAU's acquisition of the building in 2005, historic photographs indicate that a non-original chain-link fence had been installed along the short granite wall that runs the length of a short inset, and below-grade area on the north elevation. This project included the damage to/removal of historic materials through the installation of the security fence poles and the partial removal of a small portion of the low-granite wall to the east. The project was limited to a recessed area of a secondary elevation, however, and only affected a minimal portion of the low-granite wall. The overall character of the low-granite wall remains intact.

The ADA lift replaced a staircase that, according to historic photographs, was introduced prior to AAU's acquisition of the subject property. It is unclear from historic photographs if a staircase was historically present at this location; regardless, the staircase is located on a secondary elevation, on the ground level, and not highly visible from the public right-of-way. Similarly, the ADA lift is not highly visible from the public right-of-way, is differentiated and generally compatible with the size, scale, and proportion of the historic property.

Seismic Retrofit: The project complies with Rehabilitation Standard No. 9. The seismic

bracing is located in a stairwell that is a secondary interior space.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Skateboard Deterrents: The project complies with Rehabilitation Standard No. 10. The skateboard deterrents are generally compatible in scale and appearance, they do not obscure character-defining features, and their removal would not result in any impairment to the building.

Restoration of steel doors and arch at main entry: Rehabilitation Standard No. 10 is not applicable to this project.

ADA Lift and Security Fence: The project complies with Rehabilitation Standard No. 10. Although installation of the ADA lift and security fence may have resulted in damage to historic materials, its removal would not permanently impair the essential form and integrity of the historic property.

Seismic Retrofit: The project complies with Rehabilitation Standard No. 10. Although the project resulted in damage to historic materials, its removal would not permanently impair the essential form and integrity of the historic property.

RECOMMENDATIONS

The projects are in overall compliance with the SOIS; no design modifications are recommended at this time.

2209 VAN NESS AVENUE (ES-5)



APN: 0570029

Construction Date: 1901

Architect/Builder: Moses J. Lyon

Previous Status: Category A

Previous CHR Status Code: 3S

Date of Past Surveys/Evaluations: 1968; 1976; 1986; 1995

AAU Acquisition Date: 1998

Current CHR Status Code: 3S

Applicable Criteria: A and C (NRHP), 1 and 3 (CRHR)

Historical Resource? Yes

Project Modifications Recommended? No

BUILDING AND PROPERTY DESCRIPTION

The building at 2209 Van Ness Avenue was constructed in 1901, originally as a single-family residence before its conversion to a restaurant, and then as home to the International Institute. The rectangular shaped plan building is set back and elevated from the sidewalk. Located on a rectangular, sloped lot, the building has a primary elevation fronting Van Ness Avenue and secondary elevations facing the neighboring properties. The Classical Revival style building has a three-and-a-half story volume is capped with a hipped roof and a symmetrical facade. The shallow roof eaves terminate in a molded cornice and dentil course.

Classical Revival ornamental detailing is present throughout the primary facade. The rounded concrete porch with brick siding, granite steps, marble porch floor, and a concrete balustrade leads to a central main entry. The main entry features wood double-doors with glass panels and decorative screens and an arched transom above. A decorative surround and lintel frame the entry way. Prominent, two-story Ionic columns flank the main entry and a second-story balconette with decorative iron railing and scrolled brackets. Paired oculus windows overlook the second-story balconette. On the outside of the Ionic columns are wood-frame sash windows. The dormer protruding from the hipped roof surmounts the columns and has a centered Palladian window.



Figure 332. 2209 Van Ness Avenue.



Figure 333. 2209 Van Ness Avenue, close up of the main entry on the primary elevation.



Figure 334. 2209 Van Ness Avenue, close up of the Classical Revival details on the primary elevation.



Figure 335. 2209 Van Ness Avenue, close up of the yard and security fence on the primary elevation.

Secondary elevations are visible on the south and west elevations. The south elevation, visible along a narrow walkway leading to the rear of the property, features Classical Revival features and rectangular windows. The west (rear) elevation has doors leading to the first and basement stories with rectangular windows. A second story addition projects to the west and is supported by squared columns. A simplified version of the original structure's cornice line surrounds the addition's flat roof. Wood-framed sash windows and jalousie windows are present of the secondary elevations in various configurations. Security bars have been added over the basement story windows.



Figure 336. 2209 Van Ness Avenue, southeastern perspective of the first story on the north elevation.



Figure 337. 2209 Van Ness Avenue, close up of the second story addition on the west elevation.



Figure 338. 2209 Van Ness Avenue, close up of the basement entry and windows on the west elevation.



Figure 339. 2209 Van Ness Avenue, view of the columns under the second story addition and the rear patio.

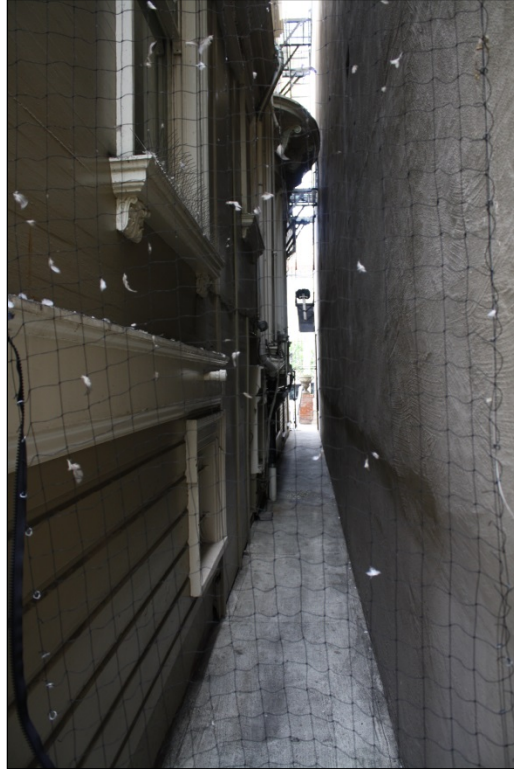


Figure 340. 2209 Van Ness Avenue, walkway on the southern elevation.

SITE HISTORY

The single-family residence at 2209 Van Ness Avenue was designed by architect Moses J. Lyon for Ida and Abraham Brown in 1901. Moses J. Lyon was a noted San Francisco architect who came to California in 1884 and was a student of H.C. Macy before studying at the Columbia College Metropolitan Art School of New York City.¹¹⁴ Some of his more prominent works in San Francisco include 1881 Bush Street (Ohabai Shalome Synagogue, 1895), 381-383 Bush Street (J.E. Adams Building, 1902), and 721 Filbert Street (Hildebrand Stables, 1906).

Louis Metzger bought the house from the Browns for his family in 1910 for a price of \$50,000. He added the rear addition in 1916, reported with the help of the original architect Moses Lyons.¹¹⁵ Mr. Metzger would own the house until 1924 when it was sold to Raymond and Suzan Duhem.

For the next 29 years the building housed a variety of businesses, including a dressmaking shop and a dancing school, until it was purchased in 1953 by the International Institute of San Francisco, a non-profit which “welcomes, educates, and serves immigrants refugees and their families as they join and contribute to the community.”¹¹⁶ The International Institute hired the architectural firm of Hardin and Choy to do a structural and space plan analysis in 1985. Later that year the International Institute completed some exterior repairs and seismic upgrades to the building. The International Institute continued to function in

¹¹⁴ Survey File for 2209 Van Ness Avenue, on file at the San Francisco Planning Department.

¹¹⁵ Building Permit 70561; Letter from John F. Fitzgerald dated Feb. 18, 1965, San Francisco Planning Van Ness Survey File.

¹¹⁶ International Institute of the Bay Area, www.iibayarea.org/about/. Accessed January 2016.

2209 Van Ness Avenue, until the late 1990s. Prior to AAU's acquisition of the building, building permits indicate the building was owned by Andrew Meieran.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following sections present a visual overview of the site history and construction chronology, through available historic photographs, materials, Sanborn Fire Insurance Maps. A tabular summary of available building permits on file with the City of San Francisco Department of Building Inspection follows.



Figure 341. 1964 photo of 2209 Van Ness Avenue. (Source: San Francisco Library Photos History)



Figure 342. 1976 photo of 2209 Van Ness Avenue. (Source: San Francisco Planning Department)



Figure 343. 1998 photo of 2209 Van Ness Avenue. (Source: Academy of Art University)



Figure 344. 2011 photo of 2209 Van Ness Avenue. (Source: Academy of Art University)

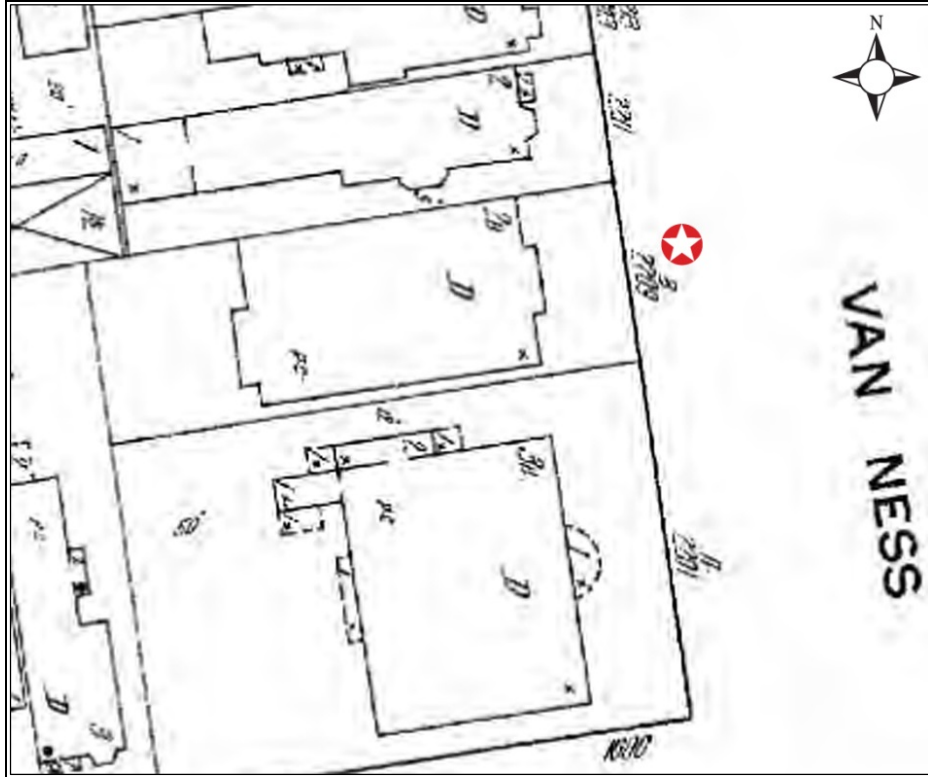


Figure 345. 1913 Sanborn Fire Insurance Map, 2209 Van Ness Avenue. (Source: Environmental Data Resources)



Figure 346. 1929 Sanborn Fire Insurance Map, 2209 Van Ness Avenue. (Source: Environmental Data Resources)



Figure 347. 1938 Aerial Photograph, 2209 Van Ness Avenue. (Source: Environmental Data Resources)



Figure 348. 1968 Sanborn Fire Insurance Map, 2209 Van Ness Avenue. (Source: Environmental Data Resources)



Figure 349. 1974 Aerial Photograph, 2209 Van Ness Avenue. (Source: Environmental Data Resources)



Figure 350. 1999 Sanborn Fire Insurance Map, 2209 Van Ness Avenue. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 2209 VAN NESS AVENUE / APN: 0570029

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|------------------|--|--------------------------------|----------|--|
| Apr. 17, 1913 | 48822 | Louis Metzger | | \$350 | Build new fireplace in upstairs sitting room. Divide partition in basement. Make opening to roof in attic. |
| June 24, 1916 (June 26, 1916) | 70561 | Louis Metzger | | \$950 | Add in bed room and bath at rear of house after beam attached. |
| Jan. 11, 1919 (Jan. 15, 1919) | 84265 | Louis Metzger | | \$150 | New fire place |
| Aug. 31, 1921 | 100885 | Louis Metzger | | \$500 | To re-shingle roof. Cedars shingles, balance in asbestos. |
| May 18, 1950 (July 13, 1950) | 127500 (116815) | Suzan Duheur | | \$300 | Outside wall of roof porch burned by fire. |
| Aug. 11, 1953 (Oct. 21, 1953) | 158073 (143342) | International Institute of San Francisco | | \$7,500 | New exits to basement, a few partition changes. Removal of bath rooms, addition of toilet rooms. |
| Apr. 2, 1965 (Apr. 22, 1965) | 313121 (279952) | International Institute | | \$900 | The front doors of the building are going to be removed and the front porch raised to door level. |
| June 13, 1967 | 342555 (307970) | International Institute | John Clay | \$20,000 | Interior sprinkler system, new stairs, rest room facilities, new roof. |
| Mar. 27, 1987 (Aug. 14, 1987) | 8704028 (573762) | International Institute of San Francisco | Hardin & Choy Associates, Inc. | \$16,000 | Install structural bracing to rear portion of existing building. (Cancelled). |
| Oct. 7, 1987 (Oct. 28, 1987) | 8714441 (578297) | International Institute of San Francisco | | \$7,500 | Alter sprinkler system. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-------------------------------|------------------------|--|---|----------|---|
| June 7, 1988 (Oct. 25, 1988) | 8807495 (599057) | International Institute of San Francisco | Hardin & Choy Associates | \$45,000 | Install office partitions, and upgrade light fixtures, and sub panel & main service. |
| Apr. 8, 1997 | 9706293 (818868) | Andrew Meieran | | \$11,000 | Re-roofing; remove all comp shingles down to wood sheathing. Add flashing, vents, and Class A 20 year shingles. |
| Jan. 23, 1998 | 9801269 (841783) | Elisa & Scott Stephens | Dale Meyer Associates | \$6,000 | Close a few door openings. Redo a few bathrooms and laundry room. |
| Feb. 19, 1998 (Mar. 13, 1998) | 9802790 (845003) | Elisa & Scott Stephens | Dale Meyer Associates | \$8,000 | Install ramp to basement door, and remodel 1st, 2nd, and 3rd floor bathrooms, and close opening on 3rd floor. |
| Jan. 14, 1999 | 9900915 (869313) | Elisa & Scott Stephens | | \$12,000 | Install HC bedroom and HC lift for access (ADA work). |
| Apr. 2, 1999 | 9906397 (875515) | Elisa & Scott Stephens | Dale Meyer Associates | \$1 | Completion of Application #9801269 and 9802790. |
| July 2, 2004 | 200407027975 (1029353) | AAU | Middle Brook + Louie (design engineers) | \$40,000 | Structural reinforcement at stair beams. |
| Apr. 2, 2008 | 200804028570 | | | \$3,000 | Erect a (non-electric) double faced pylon sign. |
| July 13, 2010 | 201007136459 | | | \$9,800 | Demo existing shower & vanity, make new shower pan. Install new shower valves, drains & new vanity. Re-tile shower enclosure & bathroom floor to make ADA accessible. |
| Jan. 24, 2013 (Mar. 4, 2013) | 201301248666 (1287694) | AAU | | \$500 | Remove wall sign at ground level. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

2209 Van Ness appears individually eligible for the California Register of Historical Resources (CRHR) under Criterion 1, as an example of early, single-family residential development along the Van Ness Avenue corridor prior to the 1906 earthquake. The property also qualifies individually under CRHR Criterion 3, as a notable intact example of Classical Revival residential architecture along the Van Ness Avenue corridor.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association (each aspect is defined in National Register Bulletin 15).

2209 Van Ness Avenue retains integrity and is CRHR eligible. The period of significance is 1901-1916, with the end date corresponding to the addition constructed on the rear of the property.

CHARACTER-DEFINING FEATURES SUMMARY

Exterior

- Three-and-a-half story volume capped with a hipped roof
- Set back and elevated from the sidewalk
- Shallow roof eaves terminating in molded cornice and dentil course
- Prominent, two-story engaged Ionic columns on facade
- Classical Revival ornamental program
- Centered second-story balconette with decorative iron railing and scrolled brackets
- Lower rounded concrete porch with brick siding and balustrade
- Wood-frame sash windows with lead window on north rear elevation
- Paired oculus windows overlooking 2nd story balconette
- Granite steps and marble porch floor
- Square Ionic columns and pilasters
- Original wood main entry door
- Pediment roof dormer

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Basement level entryway at northern portion of property appears to have been altered through the addition or widening of the opening to accommodate double doors and a large transom window. In addition, concrete steps and entry path were added in 1953 (historic photographs, Permit 158073, and SF Planning Survey File)

Post-AAU Alterations:

- Installation of ADA lift and removal of concrete steps on ground level (Permits 9802790 and 9900915)
- Addition of security fence and window bars along the ground story after 1998 (visual observation and historic photographs)

Dates inconclusive or awaiting further data:

- Wood and glass double doors on basement level replaced with metal doors circa late 1990s (visual observation and historic photographs)

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Second floor addition at rear (west) end of building in 1916 (Permit 70561)
- Installation of jalousie windows and security bars on basement level of west elevation (visual observation)

Post-AAU Alterations:

- Unknown; awaiting further data

Dates inconclusive or awaiting further data:

- Basement level window openings in-filled with plywood on south elevation (AAU, Memo to SWCA, 2/2/2016)

PART 2 HRE: SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

2209 VAN NESS AVENUE (ES-5)

For the properties of the study group, the appropriate treatment approach is rehabilitation. This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new construction will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new construction: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|---|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| PRIMARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | |
| ADA Lift and Removal of Stairs | 1999 | Yes | Yes | Yes | Yes | Yes | N/A | N/A | N/A | Yes | Yes | None |
| Addition of security fence and window bars | Post-1998 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

ADA Lift and Removal of Stairs: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Security Fence and Window Bars: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and therefore complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

ADA Lift and Removal of Stairs: The project complies with Rehabilitation Standard No. 2. The ADA lift provides access through a double-wide entryway that was created in 1953. Building permits and information included in the City Planning Survey File indicate that the 1953 opening was added to provide access to the basement and included the installation of double wood- and glass-doors underneath a glass transom and accessed via a non-original concrete pathway and short stairway. This change occurred outside of the building's period of significance (1901-1916) and does not appear to have acquired significance in its own right. As a result, the installation of the ADA lift, which also included alteration of the stairs and pathway, and potential replacement of the double doors, has only affected elements of the building that are not

original and not considered to be character-defining. The lift does not affect any other features of the building or its design that convey the reasons for its historical significance.

Security Fence and Window Bars: The project complies with Rehabilitation Standard No. 2. The security fence and window bars do not obscure any of the building's character-defining features.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

ADA Lift and Removal of Stairs: The project complies with Rehabilitation Standard No. 3. The ADA lift is clearly modern and does not create a false sense of historical development.

Security Fence and Window Bars: The project complies with Rehabilitation Standard No. 3. Although historic photographs indicate that there was no security fence during the period of significance (1901-1916), the extant security fence and window bars do not create a false sense of historical development.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

ADA Lift and Removal of Stairs: The project complies with Rehabilitation Standard No. 4. The double-wide entry where the ADA lift was located was completed in 1953. The property's period of significance is defined as 1901-1916 and research failed to identify any historic associations that would suggest the 1953 entry had acquired significance in its own right.

Security Fence and Window Bars: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

ADA Lift and Removal of Stairs: The project complies with Rehabilitation Standard No. 5. The project involved noncontributing features and spaces.

Security Fence and Window Bars: The project complies with Rehabilitation Standard No. 5. The installation of the security fence and window bars resulted in minimal damage to historic materials.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

ADA Lift and Removal of Stairs: Rehabilitation Standard No. 6 is not applicable to this project.

Security Fence and Window Bars: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

ADA Lift and Removal of Stairs: Rehabilitation Standard No. 7 is not applicable to this project.

Security Fence and Window Bars: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

ADA Lift and Removal of Stairs: Rehabilitation Standard No. 8 is not applicable to this project.

Security Fence and Window Bars: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

ADA Lift and Removal of Stairs: The project complies with Rehabilitation Standard No. 9. The ADA lift provides access through a double-wide entryway that was created in 1953. Building permits and information included in the City Planning Survey File indicate that the 1953 opening was added to provide access to the basement and included the installation of double wood- and glass-doors underneath a glass transom and accessed via a non-original concrete pathway and short stairway. This change occurred outside of the building's period of significance (1901-1916) and does not appear to have acquired significance in its own right. As a result, the installation of the ADA lift, which also included alteration of the stairs and pathway, and potential replacement of the double doors, has only affected elements of the building that are not original and not considered to be character-

defining. It is clearly modern and is differentiated from the old work, while remaining compatible in overall scale and proportion.

Security Fence and Window Bars: The project complies with Rehabilitation Standard No. 9. The security fence and window bars are compatible in scale and appearance, and do not obscure character-defining features.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

ADA Lift and Removal of Stairs: The project complies with Rehabilitation Standard No. 10. The ADA lift is generally compatible in scale and appearance, they do not obscure character-defining features, and their removal would not result in any impairment to the building.

Security Fence and Window Bars: The project complies with Rehabilitation Standard No. 10. The security fence and window bars are compatible in scale and appearance, do not obscure character-defining features, and their removal would not result in any impairment to the building.

RECOMMENDATIONS

The projects are both generally compliant with the SOIS. No design modifications are recommended at this time.

2211 VAN NESS AVENUE (ES-4)



APN: 0570005

Construction Date: 1876

Architect/Builder/Designer: Unknown

Previous Status: Category A

Previous CHR Status Code: N/A; survey rating of "C" (Contributory) in the Van Ness Area Plan

Date of Past Surveys/Evaluations: 1995; 1968

AAU Acquisition Date: 2005

Current CHR Status Code: 6Z (not eligible for local, state, or federal listing)

Applicable Criteria: N/A

Historical Resource? No

Project Modifications Recommended? No

BUILDING AND PROPERTY DESCRIPTION

Originally constructed as a single family residence in 1876, the building at 2211 Van Ness Avenue had been converted to commercial use by the 1980s. The rectangular shaped building is set back and elevated from the sidewalk. Located on a rectangular, sloped lot, the building has a primary elevation fronting Van Ness Avenue and secondary elevations facing the neighboring properties. The Italianate style building has a symmetrical façade and is capped with a flat roof with shallow roof eaves which terminate in a molded cornice with brackets.



Figure 351. 2211 Van Ness Avenue.

The original façade was expanded to the south, east, and west during the structure’s conversion to a commercial use. The Italianate ornamental detailing and stucco finish continued on the additions. The main entry is located on the northern corner of the first story, while two secondary entries are located on southeast corner of the elevation. Stacked bay windows, characteristic of the style, are centered on the elevation. On the second story, single rectangular windows flank the bay windows. Multi-light awning windows are utilized on the elevation.



Figure 352. 2211 Van Ness Avenue, close up of the first floor on the primary elevation.



Figure 353. 2211 Van Ness Avenue, close up of the second story on the primary elevation.

Secondary elevations are visible on the north, south and west elevation. The west elevation features wood siding with aluminum sliding windows in various configurations. The small portions of the north and south elevations which are visible are plain with no fenestration.



Figure 354. 2211 Van Ness Avenue, northeastern perspective of the upper stories of the west elevation



Figure 355. 2211 Van Ness Avenue, northeastern perspective of the lower story of the west elevation.

SITE HISTORY

Information on file with SF Heritage indicates that the Italianate-style residence was constructed in 1876 for James McNeil and converted to a boarding house between 1911 and 1915. Building permits indicate the building was owned by Edith Vivian by 1920 and subsequently by W.D. Forbes in 1934, at which time the single-family residence was converted into private apartments. By 1943, the building contained six apartments with additional interior alterations designed by William Mooser III. The third generation in a family of San Francisco architects, Mooser was born in 1893 and educated at the Ecole des Beaux Arts in Paris in the early 1920s. Upon his return to San Francisco, he eventually joined his father, William Mooser II, in the family practice, designing numerous buildings throughout San Francisco and California. One of

Mooser Jr.'s best-known and celebrated commissions is the Santa Barbara County Courthouse, constructed in 1926.¹¹⁷

The building appears to have remained residential into the following decades. By the early 1980s, at least a portion of the building was altered for commercial purposes by Arden Development and Investment. Building permits identify Kham Dinh Tran as the owner as of 1984; around that time, Mr. Tran converted the building into use as the Golden Turtle Restaurant. Extensive interior and exterior alterations were completed over the following two decades, including the replacement of original windows and doors, and additions to the west and south of the building. Most notably, the façade of the building was altered/expanded through the introduction of a third bay on the southern portion of the building. Additions at that time also included an awning spanning the width of the building and the removal and replacement of original windows and doors.

Due to unpermitted work and extensive appeals by the former owner, permits on file at the Department of Building Inspection do not clearly reveal when the southern addition to the primary façade occurred. However, Sanborn Fire Insurance Company maps and photographs on file with San Francisco Planning indicate that this alteration was completed after 1999 and prior to AAU's acquisition of the property in 2005.

Visual Overview: Sanborn Fire Insurance Maps and Historic Photographs/Materials

The following sections present a visual overview of the site history and construction chronology, through available historic photographs, materials, Sanborn Fire Insurance Maps. A tabular summary of available building permits on file with the City of San Francisco Department of Building Inspection follows.

¹¹⁷ David Parry, "William Mooser, Architect," *Encyclopedia of San Francisco*, San Francisco Museum and Historical Society, 2003.



Figure 356. Photo of 2211 Van Ness Avenue circa early 1980s. (Source: San Francisco Heritage)



Figure 357. 1968 photo of 2211 Van Ness Avenue. (Source: Here Today, San Francisco Junior League Survey)



Figure 358. Photo of 2211 Van Ness Avenue, circa early 2000s. (Source: San Francisco Planning Department)

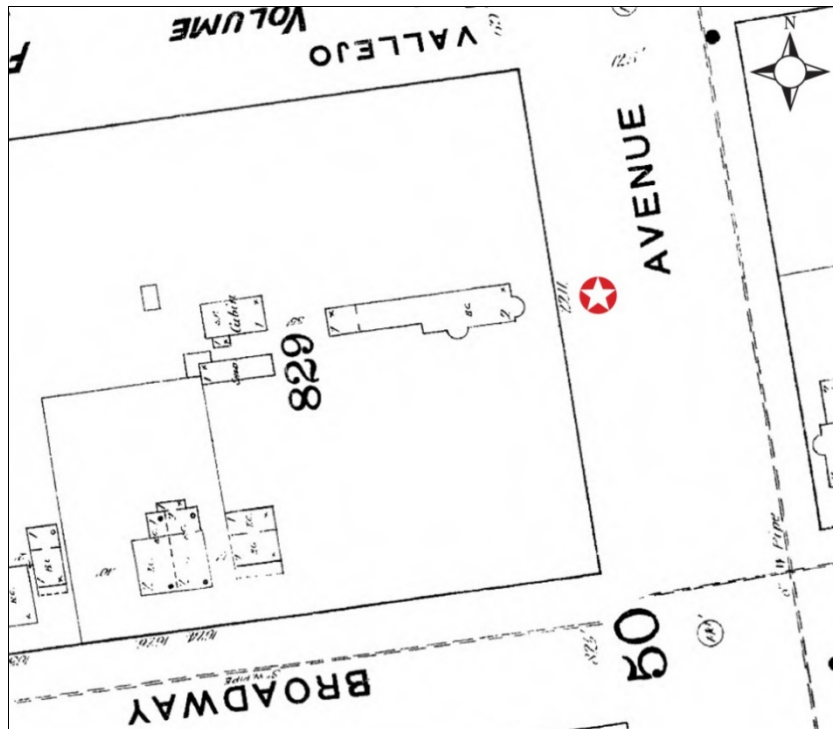


Figure 359. 1886 Sanborn Fire Insurance Map, 2211 Van Ness Avenue. (Source: Environmental Data Resources)

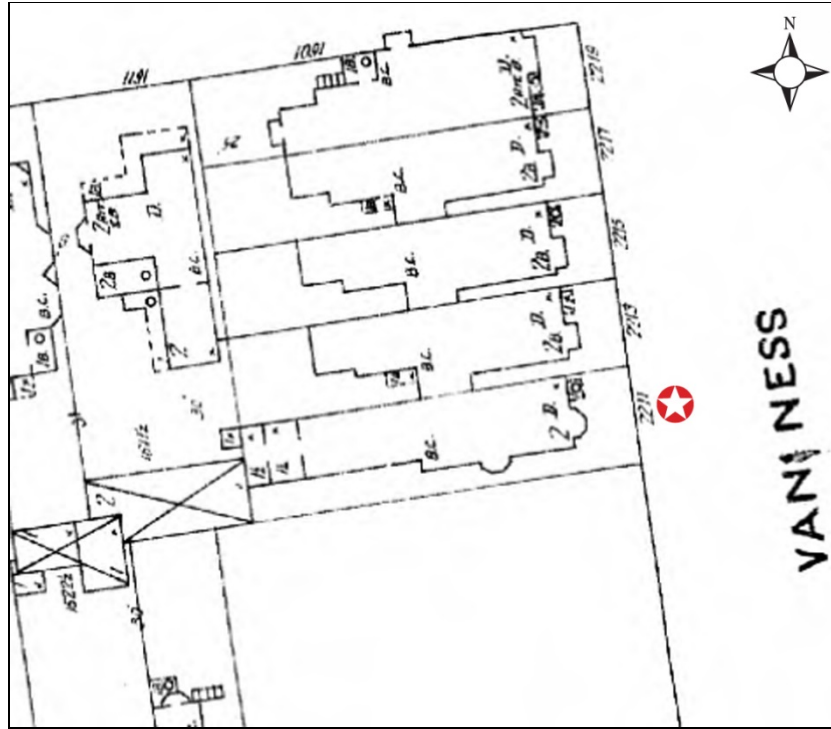


Figure 360. 1899 Sanborn Fire Insurance Map, 2211 Van Ness Avenue. (Source: Environmental Data Resources)

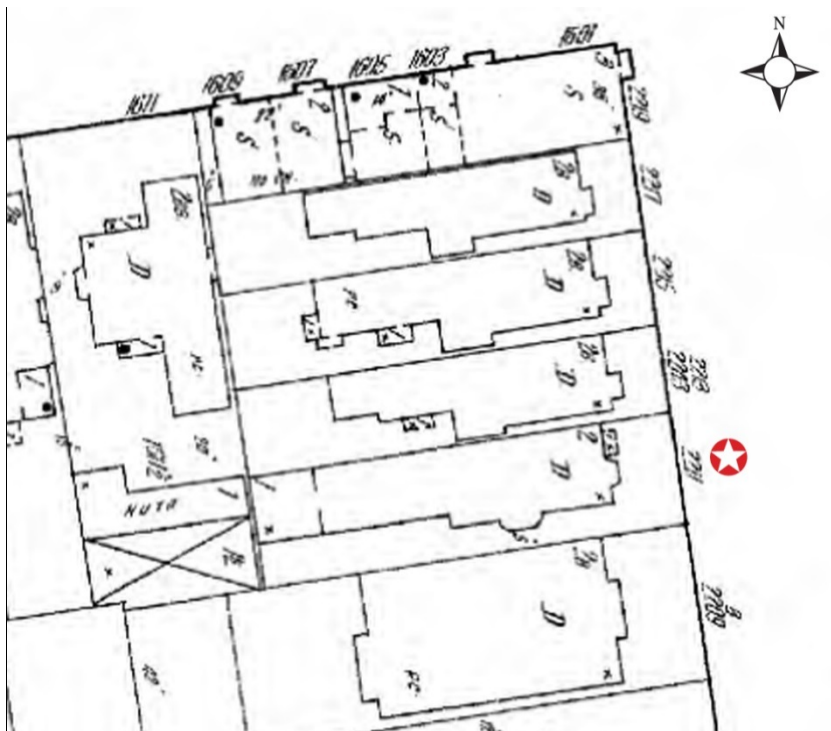


Figure 361. 1913 Sanborn Fire Insurance Map, 2211 Van Ness Avenue. (Source: Environmental Data Resources)



Figure 362. 1938 Aerial Photograph, 2211 Van Ness Avenue. (Source: Environmental Data Resources)



Figure 363. 1950 Sanborn Fire Insurance Map, 2211 Van Ness Avenue. (Source: Environmental Data Resources)

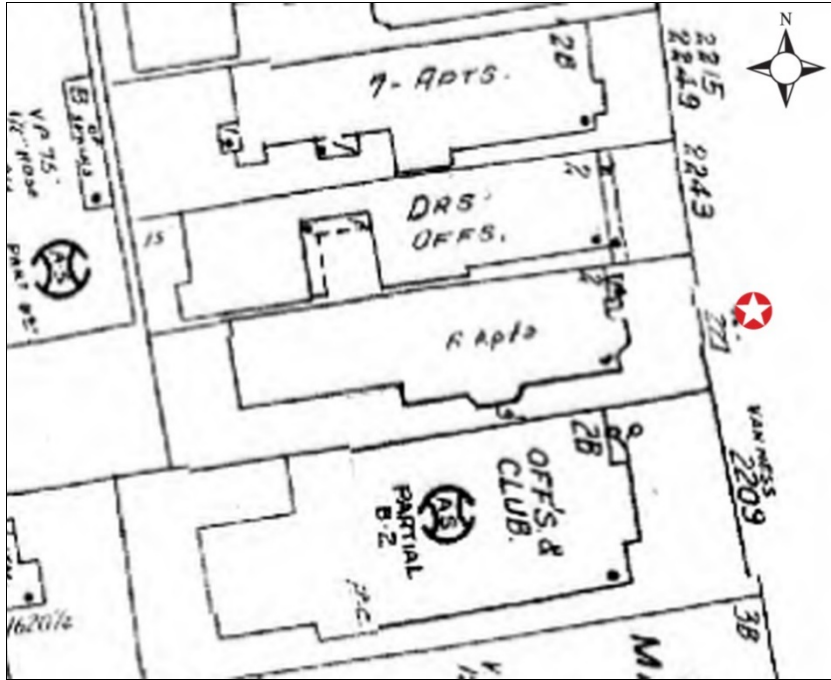


Figure 364. 1974 Sanborn Fire Insurance Map, 2211 Van Ness Avenue. (Source: Environmental Data Resources)

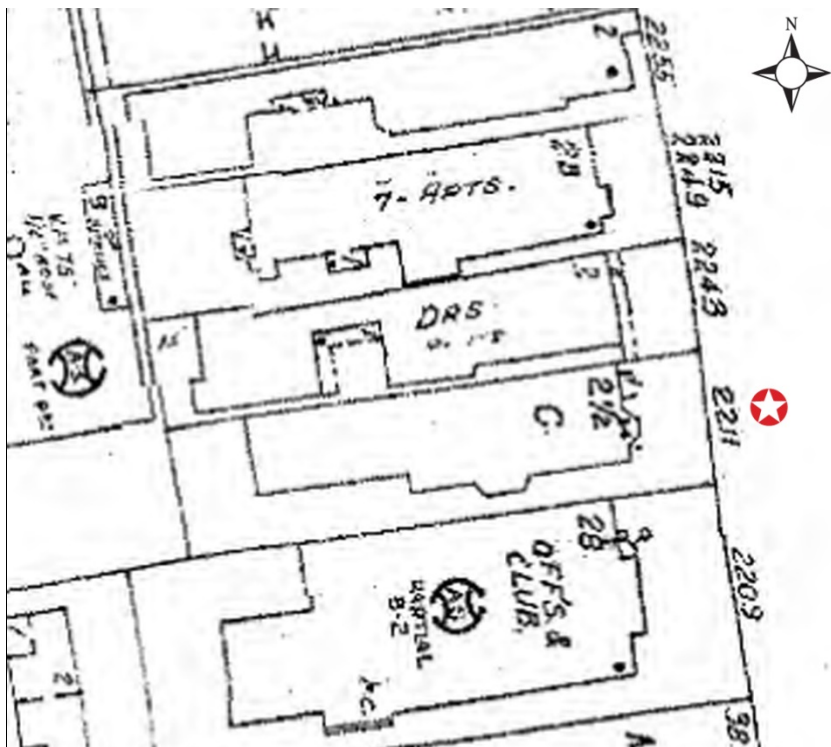


Figure 365. 1999 Sanborn Fire Insurance Map, 2211 Van Ness Avenue. (Source: Environmental Data Resources)

BUILDING PERMITS, SF DEPARTMENT OF BUILDING INSPECTION, 2211 VAN NESS AVENUE / APN: 0570005

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------------------------|---------------------|--|--------------------|-----------|---|
| Dec. 6, 1920 (Dec. 8, 1920) | 96233 | Edith Vivian | | \$50 | To build for a private garage. |
| June 25, 1934 (July 11, 1934) | 7330 | W.D. Forbes | | \$500 | Change size of rooms, new front to building, new floors, paint, paper, add new doors. |
| May 31, 1938 (Apr. 27, 1938) | 33974 | W.D. Forbes | | \$250 | Change two unused rooms into an apartment. |
| Jul. 9, 1943 (Oct. 22, 1943) | 72469 | National Housing Agency...H.O.L.C. | William Mooser | \$9,000 | Alter Frame Residence into six apartments as, per plans. |
| Feb. 7, 1952 (Mar. 19, 1952) | 130204 (143697) | W.D. Forbes | | \$500 | Underpin new foundation wall with concrete piers to a depth of 5'-6" below existing foundation. |
| Feb. 20, 1962 | [not legible] | Walter D. Forbes | | \$250 | Add a 6 foot extension to end of present building to widen a very narrow room at end of building. |
| Aug. 29, 1984 | 8408882 (520305) | Kham Dinh Tran | | \$1,000 | Demolition of interior partitions and other. |
| Jan. 31, 1985 | 8408883 (526726) | Kham Dinh Tran | Alpha Design Group | \$110,000 | Remove some existing walls. Reinforce foundation. Elect. & plumbing. Add new addition on 1st and 2nd floor. |
| Apr. 26, 1985 | 8502799 (530307) | Golden Turtle Restaurant; Kham Dinh Tran | | \$5,000 | Install kitchen exhaust hood & fan. Make up air system. |
| Sept. 3, 1985 | 8506675 (535955) | Kham Dinh Tran | | \$8,000 | Install fire-sprinkler system. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|---|----------------|-----------|----------|---|
| Jun. 3, 1993 | 9207938 (722782) | Kham Dinh Tran | | \$95,000 | Removal of construction encroaching in required rear yard. Reduction of dwelling units from 3 to 2. |
| Oct. 6, 1997 | 9719861 (834006) | Kham Dinh Tran | | \$1,000 | Alterations to conform to ADA requirements. Provide ramp to upper level dining area. Remove bar for 5' turn radius. Revise entrance door to provide required width. |
| Feb. 26, 2007 | 200702264852 | | | \$50,000 | Existing ground floor remodel to provide facilities for sleeping, sanitation, cooking & eating. New full height walls added. New baseboard heater, shower room, and laundry room added. |
| Apr. 2, 2008 | 200804028568 | | | \$2,000 | Re-paint on existing sign (non-electric, single face sign). |
| Mar. 20, 2009 | 200903204570(1 180997) | AAU | | \$6,000 | Major demo to fix walls and deck area at rear room and underneath. Possible leakage from roof and deck. Repair and waterproof as needed. |
| Apr. 2, 2009 | 200904025477(1 182008) | AAU | | \$32,000 | Repair wood dry-rot and fix walls and deck area at rear rooms. Replace new drywall and damaged wood on walls. |
| Apr. 28, 2009 | 200904247074(1 183861) | AAU | | \$15,000 | Re roof over existing with spray polyurethane foam roofing system. |
| Sept. 13, 2010 | S.F. Property Info Permit: 201009130698 | | | \$5,000 | Respond to Nov#201056926 to obtain permit for new partitions at first floor dining area and construction of a kitchen at unit #202. |
| Feb. 28, 2012 | 201202234678(1 258856) | AAU | | \$20,000 | Re-roof over existing membrane with SPF roofing materials-no tear off. |

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

Review of materials on file at San Francisco Heritage and the San Francisco Planning Department indicate that the subject property was found ineligible/not of interest to local planning as part of the 1968 Junior League Survey. The property was subsequently included in Appendix B of the 1995 Van Ness Area Plan, as a contributory building that possessed architectural qualities consistent with the prevailing characteristics of the more intact landmark buildings.¹¹⁸ No other information was included about the subject property, and as of 2015, it does not appear to have been subject to intensive-level survey or evaluation.

As part of the current study, 2211 Van Ness Avenue was evaluated for eligibility for the California Register of Historical Resources (CRHR). In addition to meeting the applicable eligibility criteria, a property that qualifies for listing in the CRHR must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association (each aspect is defined in National Register Bulletin 15).

Although 2211 Van Ness Avenue is a pre-1906 Earthquake residential property on Van Ness Avenue, a rare resource within San Francisco, substantial alterations, including the addition of an additional bay and extensive replacement and reconfiguration of windows and doors on the primary façade have negatively affected the integrity of the property’s design, workmanship, materials, association, and feeling. As a result, 2211 Van Ness Avenue no longer retains the character-defining features of a 19th century, Italianate residence along Van Ness Avenue. These alterations occurred within the last twenty years and based on archival research and site inspections, they have not acquired significance in their own right. Due to a lack of significant associations and historic integrity, the property does not appear eligible for the CRHR under any applicable criteria, either individually or as a contributor to a historic district.

ALTERATION SUMMARY

PRIMARY ELEVATION

Pre-AAU Alterations:

- Addition of southern bay between 1999 and 2005 (visual observation and historic maps and photographs)
- Replacement of windows and original doors prior to 2005 (visual observation and historic photographs)
- Removal of window surrounds prior to 2005 (visual observation and historic photographs)
- Removal of decorative bands above and below upper-level bay windows prior to 2005 (visual observation and historic photographs)
- Installation of awning prior to 2005 (visual observation and historic photographs)
- Installation of ADA ramp leading to primary (northern) entryway (visual observation and historic photographs)

¹¹⁸ San Francisco Planning Department. San Francisco General Plan, Van Ness Area Plan. San Francisco Planning Department, San Francisco, 1995.

Post-AAU Alterations:

- Installation of security fencing along brick wall post 2005 (visual observation and historic photographs)
- Painted signage over an existing awning in 2005 (Permit 200804028568)

SECONDARY ELEVATIONS

Pre-AAU Alterations:

- Addition to east and west elevations at rear (west) in 1984 (Permit 840883)
- Addition to side, including front (1/3 of building near 2209 Van Ness Ave)
- Renovation of windows
- Reroofing in 2012 (Permit 201202234678)

INTERIORS

- Remodel of ground floor to provide bedrooms, bathrooms, and kitchens, to add full-height walls, baseboard heaters, and a shower (Permit 200702264852)
- Exploratory demolition work completed to fix a wall/deck at rear room (no structural work involved) (Permit 200903204570)

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ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions.[®]

**Part I and Part II Historic Resources Evaluation &
Secretary of the Interior's Standards Project Review,
1727 Lombard Street, San Francisco, California**



**SWCA Environmental Consultants/Turnstone
330 Townsend Street, Suite 216, San Francisco, CA 94107**

May 2016



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APPENDICES

A Sampling of Notable Extant 1930s to 1960s Motels in San Francisco

EXECUTIVE SUMMARY

Project Background

This Historic Resource Evaluation (HRE) was prepared by SWCA Environmental Consultants/Turnstone (SWCA) at the request of the Academy of Art University (AAU) in conjunction with the San Francisco Planning Department. This HRE forms part of the Existing Sites Technical Memorandum (ESTM) currently being prepared by SWCA for AAU. Prepared separately as a broader study, the ESTM includes historic resource evaluations (Part 1 HREs) for 26 AAU-owned and operated properties. Among these 26 properties, a total of 22 are Category A properties in the City and County of San Francisco (i.e., known historical resources) and 4 are Category B properties (i.e., properties of age but unevaluated).

Per the guidance of the San Francisco Planning Department, SWCA evaluations of the four Category B properties have been documented in comprehensive HREs meeting the requirements of the San Francisco Planning Department. These four HREs include evaluations of: (1) 1727 Lombard Street (Star Motel); (2) 1916 Octavia Street; (3) 1069 Pine Street; (4) 2340 Stockton Street. This HRE presents the results of the evaluation of 1727 Lombard Street.

Properties that were found eligible as historical resources pursuant to San Francisco Planning Department policy and the California Environmental Quality Act (CEQA) have been carried forward for Part 2 HREs, for project-level analysis of compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*, as well as San Francisco Planning Department guidelines for historic properties (including for Article 10 Historic Districts and Article 11 Conservation Districts). Where past alterations to the properties were found in noncompliance with the *Secretary's Standards* and/or San Francisco Planning Code Article 10/Article 11 guidelines, recommendations for project modifications have been made, in order to facilitate compliance with the *Secretary's Standards* and San Francisco Planning Department policy. The analysis of alterations included the exterior of the properties, both on primary and secondary elevations, and interior spaces that were historically accessible by the public.

Project Team

The four extended HREs of Category B properties were compiled and prepared by architectural historian Shayne Watson and coauthored by Ms. Watson, Debi Howell-Ardila (SWCA Senior Architectural Historian) and Steven Treffers (SWCA Architectural Historian). Research assistance was provided by SWCA architectural historians Natalie Loukianoff and David Greenwood. Senior oversight and review were provided by Ms. Howell-Ardila and Dr. John Dietler, California Cultural Resources Program Director.

Findings

The former Star Motel at 1727 Lombard Street appears to be eligible under CRHR Criterion 1 as a contributor to a potential thematic historic district of tourist motels constructed on Lombard Street in San Francisco from 1940 to the 1960s. The Star Motel and the broader thematic historic district reflect a noteworthy mid-century shift in the character of Lombard Street, catalyzed by the completion of the Golden Gate Bridge in 1937. Along with Park Presidio Boulevard (State Route 1), the Lombard Street corridor (U.S. Route 101) from Van Ness Avenue at the east to Richardson Avenue at the west was a principal thoroughfare for interstate traffic heading to and from the Golden Gate Bridge. This development pattern, coupled with subsequent widening and redevelopment of Lombard Street beginning in 1941, brought a dramatic increase in tourist traffic to Lombard Street. This triggered both the need for—and demand for—traveler- and car-friendly motels along the corridor. This significant pattern of development had a direct and still discernible effect on the character of these 13 blocks of Lombard Street, as seen in its concentration of tourist motels.

The former Star Motel at 1727 Lombard Street appears to be eligible under CRHR Criterion 3 as a contributor to a potential thematic historic district of tourist motels constructed on Lombard Street in San Francisco from 1940 to the 1960s. The property embodies the distinctive characteristics of a unique type and period of architecture in San Francisco: mid-century-era tourist motels. The Star Motel exhibits many of the character-defining features of tourist motels constructed in the city during this period: U- and L-shaped wings surrounding a central motor court; two-story massing; open galleries and stairs facing motor court, with rooms opening off galleries; deep, overhanging roof eaves over walkways; period details, including brick dado walls; and a neon blade sign.

Therefore, the former Star Motel at 1727 Lombard Street appears to be eligible under CRHR Criteria 1 and 3 as a contributor to a potential thematic historic district of tourist motels, centered at (and extending two blocks beyond) Lombard Street. This potential thematic district requires further intensive research and survey work required to identify a CRHR-eligible historic district.

PART I: SIGNIFICANCE EVALUATION

INTRODUCTION

The subject property is located at 1727 Lombard Street near the corner of Lombard and Octavia Streets. The building is located within the Marina neighborhood. The Assessor's Parcel Number (APN) is 0506036. The lot size is 25,465 square feet. The building is located within N-3 (Neighborhood Commercial, Moderate Scale) and RH-2 (Residential-House, Two Family) zoning districts. Academy of Art University acquired the property in 2007.

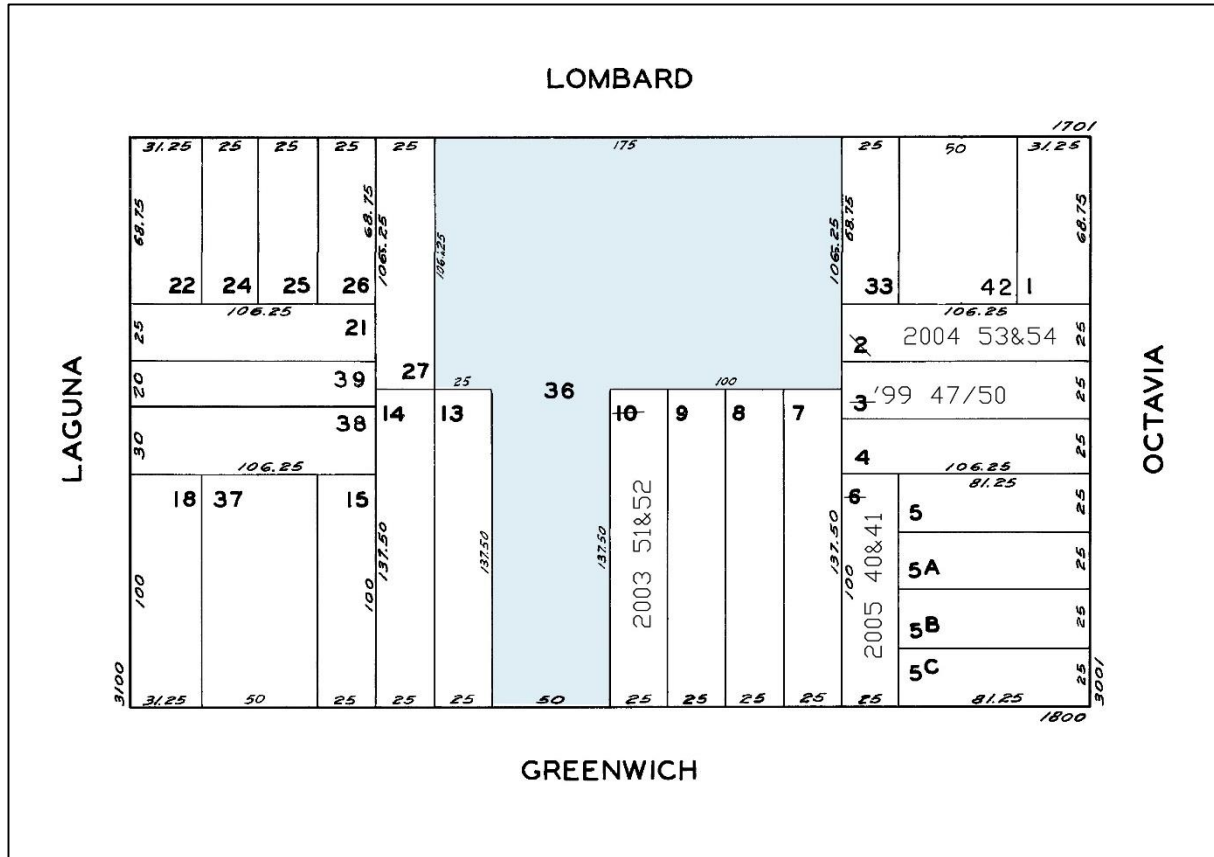


Figure 1. Project Location, Assessor's Parcel Map, City and County of San Francisco. The blue polygon marks the location of 1727 Lombard Street. Source: City and County of San Francisco, edited by author, 2016.



Figure 2. Project Vicinity. Blue polygon marks the location of 1727 Lombard Street, in Pacific Heights. Source: City and County of San Francisco Property Information Map, 2016.

Current Historic Status

The property is a “Category B” property, a property that is age-eligible but has not yet received a CEQA historical resource status. According to records on file with the San Francisco Planning Department, the property has not been previously surveyed.

Adjacent Historical Resources

There are no known historical resources adjacent to 1727 Lombard Street or within a radius of one block.

ARCHITECTURAL DESCRIPTION

General

The subject property is a large irregularly shaped midblock parcel that faces Lombard Street and has a through-lot connection to Greenwich Street. A large motor court is located in the center of the property and is ringed by two wings of guest rooms (east and west wings) with a third wing extending south through the block (south wing). All three wings are two stories.

The east wing has a reverse “L”-shaped footprint, and the west wing has an upside down “L”-shaped footprint. There is no setback, and these wings directly abut the front (Lombard Street) and side lot lines. The south wing has a rectangular footprint that fills most of the through-lot parcel but is set slightly back from Greenwich Street.

A freestanding “Star Motel” neon blade sign is located on Lombard Street at the automobile entrance to the motor court. A low stucco wall with brick end piers divides the motor court from the Lombard Street

sidewalk. A second “Star Motel” sign is mounted on the wall. The freestanding sign was moved to its current location in 1960 and the neon replaced in 1992; the wall sign was most likely added in 1960 as well (Star Motel Postcard). A planting bed is located in front of the wall. A modern metal fence with automobile and pedestrian gates flanks and tops the wall and spans between the east and west wings along Lombard Street. The motor court is paved with asphalt and is divided by planters and low plaster columns with globe lights.

All of the original steel windows have been replaced with vinyl sliding windows with false muntins. Configurations include: tripartite window with a central fixed sash and sliding sash on either side, one-over-one sash with obscure glazing, and two-part sliding sash. Air-conditioning units have been installed below many of the windows. Modern metal sconces have been mounted on the walls.

Overall, the motel conveys the Midcentury Modern style with features such as: stacked brick dadoes, projecting cornice with board-and-batten siding, flat roofs, deep eaves, wraparound galleries, corner window, open riser stairways, neon sign, and wall sign.



Figure 3. Contextual view of Star Motel, 1727 Lombard Street, 2015 (Source: SWCA).

East Wing

The property’s east wing was constructed in 1953. The walls of the wood-frame building are clad in cement plaster on the street and motor court facades and wood drop siding on side facades. At the north and west facades along Lombard Street, there are stacked brick dadoes. Intersecting gable and hipped roofs clad in Spanish clay tile top this wing. The north façade, which faces Lombard Street, is utilitarian in character and features three windows at the first floor: a tripartite, a one-over-one, and a two-part sliding. At the second

floor, there are two tripartite windows flanking a small one-over-one window. Around the corner, on the west façade, there is an external plaster-clad chimney that extends above the roofline. A steel door with metal vent is located north of the chimney, and a fixed window is located south of the chimney.

At the interior (motor court) side of this wing, there is a second-floor, cantilevered, wraparound gallery sheltered by the main roof. The gallery roof is supported by simple square posts (material unknown) and lintels and is surrounded by metal railings, a post-1957 alteration (Star Motel Postcard). On the north side of the motor court, there is a one-story bay window. On the south side, an exterior, steel, open-riser stairway leads to the wraparound gallery. At the southwest end of the building, there is a two-story projection topped by a hipped roof; there are tripartite windows on both the first and second floors of the projection. Typical of motels, the fenestration pattern of the building's motor court side is repetitive and consists largely of two tripartite windows alternating with two guest room doors.



Figure 4. Eastern wing (1953), Star Motel, 1727 Lombard Street, 2015 (Source: SWCA).

West Wing

The west wing was constructed in 1960 by the architectural firm Skidmore & McWilliams (building permit). The west wing is more stylistically developed than the east wing. A flat roof with deep eaves tops the building, and simple molding is located at the intersection of the eaves and walls. The walls are presumably wood frame and appear to be clad in cement plaster. At the north end of the wing, which faces Lombard Street, the second floor is surrounded by a projecting cornice clad in vertical, closely spaced, board-and-batten siding; this gives the façade the appearance of a one-story building. At the first floor, there is a multi-paned wood-frame corner window that wraps from the north façade to the east. In addition, on the north façade west of the corner window, there are two tripartite windows. A neon “Office” sign is mounted on the wall. A low planting bed lines this façade at the sidewalk.

At the interior (motor court) side of this wing, there is a second-floor, cantilevered, wraparound gallery sheltered by the main roof. The wraparound gallery has simple square posts and is surrounded by a metal railing. The fenestration pattern of the motor court side of the building is repetitive and consists largely of two tripartite windows alternating with two guest room doors.



Figure 5. West and south wings (1960) Star Motel, 1727 Lombard Street, 2015 (Source: SWCA).

South Wing

The south wing was constructed in 1960 (building permit). A flat roof with deep eaves tops the building, and exposed beams are visible. The walls are concrete block at the first floor, and cement plaster, likely over wood-frame, at the second. A simple molding wraps the walls below the eaves on most facades. This long rectangular wing is composed of a parking garage on the first floor with entrances on the north to the motor court and on the south to Greenwich Street. At the second floor, an open corridor runs the length of the building with guest rooms on either side. The fenestration pattern is repetitive typical of motels and consists largely of pairs of two-part sliding windows alternating with single doors.

At the north façade, there are no window or pedestrian doors, just the garage entrance and open corridor. A second-floor wraparound gallery and an open-riser, concrete-and-steel stairway connect this wing to the east wing, west wing, and motor court. Both the stairway and wraparound gallery have metal railings that match those of the east and west wings.

The south façade, which faces Greenwich Street, is similar in composition to the north façade: at the first floor there is an automobile entrance. At the west end, an open-riser concrete-and-steel stairway with metal railing leads to the second floor open corridor. A modern metal security gate is located at the top of the stairway. The floor of the corridor projects to create a landing for the stair; the landing is supported by steel pipes.



Figure 6. Office wing, Star Motel, 1727 Lombard Street, 2015 (Source: SWCA).



Figure 7. Rear (south) façade, Star Motel, 1727 Lombard Street, 2015 (Source: SWCA).



Figure 8. Signage, Star Motel, 1727 Lombard Street, 2015 (Source: SWCA).

SITE HISTORY

Prior to the construction of the Star Motel at 1727 Lombard Street, the subject property contained dwellings and flats and, later, an automobile garage. The Star Motel was constructed in 1953 by the Commercial Construction Company, an entity that shared the same Daly City address as the property's original owners, the Star Motel Company. Two stories in height and U-shaped in plan, the Star Motel originally displayed a utilitarian design, with Spanish Colonial Revival and Minimal Traditional-style influences. An expansion of the motel in 1960 added two buildings to the west and south of the original building. Also two stories in height, the new south and west buildings, which reflect a modernist influence, were designed by San Francisco architects L.H. Skidmore & J.M. McWilliams.

Known alterations to the Star Motel since its construction in 1953 include the following:

- Addition of a six-inch-high neon sign reading "PHONES" to existing double-face, vertical blade sign, 1954 (permit no. 182162);
- Addition of 26 new living quarters in two connected buildings. Proposed use lists: motel and apartments, 1960 (permit no. 231081);
- Relocation of vertical blade sign approximately 30 feet to the west, 1960 (permit no. 211786);
- Removal of 2x3 decorative framing on south side of building (building location unknown), 1976 (permit no. 407759);
- Re-roofing at "front west building," 1989 (permit no. 628971);
- Alteration of vertical blade sign; neon tubing replaced, letters reading "Star & TV" removed, 1992 (permit no. 694187);
- Raised concrete and added 12'x48" wide (unknown) outside building, 2001 (permit no. 952225);
- Re-roofing, 2002 (permit no. 200201297969);
- ADA-compliance project, including alterations to rooms, parking area, lobby counter, and night drop, 2003 (permit no. 989983);
- Alteration to guest registration counter, 2004 (permit no. 014270);
- Windows replaced with vinyl windows, pre-2007 (no permit, observation based on pre-AAU photos); and
- Addition of security gates and garage doors, 2008 (permit no. 1162593).

The following Sanborn Fire Insurance Maps, historic photographs, and historic aerial images present a visual overview of the property's construction chronology. Following the figures, Table 1 lists all permitted alterations to the subject property.



Figure 9. Postcard image of Star Motel, 1727 Lombard Street, 1957 (Source: CoardCow.com).



Figure 10. Matchbook image of Star Motel, 1727 Lombard Street, 1950s (Source: Ebay).

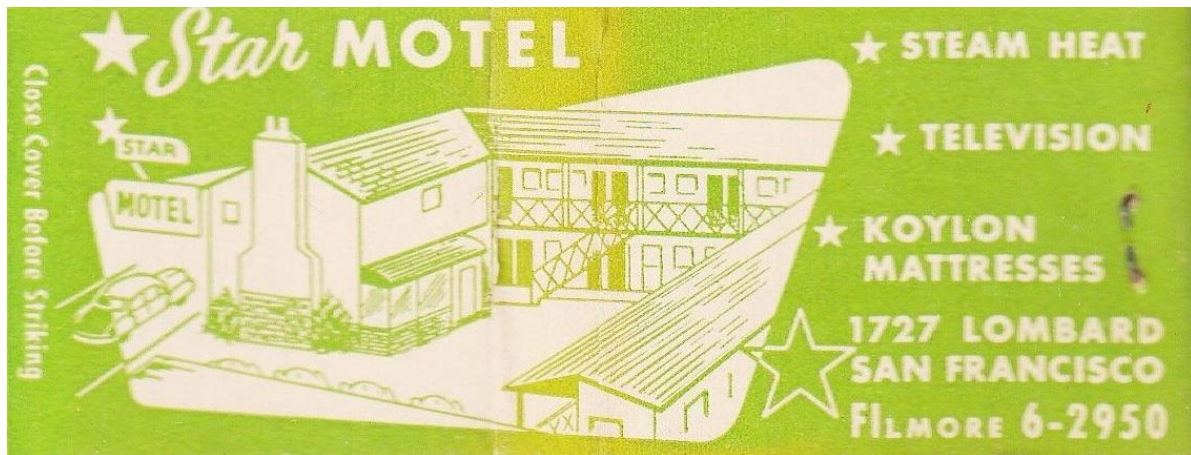


Figure 11. Matchbook image of Star Motel, 1727 Lombard Street, 1950s (Source: Ebay).



Figure 12. Historic photograph of Star Motel, 1727 Lombard Street, c. 1970s (Source: Playle.com).

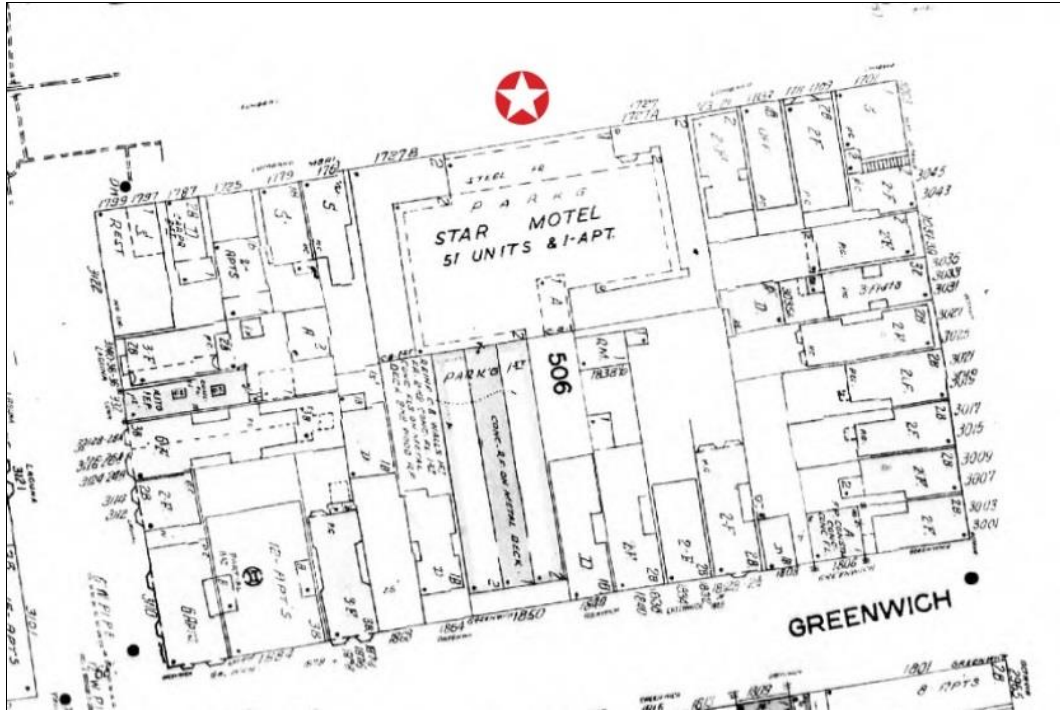


Figure 13. 1968 Sanborn Fire Insurance Map, 1727 Lombard Street. Source: Environmental Data Resources, 2015.

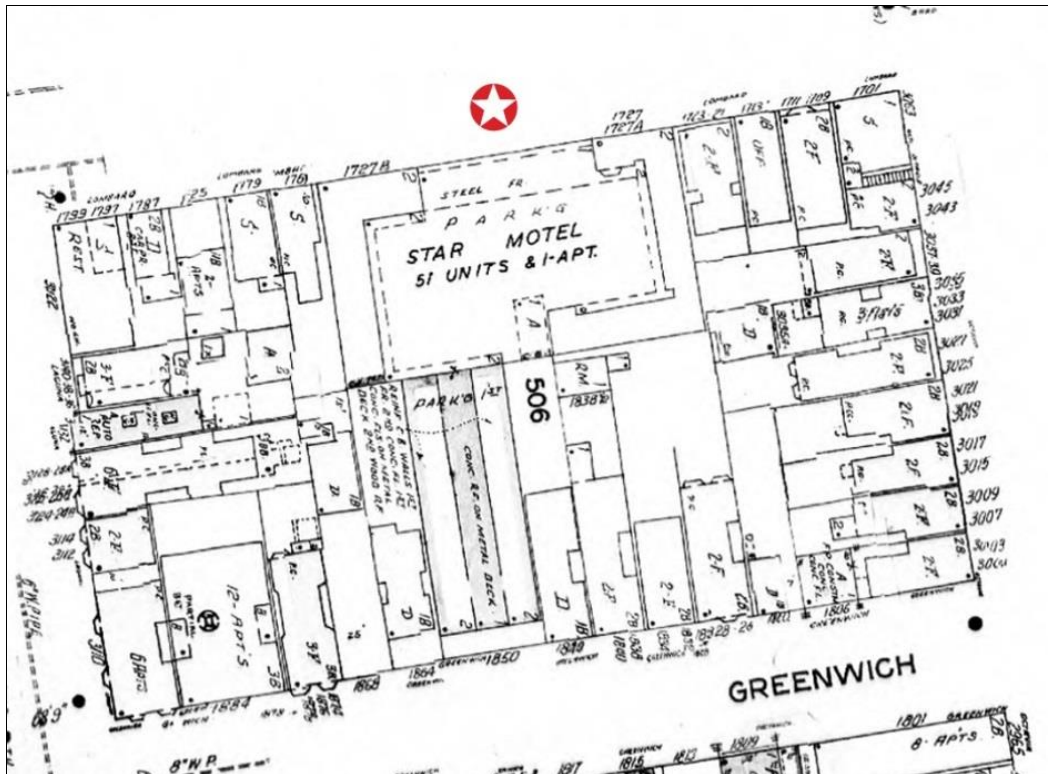


Figure 14. 1974 Sanborn Fire Insurance Map, 1727 Lombard Street. Source: Environmental Data Resources, 2015.

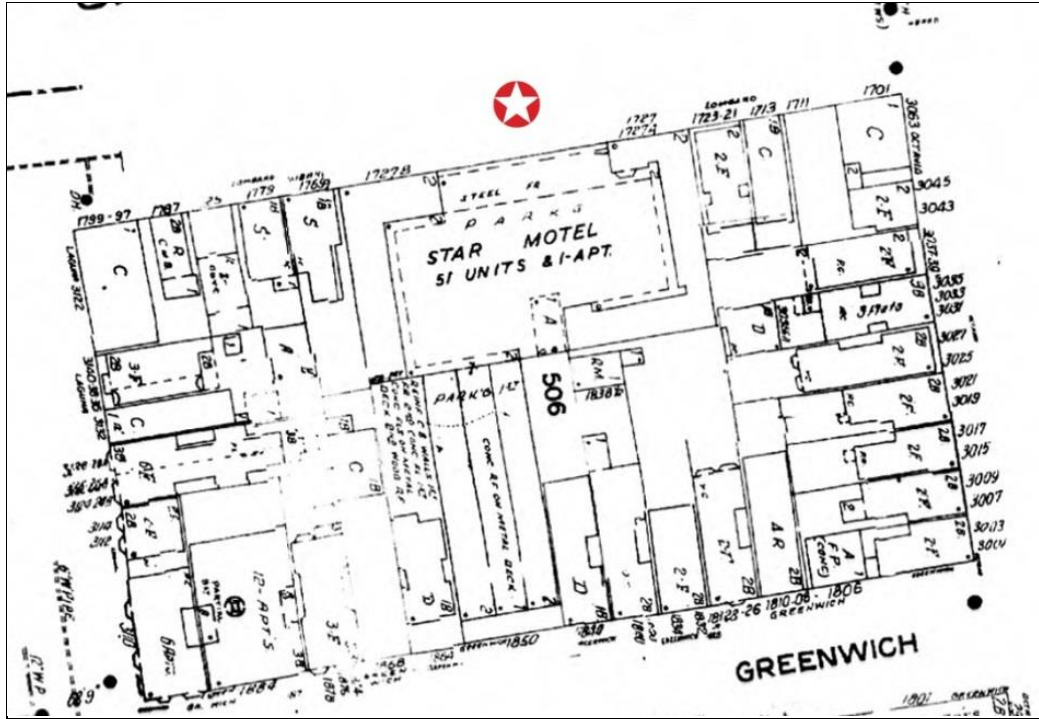


Figure 15. 1990 Sanborn Fire Insurance Map, 1727 Lombard Street. Source: Environmental Data Resources, 2015.

TABLE 1 BUILDING PERMITS, 1727 LOMBARD STREET

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------------------------|------------------------------|--|--|-----------|---|
| Dec. 16, 1952 (Jan 23, 1953) | 137089 (151867) (4437) | Star Motel | Commercial Construction Co. (no architect listed) | \$45, 000 | Construct a two-story motel building, twenty ft. height, with 4,000 sq. ft. |
| Jan. 31, 1956 (Feb. 6, 1954) | 182162 | Star Motel | | \$46 | To add 6 inch high neonized letters reading "PHONES" to existing double face vertical sign. |
| Dec. 14, 1959 (Mar. 1, 1960) | 231081 (208879) | Star Motel (Joe Padilla & Edmund Belforte) | Skidmore & McWilliams; L.H. Skidmore | \$158,000 | Add 26 new living quarters in two connected buildings. Proposed use lists: motel and apartments. |
| Jan. 20, 1960 | 232033 | Star Motel (Joe Padilla & Edmund Belforte) | L.H. Skidmore | \$1,750 | Grading permit for lots #11, 28, and 29. |
| May 19, 1960 (June 13, 1960) | 211786 | Star Motel | | \$250 | To move existing double face vertical sign and poles approx. 30 ft. west. |
| Feb. 9, 1976 | 407759 | Star Motel (Edmund Belforte) | | \$800 | Remove existing false 2x3 decorative framing south side of building. |
| Feb. 17, 1976 | 407984 | Star Motel (Edmund Belforte) | | \$1,000 | Remove and repair dry rot at deck. |
| Nov. 28, 1989 | 628971 (8921526) | Star Motel (Bob Padilla) | | \$12,595 | Reroofing permit for "front west building." |
| Mar. 23, 1992 | 694187 | Star Motel | | \$4,000 | Alt. for "Star Motel" sign. Replace neon tubing, letters, and remove old top section of sign reading "Star & TV." |
| Oct. 31, 2001 | 952225 | Star Motel | | \$2,200 | Raise concrete and add 12 feet long by 48" wide outside building |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------|---|----------------------------|---------------------------|----------|---|
| Jan. 29, 2002 | S.F. Property Info Permit: 200201297969 | Star Motel | | \$8,500 | Re-roofing |
| Mar. 19, 2003 | 989983 | Star Motel (Marita Deduct) | C. Swason | \$25,000 | ADA compliance: units, parking, lobby counter, and night drop. |
| Jan. 7, 2004 | 1014270 | Star Motel (R. Padilla) | | \$1 | Rework guest registration counter |
| Aug. 8, 2008 | 1162593 | Academy of Art University | Shatara Architecture Inc. | \$10,000 | New security gates and garage doors on site. |
| Jan. 23, 2013 | S.F. Property Info Permit: 201301238540 | Academy of Art University | | \$1 | To document change of use under planning code section 182 ©. from hotel to group housing. |

FOCUSED NEIGHBORHOOD CONTEXT

Marina District

In their book, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (1986), historians William Issel and Robert Cherny identify seven distinct neighborhoods that existed or were developed in San Francisco from the mid-nineteenth century to World War I: South of Market, Mission District, Western Addition, Nob Hill-Pacific Heights, Chinatown, North Beach, and Downtown. Each neighborhood was distinct in terms of demographics and character.

The Marina District was surveyed in 1855-56 as part of the Western Addition survey. The San Francisco Planning Department provides a good overview of Marina District development history in the *Draft Neighborhood Commercial Buildings Historic Context Statement: 1865-1965*.

The primary catalyst for sustained development of this area was the introduction of street railroads, which dramatically reduced travel times to and from downtown San Francisco. The principal line serving this area was the Presidio & Ferries Railroad, which opened in 1880. This was a multi-modal line which included a cable car running out Union Street to Steiner Street. There, it connected to a steam-powered train which ran west on Scott before turning north to Greenwich and then west into the Presidio—directly adjacent to [Lombard Street].

During the late 19th century, much of this area remained sparsely developed, although a few industrial facilities were constructed in the vicinity, as well as a popular weekend resort known as Harbor View Park. The neighborhood largely escaped damage during the 1906 earthquake and fires, although a brief period of punctuated infill occurred in the wake of the disaster as displaced residents relocated to the area. More numerous, however, are buildings constructed during the 1910s. These are almost certainly associated with the development of the Panama Pacific International Exhibition (PPIE), opened in 1915 in what is today the Marina neighborhood. Construction for the PPIE began in 1912, and included widespread filling of the tidal marshlands, as well as the removal of nearly all buildings north of Chestnut Street.

The PPIE opened in February 1915, celebrating both the completion of the Panama Canal and San Francisco's recovery from the Earthquake. Over 18 million visitors came to the fair over the course of the year, and one of the buildings, the "Inside Inn" hotel, was located directly north of [Lombard Street]. Following the fair, the land was redeveloped as the Marina neighborhood during the 1920s. Aside from various infill projects during the 1930s, the neighborhood remained largely unchanged until circa 1950, when areas along Lombard Street were increasingly redeveloped with commercial properties oriented toward automobile tourism. This was a direct result of Lombard Street serving as one of the primary access routes to the Golden Gate Bridge, which had been completed in 1937.¹

Architectural historian Christopher VerPlanck summarizes the development of Lombard Street after 1937 in a Historic Resource Evaluation for 2346 Lombard Street:

The completion of the Golden Gate Bridge in 1937 put tens of thousands of vehicles on Lombard Street, the southern boundary of the Marina District. Originally a two-lane street, Lombard was widened to three lanes, with a center passing lane. This proved to be very dangerous and in 1941

¹ City and County of San Francisco, Planning Department. [DRAFT] *Neighborhood Commercial Buildings Historic Context Statement: 1865-1965*. Draft Document prepared for the 2012/2013 CLG grant through the National Park Service, Department of the Interior, through the California Office for Historic Preservation. San Francisco Planning Department, 2013.

the Department of Public Works condemned the properties on the south side of Lombard in order to widen the street from 68'-9" to 99'. This made it possible to construct a divided six-lane arterial suitable for funneling thousands of vehicles toward the bridge and in the opposite direction along what became part of U.S. Highway 101. As part of this project most of the buildings on the south side of Lombard Street were either demolished or moved back on their lots and the sidewalks narrowed on both sides of the street. The character of Lombard Street also changed, as many of the smaller residential properties were redeveloped with auto-serving businesses like hotels, restaurants, gas stations, and garages.²

1700 Block of Lombard Street

In 1893, the subject block was located in the middle of a relatively undeveloped area. The south side of 1700 block of Lombard Street (location of subject property) was filled with O'Connor's Grading camp and a small dwelling at the northeast corner. The grading camp had a bunkhouse with an attached kitchen and a handful of barns. The north side of the block had a complex comprised of a few small cabins and sheds. The blocks to the east and west were developed partially with single-family dwellings.

By 1899, O'Connor's Grading Camp was gone and the south side of the subject block had a scattering of single-family homes, flats, and outbuildings. The north side of the block was empty. The blocks to the east and west had become more fully developed with residences.

By 1913, the subject block at the south side was almost completely developed. There were saloons at the east and west corners, one- and two-story single-family dwellings, two-story flats, a blacksmith shop, and a storage building. The north side of the block was still empty.

The south side of the subject block remained mostly unchanged between 1913 and 1929. The north side of the block was finally developed, but only partially. There were two-story flats, and auto-repair shop, and at the corner a drugstore and saloon.

By 1950, the major change related to the subject block was that by this time Lombard Street had been widened to 100'. Buildings that existed before the street was widened were either demolished or rebuilt, or they were pushed back. The south side of the block still had mostly residences but also a few new commercial uses, including a 30-car garage at the subject property, constructed in 1928. The north side of the block by 1950 reflected Lombard Street's use as one of the two primary entrances to the Golden Gate Bridge. There was a gas station at the west corner, an auto-sales building at 1738 Lombard Street, and an auto-repair shop at 1732 Lombard Street. The block to the west had two gas stations, but a majority of the parcels on surrounding blocks continued to be dedicated to residential uses.

In 1968, the subject block contained the Star Motel (subject property) at 1727 Lombard Street and the San Francisco Motel to the north at 1770 Lombard Street. On the 1600 block to the east was the XXX Motel at 1650 Lombard Street. Other surrounding uses were primarily residential with some commercial.

The configuration of buildings on the subject remained largely unchanged through the 1990s. Building uses began to change in the c. 1980s as some residential buildings took on commercial uses.

OWNER HISTORY

The Star Motel was located at 1727 Lombard Street from 1953, when the building was constructed, through 2007, when Academy of Art University acquired the property. One of the earliest known names associated

² Christopher VerPlanck, "Historic Resource Evaluation, 2346 Lombard Street, San Francisco, California," (April 2015), 14.

with the Star Motel at 1727 Lombard Street is Chester W. Warrington. Warrington, listed alongside the Star Motel in a city directory, was either the owner or the manager (no information was found to verify this). Other names associated with the property are Joe Padilla (1959-1960), Edmund Belforte (1959-1976), and Alice L. Murphy (1985-1990). It is not known if Padilla, Belforte, or Murphy were owners, managers, or employees at the Star Motel.

Table 2 presents data available in city of San Francisco directories for all known owners and occupants of the property.

TABLE 2 OWNER/OCCUPANT HISTORY

| 2300-2380 Stockton Street | | |
|---------------------------|---------------------------|--|
| Date | Name | Source |
| 1953-2006 | Star Motel | R.L. Polk & Company/ Pacific Telephone/Pacific Bell/Haines & Company |
| 2007-Present | Academy of Art University | AAU |

LOMBARD STREET MOTEL HISTORY

History of the Tourist Motel

The development of the motel (also called automobile courts, tourist courts/havens, and cabins) coincides directly with the increasing popularity of the automobile in the 1920s and the introduction of new highways and freeways from the 1940s to 1960s.

California's first motel—and the first in the country—was built in San Luis Obispo in 1925.³ Designed by architects Arthur and Alfred Heineman, the Milestone Mo-Tel was intentionally located in San Luis Obispo because it was the midpoint between Los Angeles and San Francisco.⁴ At that time, a drive across the state took two days—so drivers needing a break had few options for lodging outside of campgrounds. The Milestone Mo-Tel—with its private indoor bathrooms, restaurant, laundry facilities, and store—was a revolutionary alternative. The San Luis Obispo motel was the prototype for an 18-motel chain that Heineman and his brother, Alfred, intended to build along the Pacific Coast from Southern California to Canada, providing travelers with overnight stops every 150-200 miles. Evocative of the California Mission system, the motels were to be designed in the Mission Revival style, popular throughout California from the 1920s to 1940s. Though the Heinemans' motel chain never materialized, Heineman's trailblazing concept of a “mo-tel” stuck.



Figure 16. Milestone Mo-Tel in San Luis Obispo, California's first motel. Source: *Los Angeles Times*.

After the Great Depression of the 1930s, the motel business began to grow. In the early 1940s, 70 percent of traveling motorists still opted for hotels, but after World War II the trend started to reverse.⁵ From 1948

³ For more on the Heinemans and motel history, see Christine Lazzaretto, “The Bungalow and the Automobile: Arthur and Alfred Heineman and the Invention of the Milestone Motel,” Master's thesis, University of Southern California (2007), vi.

⁴ *Ibid.*

⁵ “These Marvelous Motels,” *Challenge* 1.10 (1953), 6. Retrieved from <http://www.jstor.org/stable/40717975>.

to 1953, the number of motels in the United States nearly doubled from 26,000 to 45,000. A 1953 article in *Challenge Magazine* called “These Marvelous Motels” estimated the number of motor tourists in the United States to reach 66 million in 22 million cars, “exceeding even [1952’s] record-breaking vacation throngs.”⁶ Seventy percent of traveling motorists stayed in motels by the early 1950s.

The primary reasons for the popularity of motels were affordability and convenience. For families on long road trips (in 1953, the average vacationing motorist traveled 1200 miles in 11 days), motels were a cheaper option than expensive hotels. They were also more convenient, located on strategically placed stopping points along long expanses of roadways. In cities such as San Francisco, motels, unlike hotels, were located away from downtown and on major arteries such as US Highway 101—allowing tourists to avoid congestion and high parking fees. Motels were also more attractive for families, as they lured guests with “extras” such as air-conditioning, pools, and playgrounds for children. Finally, motels offered a sense of freedom and privacy not found in hotels, a concept described by a motel operator in 1953: “A man who takes his wife and kids out for a weekend trip doesn’t want to bother with going into a crowded city and marching his family—who are pretty mused up after driving all day—through the lobby of a hotel. We save him all of that. And he can unload his luggage himself, and save the bell-boy’s tip.”⁷

History of Tourist Motels in San Francisco

The introduction of major new infrastructure projects in San Francisco from the 1930s to 1960s eased tourist traffic to and from the city and sparked the development of new automobile-related commercial buildings across the city, including dozens of motels.⁸ San Francisco through the mid-1930s was accessible only by land from the south or water from the north, west, and east. Beginning in the late 1930s, the San Francisco–Oakland Bay Bridge (1936) and the Golden Gate Bridge (1937) suddenly provided easy direct access by car and passenger rail from the east and by car from the north. When completed in 1937, the Bayshore Freeway (U.S. Route 101) was the first freeway linking San Francisco to San José. Development of new infrastructure slowed in the 1940s but picked up again the following decade. By 1955, Interstate 280 provided a second direct route to San Francisco from San José. In 1959, State Route 480, which included the Doyle Drive skyway approach to the Golden Gate Bridge and the double deck Embarcadero Freeway skirting the Bay, established a route through the eastern and northern parts of the city.⁹

One of San Francisco’s earliest motels was the 1937 Ocean Park Motel (2690 46th Avenue) near Ocean Beach (extant and still in operation under the same name).¹⁰ The Ocean Park Motel was designed by Conrad Kett in the Streamline Moderne style. Another early motel and the first motel on Lombard Street was the Spanish Colonial Revival Marina Motel at 2576 Lombard Street, constructed c. 1940. Capitalizing on the recent completion of the Golden Gate Bridge, the Marina Motel was constructed at the westernmost end of Lombard Street and advertised itself as being on the “Lombard entrance to the Golden Gate Bridge.”

⁶ Ibid.

⁷ Ibid., 9.

⁸ Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*. Document prepared for the 2009/2010 CLG grant through the National Park Service, Department of the Interior, through the California Office for Historic Preservation. San Francisco Planning Department (2011), 50.

⁹ Excerpted from Donna Graves and Shayne Watson, *Citywide Historic Context Statement for LGBTQ History in San Francisco* (2015), 12.

¹⁰ The Western Neighborhoods Project calls the Ocean Park Motel San Francisco’s first motel. This section of history of motels in San Francisco is based on city directory research. In order to establish a comprehensive and accurate history of motels in the city, further research is recommended.

Beginning in 1941, R.L. Polk & Company's San Francisco City Directory first began including a business listing for "Motels and Automobile Courts"—an indicator of the growing popularity of this form of lodging. In addition to the Marina Motel and Ocean Park Motel, the 1941 directory includes a listing for a third motel in San Francisco: San Francisco Auto & Trailer Court (701 Sunnyside Avenue), a few blocks from the Bayshore Freeway (US Highway 101 bypass). This motel was part of a cluster of motels and auto courts that appeared in 1941 on Bayshore Boulevard, Geneva Avenue, and Mission Street (State Route 82, El Camino Real) in Daly City and Brisbane, the primary access points into San Francisco at the time.



Figure 17. Ocean Park Motel, 2690 46th Avenue, San Francisco (constructed in 1937, extant). Source: Western Neighborhoods Project.



Figure 18. Marina Motel, 2756 Lombard Street, San Francisco (constructed in 1940, extant). Source: Marina Motel's website.



Figure 19. E.B. Motel, 1201 Bayshore Highway, San Francisco (not extant). Source: 101Cafe.net.

By 1953, San Francisco's motels were numbering close to 10, seven of which were on Lombard Street in the Marina District (the stretch of Lombard west of Van Ness Avenue):

- Star Motel (1727 Lombard Street);
- San Francisco Motel (1750 Lombard Street);
- A-1 Motel (1940 Lombard Street);
- Penguin Motel (1990 Lombard Street);
- Bridge Motel (2524 Lombard Street);
- Murray's Golden Gate Motel (2555 Lombard Street); and
- Marina Motel (2756 Lombard Street).

Between 1955 and 1960, the number of motels in San Francisco doubled (tripled by 1975). Of the 58 that existed in 1960, half were on or near Lombard Street or the northern stretch of Van Ness Avenue. The names of many of the Lombard Street motels are indicative of efforts to highlight the street's association with the Golden Gate Bridge. Fitting within a broader pattern of tourism-related businesses capitalizing on the nation's obsession with the exotic, motels also boasted tropical- or foreign-sounding names, such as:

- Rancho Lombard Motel (1501 Lombard Street);
- Motel Playa (1650 Lombard Street);
- Surf Motel (2265 Lombard Street);
- Sea Captain Motel (2322 Lombard Street);
- Lanai Motel (2361 Lombard Street);
- Sands Motel (2440 Lombard Street);
- Amigo Motel (2630 Gough Street);

- Motel Capri (2015 Greenwich);
- Plantation Inn (3100 Webster);
- Bel-Aire Motel (3201 Steiner); and
- Holland Motel (1 Richardson Street).¹¹

From the 1950s to 1960s, many motels appeared throughout San Francisco, but particularly in growing tourist areas such as Ocean Beach, Fisherman's Wharf, Civic Center, and Market Street. Motels also appeared around major feeder roads into and out of San Francisco, such as Park Presidio Boulevard leading to/from the Golden Gate Bridge, Van Ness Avenue, and streets around exits off of Interstate 80 leading to/from the Bay Bridge, especially in South of Market between 5th and 10th Streets.

The number of motels on or around Lombard Street in the Marina District seem to have plateaued at around 25 beginning in 1960 and lasting through at least the early 1980s. Of those motels, 22 are extant and 21 are still operating as motels/hotels (the one exception is the Star Motel, now used by Academy of Art University as housing). Historic motels constructed between 1940 and 1968 still exist on almost every block of Lombard Street between Van Ness Avenue at the east and Lyon Street at the west. The stretch of Lombard Street and surrounding blocks contains the most cohesive collection of historic motels in San Francisco.

The following is a sampling of extant motels on or within two blocks of Lombard Street in San Francisco. The figures are followed by Table 4, which presents information about all extant motels on Lombard Street. See Appendix A for a sampling of extant 1950s and 1960s motels located outside of the Lombard Street area.

¹¹ For more on the history of exoticized tourism in San Francisco, see Graves and Watson, 54-58.

Lombard Plaza Motel (2016 Lombard Street), Constructed 1955



Figure 20. Lombard Plaza Motel, c. 1960s. Source: Amazon.com.



Figure 21. Lombard Plaza Motel, 2016. Source: SWCA.

Surf Motel (2265 Lombard Street), Constructed 1959



Figure 22. Surf Motel, c. 1959. Source: CaliforniaBeaches.com.



Figure 23. Surf Motel, 2015. Source: Google.

Lanai Motel/Presidio Inn (2361 Lombard Street), Constructed 1959



Figure 24. Lanai Motel, c. late 1950s/early 1960s. Source: Critiki.com.



Figure 25. Presidio Inn, 2015. Source: Google.

Presidio Travelodge (2755 Lombard Street), Constructed 1955



Figure 26. Presidio Travelodge, c. late 1960s. Source: Amazon.com.



Figure 27. Presidio Travelodge, 2016. Source: Google.

Motel Capri (2015 Greenwich Street), Constructed 1957



Figure 28. Motel Capri, c. late 1950s/early 1960s. Source: SanFranciscoDays.com.



Figure 29. Motel Capri, 2016. Source: SWCA.

Holland Motel/Knight's Inn (1 Richardson Street), Constructed 1952



Figure 30. 1 Richardson Street, c. 1950s. Source: CardCow.com.



Figure 31. 1 Knight's Inn, 2016. Source: Google.

Plantation Inn/Hotel del Sol (3100 Webster Street), Constructed 1956

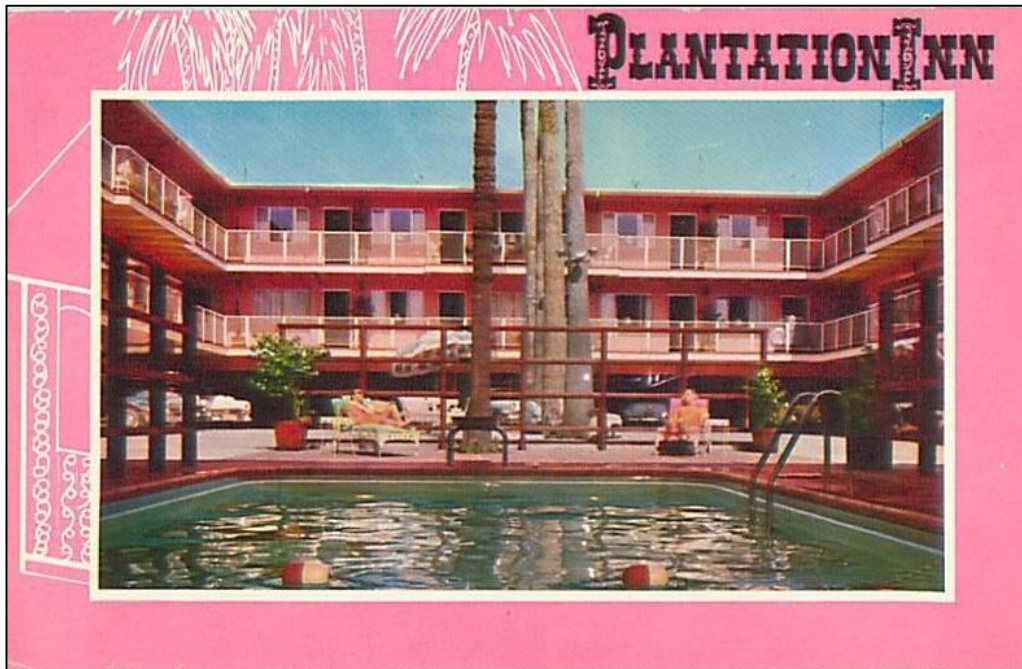


Figure 32. Plantation Inn, c. 1970s. Source: Delcampe.net.



Figure 33. Hotel del Sol, 2016. Source: SFTodo.com.

TABLE 3 HISTORIC LOMBARD STREET MOTELS

| Address | Historic/Current Name | Construction Date | Planning Department Notes (from Commercial Survey) |
|---------------------|--|-------------------|---|
| 2576 Lombard Street | Marina Motel | 1940 | Constructed just a few years after the opening of the Golden Gate Bridge, the Marina Motel is the most intact of the early motels along the Lombard Street NC-3 corridor. It features an unusual courtyard plan with blocks of rooms lining narrow alleyways. |
| 1750 Lombard Street | San Francisco Motel/Sea Side Inn | 1946 | |
| 2555 Lombard Street | Murray's Golden Gate Motel/La Luna Inn | 1951 | |
| 1 Richardson Street | Holland Motel/Knight's Inn | 1952 | |
| 1727 Lombard Street | Star Motel/AAU | 1953 | There are numerous motels along the Lombard Street NC-3 corridor, but the Star Motel is a particularly intact example of Midcentury design. |
| 2440 Lombard Street | Sands Motel/Super 8 | 1953 | |
| 1501 Lombard Street | Rancho Lombard/Francisco Bay inn | 1954 | |
| 1650 Lombard Street | Motel Playa/Town House Motel | 1954 | |
| 2230 Lombard Street | Golden Gate Travelodge/Travel Inn | 1954 | |
| 2322 Lombard Street | Sea Captain's Motel/America's Best Value | 1954 | |

| Address | Historic/Current Name | Construction Date | Planning Department Notes (from Commercial Survey) |
|-----------------------|---|-------------------|--|
| 3201 Steiner Street | Bel Aire Motel/Greenwich Inn | 1954 | |
| 2026 Lombard Street | Lombard Plaza Motel | 1955 | The Lombard Plaza Motel is a highly stylized example of Midcentury Modern design, and also deviates from the typical form seen elsewhere along the corridor. |
| 2707 Lombard Street | Golden Gate City Motel/Country Hearth Inn | 1955 | |
| 2755 Lombard Street | Presidio Travelodge | 1955 | |
| 2358 Lombard Street | Manor Motel/Days Inn | 1956 | |
| 3100 Webster Street | Plantation Inn/Hotel del Sol | 1956 | |
| 2015 Greenwich Street | Motel Capri | 1957 | This is the most high-style, fully realized Midcentury Modern motel in the Lombard Street NC-3, and potentially in the city of San Francisco. |
| 2599 Lombard Street | Motel DeVille/La Luna Inn | 1957 | |
| 2265 Lombard Street | Surf Motel | 1959 | |
| 2361 Lombard Street | Lanai Motel/Presidio Inn | 1959 | |
| 2505 Lombard Street | Alfa Inn Motel/Alpha Inn & Suites | 1960 | |
| 1450 Lombard Street | Doyle Motel/Cable Motel/Travelodge by the Bay | 1968 | |

ARCHITECT/BUILDER

Commercial Construction Company (1953 Building)

The architect of the original Star Motel at 1727 Lombard Street is unknown (no architect was listed on the building permit). The building's contractor was the Commercial Construction Company. The Commercial Construction Company shared the same Daly City address as the Star Motel's original owners, the Star Motel Company. Research revealed nothing else about the Commercial Construction Company.

L.H. Skidmore (Skidmore & McWilliams) (1960 Building)

The architect of the 1960 addition to the Star Motel at 1727 Lombard Street was L.H. Skidmore of Skidmore & McWilliams. Ira S. Kessey was the engineer.

Lorimer H. Skidmore (1906-1978) was born in Berkeley, California in 1906.¹² His father, Charles H. Skidmore, was an architect with offices in San Francisco. Skidmore attended U.C. Berkeley in the 1930s.¹³ One of his first positions was as a draftsman in Berkeley in the mid-1930s.¹⁴ By 1940, Skidmore was an architectural draftsman with the National Park Service.¹⁵ He died in Berkeley in 1978.¹⁶

Primary and secondary source research revealed limited information about Skidmore & McWilliams; they do not appear to have been notably prolific in San Francisco or the greater Bay Area.

CALIFORNIA REGISTER SIGNIFICANCE EVALUATION

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2: It is associated with the lives of persons important in our past.

¹² Ancestry.com. *U.S., School Yearbooks, 1880-2012* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

¹³ Ancestry.com. *U.S., School Yearbooks, 1880-2012* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

¹⁴ Ancestry.com. *U.S. City Directories, 1822-1989* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

¹⁵ Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

¹⁶ Ancestry.com. *U.S., Social Security Death Index, 1935-2014* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2011.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, which are defined in the following manner in National Register Bulletin 15:

1. Location – the place where the historic property was constructed or the place where the historic event occurred;
2. Design – the combination of elements that create the form, plan, space, structure, and style of a property;
3. Setting – the physical environment of a historic property;
4. Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
6. Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time;
7. Association – the direct link between an important historic event or person and a historic property.

Resources eligible for the NRHP, under the corresponding Criteria A, B, C, and D, are automatically listed in the CRHR.

Evaluation, Criterion 1

The former Star Motel at 1727 Lombard Street appears to be eligible under CRHR Criterion 1 as a contributor to a potential thematic historic district of tourist motels constructed on Lombard Street in San Francisco from 1940 to the 1960s. The Star Motel and the broader thematic historic district reflect a noteworthy mid-century shift in the character of Lombard Street, catalyzed by the completion of the Golden Gate Bridge in 1937. Along with Park Presidio Boulevard (State Route 1), the Lombard Street corridor (U.S. Route 101) from Van Ness Avenue at the east to Richardson Avenue at the west was a principal thoroughfare for interstate traffic heading to and from the Golden Gate Bridge. This development pattern, coupled with subsequent widening and redevelopment of Lombard Street beginning in 1941, brought a dramatic increase in tourist traffic to Lombard Street. This triggered both the need for—and demand for—traveler- and car-friendly motels along the corridor. The earliest motel built on Lombard Street was the

Marina Motel at 2576 Lombard Street, constructed in 1940. Between 1955 and 1960, the number of motels in San Francisco doubled (tripled by 1975). Of the 58 that existed in 1960, half were on or near Lombard Street or the northern stretch of Van Ness Avenue. This significant pattern of development had a direct and still discernible effect on the character of these 13 blocks of Lombard Street, as seen in its concentration of tourist motels.

The following is a list of extant motels on Lombard Street that have been identified as potential contributors to a potential thematic historic district of 1940-1960s tourist motels on Lombard Street. This list should be viewed as preliminary. Further research on Lombard Street motels is recommended.

- Marina Motel, 2576 Lombard Street (1940)
- Murray's Golden Gate/La Luna Inn, 2555 Lombard Street (1951)
- Holland Motel/Knight's Inn, 1 Richardson Street (1952)
- Star Motel, 1727 Lombard Street (1953)
- Golden Gate Travelodge/Travel Inn, 2230 Lombard Street (1954)
- Bel Aire Motel/Greenwich Inn, 3201 Steiner Street (1954)
- Lombard Plaza Motel, 2026 Lombard Street (1955)
- Presidio Travelodge, 2755 Lombard Street (1955)
- Plantation Inn/Hotel del Sol, 3100 Webster Street (1956)
- Motel Capri, 2015 Greenwich Street (1957)
- Motel De Ville/La Luna Inn, 2599 Lombard Street (1957)
- Surf Motel, 2265 Lombard Street (1959)
- Lanai Motel/Presidio Inn, 2361 Lombard Street (1959)
- Doyle Motel/Travelodge by the Bay, 1450 Lombard Street (1968)

This potential thematic district requires further intensive research and survey work required to identify a CRHR-eligible historic district.

Evaluation, Criterion 2

The property at 1727 Lombard Street appears ineligible for listing in the CRHR under Criterion 2. It appears that none of the owners or managers of 1727 Lombard Street have made any significant contributions to local, state, or national history.

Evaluation, Criterion 3

The former Star Motel at 1727 Lombard Street appears to be eligible under CRHR Criterion 3 as a contributor to a potential thematic historic district of tourist motels constructed on Lombard Street in San Francisco from 1940 to the 1960s. The property embodies the distinctive characteristics of a unique type and period of architecture in San Francisco: mid-century-era tourist motels. The Star Motel exhibits many of the character-defining features of tourist motels constructed in the city during this period: U- and L-shaped wings surrounding a central motor court; two-story massing; open galleries and stairs facing motor

court, with rooms opening off galleries; deep, overhanging roof eaves over walkways; period details, including brick dado walls; and a neon blade sign. The building also exhibits typical alterations present in many historic motels across San Francisco: replacement windows; replacement railings at galleries; modified paint scheme; security fencing; and altered signage. However, in spite of these alterations, the property retains features important at a district level, such as original massing, configuration, and central motor court.

This potential thematic district requires further intensive research and survey work required to identify a CRHR-eligible historic district.

INTEGRITY

1727 Lombard Street

The property at 1727 Lombard Street has undergone some major and minor alterations. The most significant alteration was the addition of the west wing of buildings in 1960. That year, the neon blade sign was moved 30 feet the west and altered. All historic windows were replaced at an unknown date (pre-2007). Other alterations include: replacement of decorative railings at the galleries; removal of some decorative wall materials; addition of security gates and fencing (2008). The property's 1960 configuration and massing remain the same. The majority of the surrounding buildings on the 1700 block of Lombard Street date to the 1900-1950 period, though some recent infill has occurred.

The property at 1727 Lombard Street retains moderate to high integrity of location, setting, feeling, design, and association. Integrity of workmanship and materials has been compromised somewhat by removal of historic materials, including windows. Integrity of setting is generally good, but some new infill buildings detract from the 1953-1960 appearance of the block.

The property at 1727 Lombard Street meets the integrity thresholds for a property determined eligible under CRHR Criteria 1 and 3 as a contributor to a potential thematic historic district of 1940s to 1960s motels on Lombard Street in San Francisco.

Potential Thematic Historic District of 1940s to 1960s Tourist Motels on Lombard Street

Historic 1930s to 1960s motels in San Francisco can be found throughout San Francisco, but the property type is relatively rare, especially examples with moderate to high integrity. The Lombard Street corridor contains the most cohesive collection of extant tourist motels in the city.

Similar to other types of commercial buildings, owners of historic motels altered their properties over time to keep up with changing trends and styles or because of condition issues. Consequently, historic materials have been replaced. Keeping these things in mind, as well of the relative rarity of this property type, it is recommended that integrity of historic motels on Lombard Street should be viewed with more flexibility than is typical.

Typical alterations that have occurred to many motels include:

- Facades have been altered with new stucco and decorative features;
- Historic windows have been replaced with double- and triple-pane windows to reduce noise;
- Decorative railings have been replaced;
- Unique neon signage has been replaced with corporate, plastic signage;

- Awnings, security fences and gates have been added; and
- Historic paint schemes have been changed, brick and other historic materials have been painted.

This potential thematic district requires further intensive research and survey work required to identify a CRHR-eligible historic district. However, of the 22 motels surveyed (windshield level) for this HRE, integrity of location, design, setting, feeling, and association of the potential thematic district are intact. Integrity of workmanship and materials are not intact because of the typical alterations described above.

CHARACTER-DEFINING FEATURES

1727 Lombard Street

The following lists character-defining elements and features, as well as visible and known alterations:

General

- “L”-shaped wings
- Central motor court
- Two-story height
- Deep eaves sheltering open galleries
- Open-riser exterior stairways
- Repetitive fenestration pattern typical of motels
- Metal railings around galleries and stairways
- “Star Motel” neon blade sign
- “Office” neon sign
- Stucco and brick wall with “Star Motel” sign
- Planting beds

East Wing

- Intersecting gable and hipped roofs clad in Spanish clay tile
- Cement plaster cladding and wood drop siding
- Stacked brick dados
- External plaster-clad chimney

West Wing

- Flat roof
- Projecting cornice with board-and-batten siding
- Cement plaster wall cladding
- Corner window

- South Wing
- Flat roof with exposed beams
- Concrete block walls at first floor and cement plaster wall cladding at second floor [[need access to property to verify this]]
- Open parking garage entrances at north and south facades
- Open corridor

Potential Thematic Historic District of 1940s to 1960s Tourist Motels on Lombard Street in San Francisco

Character-defining features of 1940s to 1960s motels include:

- U-, C-, and L-shaped configuration of motel wings;
- Central motor court or parking underneath the motel rooms;
- Motels rooms face away from the street and toward motor court or parking area;
- Repetitive fenestration patterns typical of motels;
- Open galleries, stairs, and walkways;
- Planting beds; and
- Stucco, brick, and concrete block wall materials.

PART II: SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

SUMMARY OF SIGNIFICANCE

As described in Part 1, the property at 1727 Lombard Street appears to be eligible under CRHR Criterion 1 as a contributor to a potential citywide thematic historic district of motels constructed in San Francisco from the late 1930s to 1960s. The property is reflective of two major patterns of events that unfolded in San Francisco from the late 1930s to the 1960s: 1.) introduction of major new infrastructure projects that eased tourist traffic into and through the city, specifically the construction of the San Francisco-Oakland Bay Bridge (1936) and the Golden Gate Bridge (1937); and 2.) introduction of automobile-related tourist lodging across the city.

The property at 1727 Lombard Street appears to be eligible under CRHR Criterion 3 as a contributor to a potential citywide thematic historic district of motels constructed in San Francisco from the late 1930s to 1960s. The property embodies the distinctive characteristics of a unique type and period of architecture in San Francisco: tourist motels constructed from the late 1930s to 1960s.

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

As codified in 36 CFR 67, one recognized method for generally avoiding adverse effects to historic properties is following the Secretary of the *Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings (Secretary's Standards)*.¹⁷ The *Secretary's Standards* offer guidelines and approaches for preserving, maintaining, repairing, and replacing historical materials and features, as well as designing additions or making alterations. Guidance is also provided for new construction adjacent to historic properties, in order to avoid adverse impacts to neighboring properties through a change in setting and feeling. In this way, the *Secretary's Standards* outline common-sense approaches that allow for the retention of and/or sensitive changes to the distinctive materials and features that lend a historical resource its significance.

State CEQA Guidelines Section 15126.4(b)(1) state that a project determined to conform with the *Secretary's Standards* can generally be considered to be a project that will not cause material impairment to a historical resource. Nonconformance with the *Secretary's Standards* does not uniformly result in material impairment to a historical resource. Some projects that do not comply with the *Secretary's Standards* do not cause a significant adverse impact. Project elements must be studied on a case-by-case basis, depending upon the resource and the reasons for its significance. However, projects that comply with the *Secretary's Standards* benefit from a regulatory presumption that they would have a less-than-significant adverse impact on historic resources.¹⁸

¹⁷ Morton, W. Brown III, Gary L. Hume, Kay D. Weeks, and H. Ward Jandl, Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings (Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, 1992). The Standards, revised in 1992, were codified as 36 CFR Part 68.3 in the July 12, 1995 Federal Register (Vol. 60, No. 133). The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled The Secretary of the Interior's Standards for Historic Preservation Projects.

¹⁸ CEQA Guidelines subsection 15064.5(b)(3).

ANALYSIS OF ALTERATIONS CARRIED OUT BY ACADEMY OF ART UNIVERSITY

This section includes a description and analysis of all known alterations carried out by AAU on character-defining features and spaces for compliance with the *Secretary's Standards for Rehabilitation*.

The analysis is presented in two parts: first, a table format lists projects completed by AAU and their compliance with each of the Secretary's Standards. Second, a standard-by-standard analysis is provided in narrative form.

| Secretary's Standards for Rehabilitation | Date of Alteration (source) | No. 1: A property will be used as it was historically or be given a new use that requires minimal change | No. 2: The historic character of a property will be retained and preserved. | No. 3: Each property recognized as a physical record of its time/place/use. | No. 4: Changes that have acquired historic significance retained/preserved. | No. 5: Distinctive materials/features, construction techniques to be preserved. | No. 6: Deteriorated historic features will be repaired rather than replaced. | No. 7: Chem./physical treatments = gentlest means possible. | No. 8: Archeological resources will be protected and preserved in place. | No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials/features, spatial relationships | No. 10: New additions/adjacent new constrxn: if removed, essential form/integrity of historic property and its environment would be unimpaired. | Recommended Design Modifications to Facilitate SOIS Compliance |
|--|-----------------------------|--|---|---|---|---|--|---|--|---|---|--|
| PRIMARY ELEVATION Known/Visible Exterior Alterations | | | | | | | | | | | | |
| Security Fencing and Gates | 2008 | Yes | Yes | Yes | N/A | Yes | N/A | N/A | N/A | Yes | Yes | None |

Rehabilitation Standard No. 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Security Fencing and Gates: The project does not involve a change in use that resulted in major changes to distinctive materials, features, spaces, and spatial relationships, and is therefore in compliance with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Security Fencing and Gates: The project complies with Rehabilitation Standard No. 2. The introduction of fencing and gates does not negatively affect the historic character of the property.

Rehabilitation Standard No. 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Security Fencing and Gates: The project complies with Rehabilitation Standard No. 3. The security fencing and gates are clearly modern and do not result in a false sense of historical development.

Rehabilitation Standard No. 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Security Fencing and Gates: Rehabilitation Standard No. 4 is not applicable to this project.

Rehabilitation Standard No. 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Security Fencing and Gates: The project complies with Rehabilitation Standard No. 5. The property still retains the distinctive materials, features, and finishes that convey its historical significance.

Rehabilitation Standard No. 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Security Fencing and Gates: Rehabilitation Standard No. 6 is not applicable to this project.

Rehabilitation Standard No. 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Security Fencing and Gates: Rehabilitation Standard No. 7 is not applicable to this project.

Rehabilitation Standard No. 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Security Fencing and Gates: Rehabilitation Standard No. 8 is not applicable to this project.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

Security Fencing and Gates: The project complies with Rehabilitation Standard No. 9. The security fencing and gates do not obscure any character-defining features, and they are clearly differentiated from the features that characterize the building.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Security Cameras: The project complies with Rehabilitation Standard No. 10. The security fencing and gates do not obscure any character-defining features, and their removal would not result in any impairment to the building.

RECOMMENDATIONS

The security fencing and gates are generally compliant with the SOIS and no design modifications are recommended at this time for either project.

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APPENDIX A
SAMPLING OF NOTABLE EXTANT 1930s to 1960s MOTELS IN SAN FRANCISCO

Beck's Motor Lodge (2222 Market Street), Constructed 1958



Figure 34. Beck's Motor Lodge, c. 1960s. Source: Pinterest.com.



Figure 35. Beck's Motor Lodge, c. 2015. Source: Booking.com.

Laurel Motor Inn (444 Presidio Avenue), Constructed 1962



Figure 36. Laurel Motor Inn, c. 1960s. Source: Dodge.ForwardLook.EU.



Figure 37. Laurel Motor Inn, 2015. Source: Google.

Mission Serra Motel (5630 Mission Street), Constructed 1965



Figure 38. Mission Serra Motel, c. 1960s. Source: CardCow.com.



Figure 39. Mission Serra Motel, c. 2015. Source: San Francisco Planning Department.

Caravan Motel (601 Eddy Street), Constructed 1956



Figure 40. Caravan Motel c. 1960s. Source: Heather David/Flickr.



Figure 41. Caravan Motel (now Phoenix Hotel), c. 2015. Source: SanFranciscoDays.com.

Wharf Inn (2601 Mason Street), Constructed 1959



Figure 42. Wharf Inn, c. 1960s. Source: CardCow.com.



Figure 43. Wharf Inn, c. 2015. Source: Wharf Inn.

Roberts by the Beach (2828 Sloat Boulevard), Constructed 1955



Figure 44. Roberts Motel, c. 1960s. Source: Pinterest.com.



Figure 45. Roberts Motel, c. 2015. Source: InfoUSA.com.

Van Ness Motel (2850 Van Ness Avenue), Constructed 1955

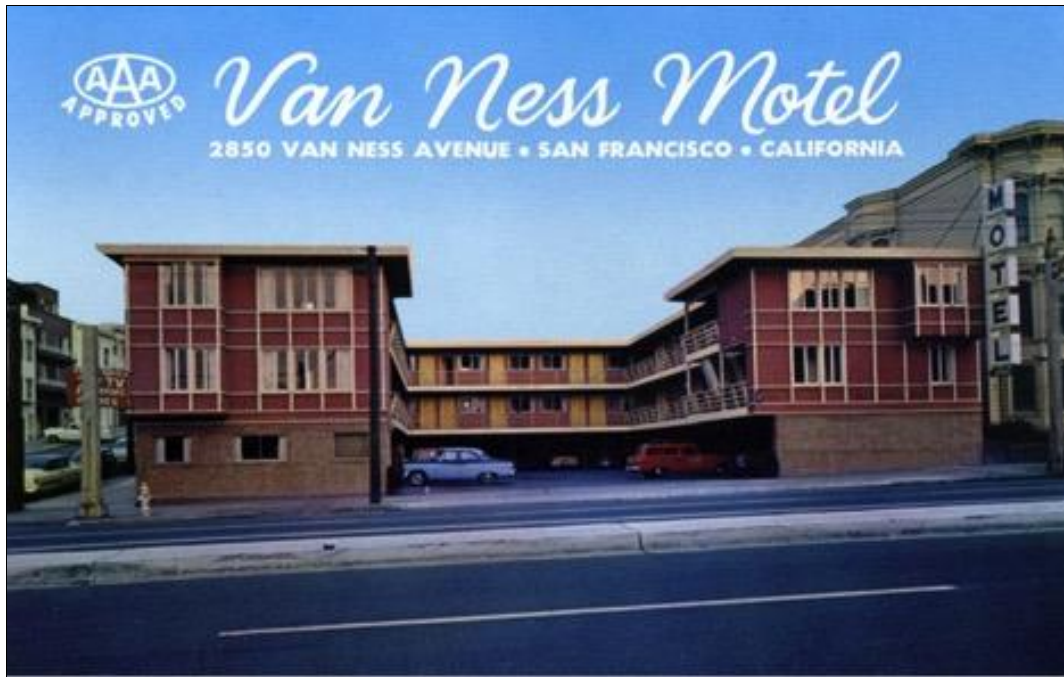


Figure 46. Van Ness Motel, c. 1960s. Source: Ebay.com.



Figure 47. Van Ness Motel, 2015. Source: Google.

Red Coach Motor Lodge (700 Eddy Street), Constructed 1965

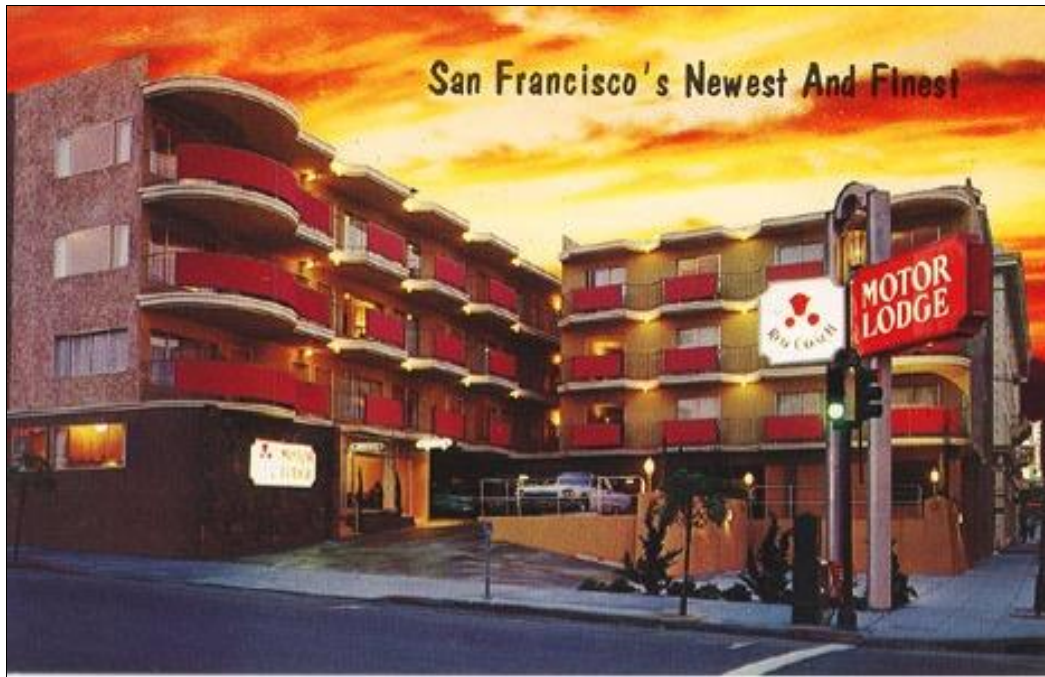


Figure 48. Red Coach Motor Lodge, c. 1970s. Source: Playle.com.



Figure 49. Red Coach Motor Lodge, 2015. Source: Google.

Royal Pacific Motor Inn (661 Broadway), Constructed 1963



Figure 50. Red Coach Motor Lodge, 2015. Source: Google.

Amazon Motel (5060 Mission Street), Constructed 1960



Figure 51. Amazon Motel, 2015. Source: Google.

Seal Rock Inn (545 Point Lobos), Constructed 1959



Figure 52. Red Coach Motor Lodge, 2015. Source: Google.

Days Inn (former Bentley Motor Inn) (465 Grove Street), Constructed 1960



Figure 53. Days Inn, 2015. Source: Google.

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**Part I Historic Resources Evaluation,
1916 Octavia Street,
City and County of San Francisco, California**



**SWCA Environmental Consultants/Turnstone
330 Townsend Street, Suite 216
San Francisco, CA 94107**

May 2016



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EXECUTIVE SUMMARY

Project Background

This Historic Resource Evaluation (HRE) was prepared by SWCA Environmental Consultants/Turnstone (SWCA) at the request of the Academy of Art University (AAU) in conjunction with the San Francisco Planning Department. This HRE forms part of the Existing Sites Technical Memorandum (ESTM) currently being prepared by SWCA for AAU. Prepared separately as a broader study, the ESTM includes historic resource evaluations (Part 1 HREs) for 26 AAU-owned and operated properties. Among these 26 properties, a total of 22 are Category A properties in the City and County of San Francisco (i.e., known historical resources) and 4 are Category B properties (i.e., properties of age but unevaluated).

Per the guidance of the San Francisco Planning Department, SWCA evaluations of the four Category B properties have been documented in comprehensive HREs meeting the requirements of the San Francisco Planning Department. These four HREs include evaluations of: (1) 1727 Lombard Street (Star Motel); (2) 1916 Octavia Street; (3) 1069 Pine Street; (4) 2340 Stockton Street. This HRE presents the results of the evaluation of 1916 Octavia Street.

Properties that were found eligible as historical resources pursuant to San Francisco Planning Department policy and the California Environmental Quality Act (CEQA) have been carried forward for Part 2 HREs, for project-level analysis of compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*, as well as San Francisco Planning Department guidelines for historic properties (including for Article 10 Historic Districts and Article 11 Conservation Districts). Where past alterations to the properties were found in noncompliance with the *Secretary's Standards* and/or San Francisco Planning Code Article 10/Article 11 guidelines, recommendations for project modifications have been made, in order to facilitate compliance with the *Secretary's Standards* and San Francisco Planning Department policy. The analysis of alterations included the exterior of the properties, both on primary and secondary elevations, and interior spaces that were historically accessible by the public.

Project Team

The four extended HREs of Category B properties were compiled and prepared by architectural historian Shayne Watson and coauthored by Ms. Watson, Debi Howell-Ardila (SWCA Senior Architectural Historian) and Steven Treffers (SWCA Architectural Historian). Research assistance was provided by SWCA architectural historians Natalie Loukianoff and David Greenwood. Senior oversight and review were provided by Ms. Howell-Ardila and Dr. John Dietler, California Cultural Resources Program Director.

Findings

The residence at 1916 Octavia Street does not appear eligible for listing under designation criteria at the federal, state, or local level, either individually or as a part of a historic district.

INTRODUCTION

The subject property is a 1899 residential building located at 1916 Octavia Street, near the corner of Octavia and Sacramento Streets in Pacific Heights. The Assessor's Parcel Number (APN) is 0640011. The lot size is 9,750 square feet. The building is located within an RH-2 (Residential-House, Two Family) zoning district. Academy of Art University acquired the property in 1995.

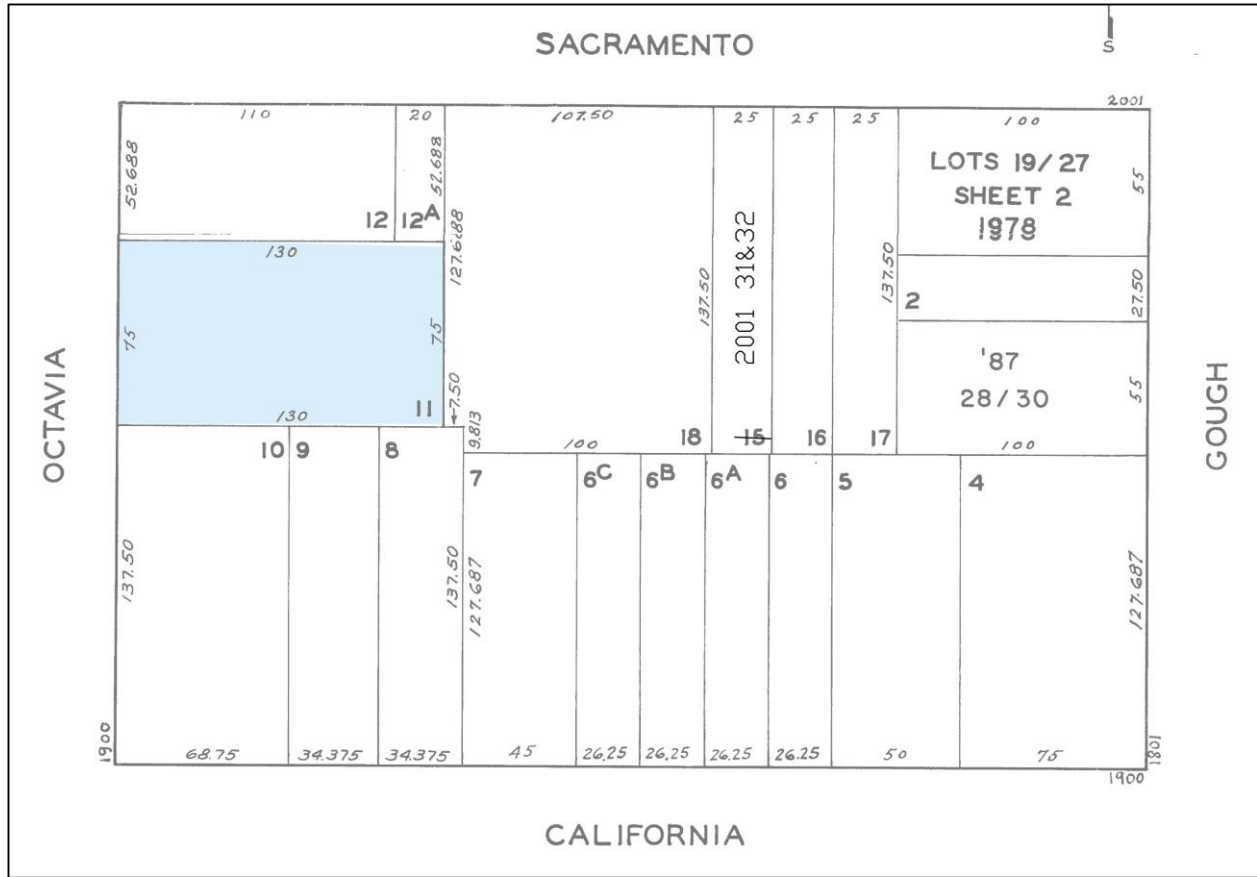


Figure 1. Project Location, Assessor's Parcel Map, City and County of San Francisco. The blue polygon marks the location of 1916 Octavia Street. Source: City and County of San Francisco, edited by author, 2016.

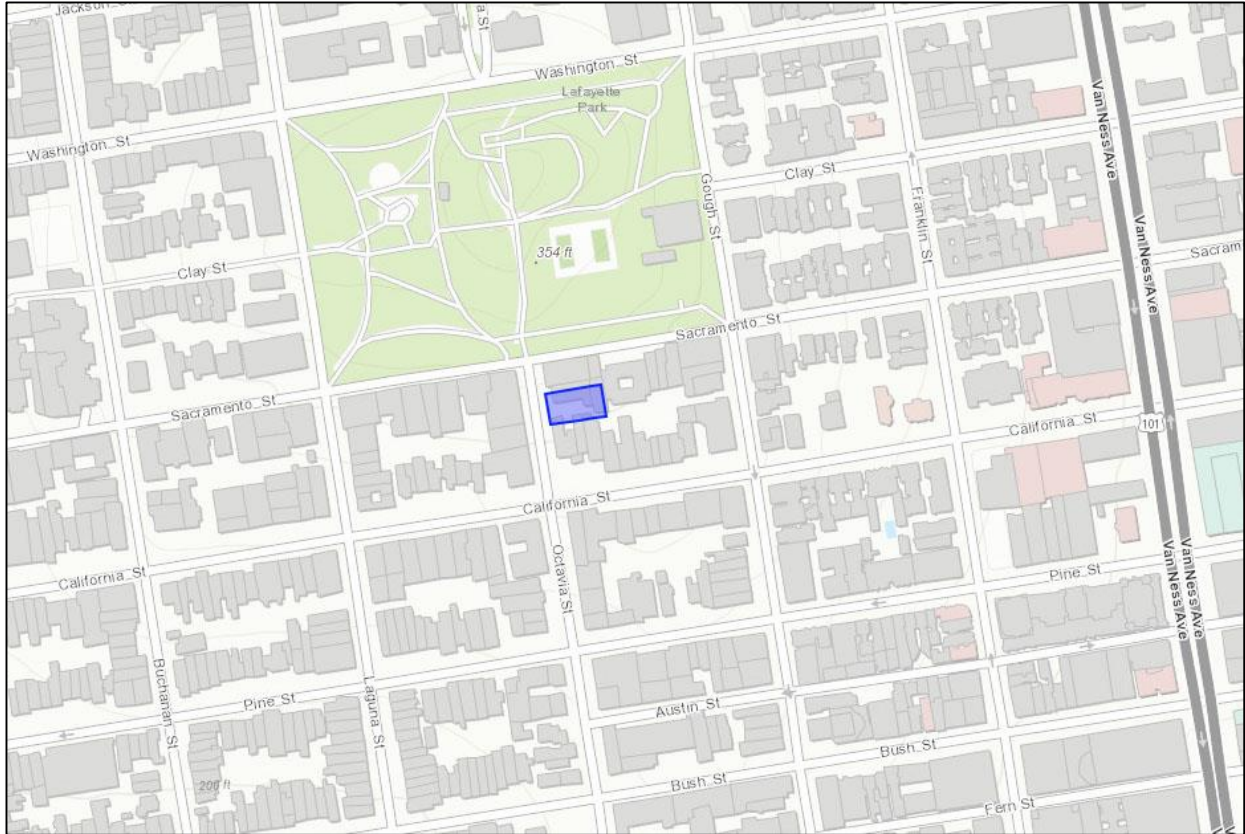


Figure 2. Project Vicinity. Blue polygon marks the location of 1916 Octavia Street, in Pacific Heights. Source: City and County of San Francisco Property Information Map, 2016.

Current Historic Status

The property is a “Category B” property, a property that is age-eligible but has not yet received a CEQA historical resource status. According to records on file with the San Francisco Planning Department, the property has not been previously surveyed.

Adjacent Historical Resources

The following describes known historical resources adjacent to 1916 Octavia Street, within a radius of one block.

Directly adjacent to the south, the neighboring property, the Atherton House at 1910 Octavia Street/1990 California Street, is a San Francisco Landmark (No. 70) and is listed individually in the National Register of Historic Places (NRHP). Three properties located within one block of 1916 Octavia Street have been found eligible for listing in the NRHP or California Register of Historical Resources (CRHR). These properties, as well as other known historical resources adjacent to the proposed project site, are listed in Table 1.

TABLE 1 ADJACENT HISTORICAL RESOURCES, 1916 OCTAVIA STREET

| Resource Name/Address | Construction Date | Criteria (CRHR/NRHP) | Current Historic Resources Status |
|---|-------------------|----------------------|-----------------------------------|
| Atherton House/1910 Octavia Street/1990 California Street | 1881/1900 | NRHP | Individually listed/designated |
| Lafayette Park/2102 Washington Street | 1867 | NRHP/CRHR | Individually eligible |
| D.J. Clancy Apartment Building/2101 Sacramento Street | 1925 | NRHP | Individually eligible |
| Young Apartment Building/2000 California Street | 1924 | NRHP | Individually eligible |

ARCHITECTURAL DESCRIPTION

Exterior Architectural Description

The subject property consists of a four-story building with three major additions: a three-story addition abutting the east end of the main building’s south façade, a one- and two-story rear addition adjoining the main building’s east façade, and a detached one-story garage addition at the southeast corner of the property. The main building was constructed in 1898 and has a roughly rectangular footprint. The three-story addition was constructed c. 1902 (first and second floors) and c. 1957 (third floor). The one- and two-story rear addition was constructed c. 1910 (two-story section) and c. 1930 (one-story garage), and the garage opening was infilled by 1999. The buildings occupy a rectangular lot fronting Octavia Street. A concrete drive lines the south side of the lot and leads to the detached garage addition. Modern fabric awnings over metal frames cover walkways to the entrance at the main building’s south façade. Low brick walls surmounted by wrought-iron fencing are located at the front and south yards of the property.

Main Building

The walls of the first floor are painted brick laid in common bond with brick windowsills. The walls of the second, third, and fourth floors are reinforced concrete clad in plaster. At the west, south, and north façades, the plaster is scored to resemble smooth ashlar masonry. The walls of the east façade are covered with unscored plaster. A flat roof tops the building. On all façades, a cornice consisting of a series of moldings—including a dentil course and egg-and-dart molding—wraps the building. The walls are divided by horizontal coursing above the first floor windows with additional coursing at sill level below the third- and fourth-floor windows. The windows are replacement aluminum one-over-one sash unless otherwise noted. All original window openings are framed by wood trim; those of the second and third floors typically have eared architraves. The openings on the fourth floor are eyebrow windows.

Stylistically, the building exhibits Neoclassical influences, specifically the Greek Revival style, in its ornamentation: cornice with moldings and dentil course; portico with Doric columns, angled Ionic capitals, and entablature; eared architrave window trim; and eyebrow windows.



Figure 3. West and south façades, 1916 Octavia Street. Source: SWCA, 2015.

Main Building: South (Primary) Façade

Although it faces the side of the lot rather than the street, the south façade was designed as the primary façade, is more ornamented than the west (street-facing) façade, and includes the primary entrance. This façade is asymmetrical, and the fenestration pattern varies between floors. At roughly the center of this façade, there is a two-story projecting bay. An entablature and flat roof top the bay. East of the bay, an exterior chimney extends from the first floor to the cornice and projects above the roofline.

At the west end of the first floor, there is a portico with flat roof supported by eight Doric columns with angled Ionic capitals and four simple pilasters. The center of the portico projects, and an entablature surrounds the cornice. Sheltered by the portico, there is a recessed entrance flanked by ornate leaded glass windows with wood hoods supported by consoles. The walls of the recessed entrance are plaster, the ceiling wood bead board, and the floor a white marble with gray veining. At the north wall of the recessed entrance, there is a wide ornately-carved quarter-sawn oak door with glazing in the upper half. The door itself includes a lower panel with intertwined carving framed by nailhead, pearl, and anthemion moldings. Foliate and arabesque carving surrounds the glazing. The glazing of the door and windows flanking the recessed entrance are leaded and feature an overlapping circle motif. The door hardware is a modern brass replacement. Wood trim with bead-and-reel molding frames the door. At the landing in front of the portico, there is square and diamond tile paving. A marble stairway leads to the paving and portico beyond.

At the first floor east of the portico in the projecting bay, there are two segmentally arched windows covered by wrought-iron security grills in an intertwining pattern. East of these, there is a sliding aluminum window

with a modern metal mesh security grill. Finally, at the east end of the first floor, there is a modern metal utility box and a small window with a wrought-iron security grill in an intertwining pattern.

At the west end of the second floor, there are two windows. To the east, recessed in the bay, there is a pair of windows with transoms flanked by pilasters on the walls perpendicular to the windows. Further east on either side of the chimney, there are single windows. Above on the third floor, there are two windows that align with those below, a pair of windows above the projecting bay, a single window, a small window in the chimney, and finally, another single window. The fenestration pattern of the fourth floor largely aligns with those below. There are two windows, a tripartite window above the projecting bay, a single window, and one more window east of the chimney.



Figure 4. South façade, 1916 Octavia Street. Source: SWCA, 2015.



Figure 5. South façade, primary entrance, 1916 Octavia Street. Source: SWCA, 2015.

Main Building: West Façade

The west façade faces Octavia Street. At the second, third, and fourth floors, the façade is symmetrical and consists of two bays of window openings. A modern steel fire escape spans the southern windows from the second floor to the roof. The openings on the first floor of the west façade are utilitarian in character and asymmetrical. The first floor is largely obscured by the fencing at the front of the property. At the north end of the first floor, there is a wood door with vision light. To the south, there is a grouped window consisting of two pairs windows. Wood molding surrounds the openings, and a simple wood mullion divides the pairs. Wrought-iron grills cover the windows. A horizontal pipe covers the coursing between the first and second floors and extends to the planting beds.



Figure 6. West façade, 1916 Octavia Street. Source: SWCA, 2015.

Main Building: East (Rear) Façade

At the east façade, there is a four-story projecting bay, which was part of the original building. Numerous pipes and conduits are mounted on the wall. At the first floor, there is a modern hollow-core door accessible by a concrete ramp with wood handrails. The windows of the second, third, and fourth floors match the form and materials of those on the other façades. A modern steel fire escape spans from the third floor to the roof.

Main Building: North Façade

Views of the north façade are blocked by trees and adjacent buildings. It appears there are only a few openings on this façade. At the center of the fourth floor, there is a paired window. The surrounding trim is wood, but the form and materials of the window sash are not visible. It appears there is a projecting bay at the first floor and a window at the center of the second floor, but these are largely obscured.



Figure 7. East façade, 1916 Octavia Street. Source: SWCA, 2015.

Three-story Addition

The three-story addition has a rectangular footprint and attaches to the east end of the main building's south façade. The first and second floors were constructed c. 1902 (Sanborn maps: 1899 and 1905) and largely match the main building in style and materials. The third floor of the addition was built c. 1957 (Sanborn map: 1950 and Here Today photo: 1964) and diverges in character, ornamentation, and materials. The walls at the first and second floors of the west and south façades are scored plaster simulating smooth ashlar masonry. Those of the east façade and all façades of the third floor are rough plaster. A flat awning with paired modillions at the corners separates the first and second floors. An entablature, including egg-and-dart molding, tops the second floor and is supported at the corners by Doric columns with angled Ionic capitals. The corners of the second floor are indented. At the third floor, the building steps back, and the roof of the second floor forms a third-floor balcony, which is surrounded by a metal railing. The roof of the addition is hipped with open eaves. A vertical board parapet surrounds the uppermost section of the roof. Between the hipped section and parapet, there is bead-and-reel molding.



Figure 8. Three-story addition at south façade, 1916 Octavia Street. Source: SWCA, 2015.

Three-story Addition: West (Primary) Façade

At the first floor, there is a small window with a wrought-iron security grill in an intertwining pattern and a pair of aluminum sliding windows. At the second floor, there is a tripartite window composed of a large one-over-one window with narrower one-over-one windows on either side. The windows are aluminum but the surrounding trim and mullions are wood. The third floor has a single glazed door with semicircular transom flanked by semicircular arched windows. The semicircular windows are composed of sliders with semicircular transoms. The windows and door are aluminum.

Three-story Addition: South Façade

At the first floor of the south façade, there is a one-over-one aluminum window with a wrought-iron security grill. To the east, there is a glazed wood door with a wrought-iron grill. Both grills exhibit an intertwining pattern. The entrance is accessible by a brick stairway with simple pipe handrails. At the second floor, there is a tripartite window composed of a large one-over-one window flanked by narrower one-over-one windows. The windows are aluminum but the surrounding trim and mullions are wood. On the third floor, there are three aluminum semicircular windows; the center is larger than those on either side. The semicircular windows are composed of sliders with semicircular transoms.

Three-story Addition: East Façade

There are no openings on the east façade. At the first floor three pilasters support a large wood lintel. A modern metal fire escape is attached to the second floor.

Rear Addition

The rear addition is composed of a two-story section and a one-story section; flat roofs top both. The two-story section was constructed c. 1910, and the one-story section was built as an attached garage c. 1930 (Sanborn map: 1899, 1913 and 1950). By 1968, the garage opening had been infilled (Sanborn map: 1968). The walls of the rear addition are clad in vertical wood siding and plaster. At the south façade there is a vinyl sliding glass door and two aluminum sliding windows. A modern fabric awning over metal frame is mounted to the cornice of the one-story section.



Figure 9. Rear addition (two-story section at left, one-story garage addition at right), 1916 Octavia Street. Source: SWCA, 2015.

Detached Garage

There is a small one-story garage at the southeast corner of the property. The building has a rectangular footprint and was constructed in 1930 (permit no. 183347). By 1999, the garage opening had been infilled (Sanborn map: 1999). The roof is flat, and simple molding lines the cornice. The upper wall of the wood-framed structure is clad in plaster scored to resemble smooth ashlar. The original garage opening has been infilled with horizontal, wood, drop siding walls. To the south, there is a paneled wood door with modified fanlight glazing. To the north, the wall steps back, and there is a single aluminum sliding window with simple wood frame and metal security grill.



Figure 10. Driveway and garage addition, 1916 Octavia Street. Source: SWCA, 2015.

SITE HISTORY

The three-story-plus-basement, brick and wood-frame residence at 1916 Octavia Street was completed in 1898 at a cost of approximately \$12,500.¹ It was designed by architect Frederick Herman Meyer, partner in the firm of Newsom & Meyer. The builder was Mallory & Swenson. The residence was commissioned by Bay Area businessman Adolph Mack, who purchased a 45'x138' piece of land for the property in May 1898.² (See Owner/Occupant History for more biographical information on Adolph Mack.) In December 1898, Mack paid \$6,000 for an additional 30'x138' piece of land, which expanded his Octavia Street frontage to 75'.³ With the purchase of the additional lot, the Mack residence had a buffer along the south elevation, which faces California Street and, at the time, would have had views overlooking the city.

A few years after the residence was completed, the *San Francisco Chronicle* described it as “handsome” and located within a “fashionable residence district.”⁴ The interior was “very handsome, the finish being in mahogany and oak. The floors are of hard wood.”⁵ Servant quarters were on the first floor, bedrooms were on the third floor. The main entrance was covered by a portico.⁶

¹ “New Building Contracts,” *San Francisco Call*, June 15, 1898.

² “Real Estate and Building,” *San Francisco Chronicle*, May 7, 1898.

³ “Real Estate Transactions,” *San Francisco Call*, December 10, 1898.

⁴ “Burglars Make Visit to Eugene de Sabla,” *San Francisco Chronicle*, April 16, 1903.

⁵ “Many Exchanges Made in Realty,” *San Francisco Call*, September 28, 1902.

⁶ “Burglars Make Visit to Eugene de Sabla.”

Adolph Mack sold the 1916 Octavia Street residence in September 1902 for approximately \$50,000.⁷ It was purchased by prominent San Francisco businessman, Eugene J. de Sabla Jr., who helped found Pacific Gas and Electric in 1905.⁸ This was one of two residences owned by de Sabla, the second a summer home in San Mateo called El Cerrito. (See Owner/Occupant History for more biographical information on Eugene de Sabla Jr.) Either Mack or de Sabla commissioned a two-story addition on the south side of the house, which appears on the 1905 Sanborn Fire Insurance Company map. Beginning in 1906, de Sabla and his family lived full time in San Mateo.

In 1909 they sold the Octavia Street residence to Max J. Brandenstein, founder of MJB Coffee Company.⁹ The Brandensteins lived in the house for 16 years until Max's death in 1925. The only known alterations during the Brandenstein period were a two-story addition at the east façade, constructed c. 1910, and a rectangular structure (possibly a carport or covered walkway) to the east side of the south wing. (See Sanborn maps: 1899 and 1913.)

Beginning c. 1929, the house was owned by Clara Herrscher, widow of Joseph Herrscher. Herrscher lived in the house with her daughter and grandson, Emma and Melvyn Friendly, her sister, Lilly Hesser, and two servants.¹⁰ The Herrscher/Friendly families lived in the house through 1944. They were responsible for the construction of a 20'x20' detached garage building at the southeast side of the property in 1930. Additionally, they likely added the one-story garage addition at the east façade, constructed c. 1930 (Sanborn map: 1913 and aerial photo: 1938).

In the mid-1940s, 1916 Octavia Street was converted into an apartment house/long-term resident hotel. The conversion into a multi-resident building resulted in the following known alterations:

- conversion of the garage addition into housing, sometime between 1950 to 1968 (1950 and 1968 Sanborn maps);
- installation of fire escapes, pre-1963 (permit no. 286307);
- installation of bathroom on 4th floor of guest house, 1967 (permit no. 311954);
- addition of a small, single-story building to the north of the former garage, 1950-1968 (1968 Sanborn map);
- addition of a third story on the south addition, pre-1964 (1964 Junior League Survey photo);
- new bathroom, location unknown, 1970 (permit no. 350816);
- reduced parcel boundary line at the east in the mid-1970s when the Jacqueline Court Apartments building was constructed (1999 Sanborn map);
- kitchen remodel, 1983 (permit no. 504179); and

⁷ "Many Exchanges Made in Realty."

⁸ National Park Service, "De Sabla, Eugene J., Jr., Teahouse and Garden," Asian Pacific American Heritage Month, National Park Service, www.nps.gov/nr/feature/asia/2010/sabla_tea_house.htm (accessed November 13, 2015).

⁹ "E.J. de Sabla Sells His City Residence," *San Francisco Call*, December 27, 1909.

¹⁰ Ancestry.com, 1930 and 1940 United States Federal Census [database on-line] (Provo, UT, USA): Ancestry.com Operations, Inc., 2012.

- Replacement of original double-hung wood windows with brown vinyl and jalousie windows (AAU, Memo to SWCA, 2/2/2016).

Academy of Art University purchased the property in 1995. AAU was responsible for the following substantive permitted alterations:

- re-roofing, 1995 (permit no. 782366);
- bathroom remodels, 2004 (permit no. 1023911);
- dry-rot wall repair on 1st floor, 2008 (permit no. 200809050890);
- foundation wall raised, 2008 (permit no. 200809050890);
- bathroom “gut” to replace dry wall rot on floor and walls, location unknown, 2009 (permit no. 200907152709);
- replacement of guardrails on 4th floor and roof, 2009 (permit no. 200908185083);
- sign installation, 2011 (permit no. 201105095664);
- “legalization” of awning canopy at entrance, 2011 (permit no. 201105095670); and
- restoration of storage/garage use, location unknown; installation of new windows and door, locations unknown, 2013 (permit no. 201303222887).

Other visible alterations that may have occurred since AAU purchased the property but that could not be substantiated through permit research include: addition of canvas awning and security fence; awning added to rear, single-story addition; security gate added to rear yard; and concrete ramps added at rear entry on east façade. (Dates of alterations are unknown.)

The following Sanborn Fire Insurance Maps and historic aerial images present a visual overview of the property’s construction chronology. Following the figures, Table 2 lists all permitted alterations to the subject property.

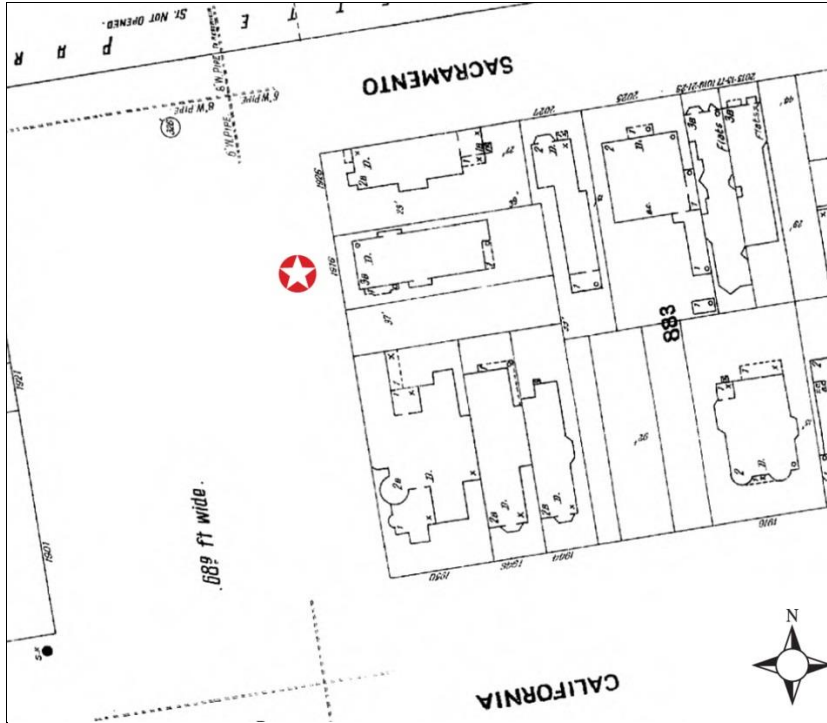


Figure 11. 1899 Sanborn Fire Insurance Map, 1916 Octavia Street. Source: Environmental Data Resources, 2015.

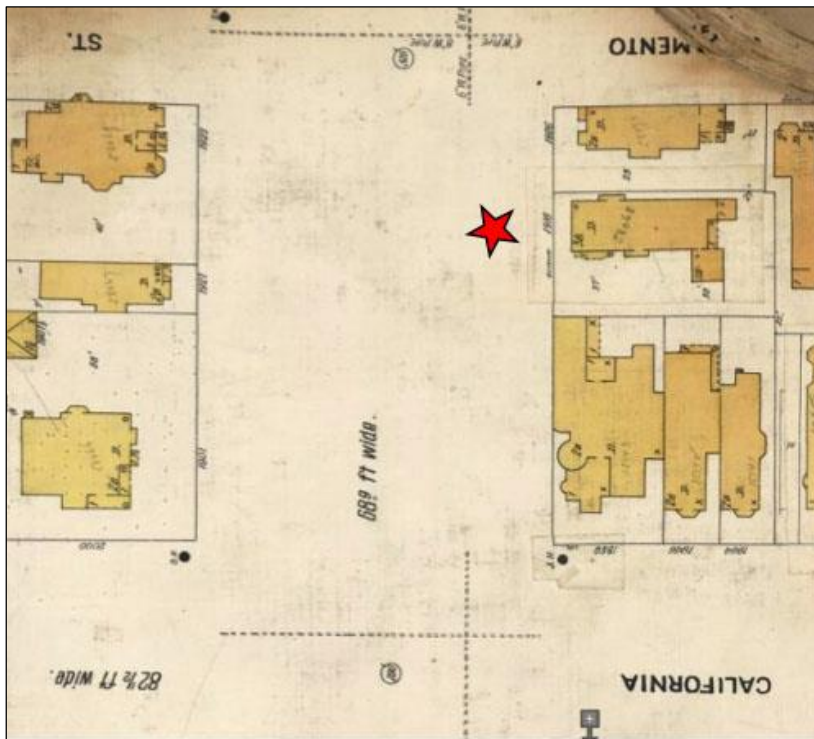


Figure 12. 1905 Sanborn Fire Insurance Map, 1916 Octavia Street. Source: Environmental Data Resources, 2015.

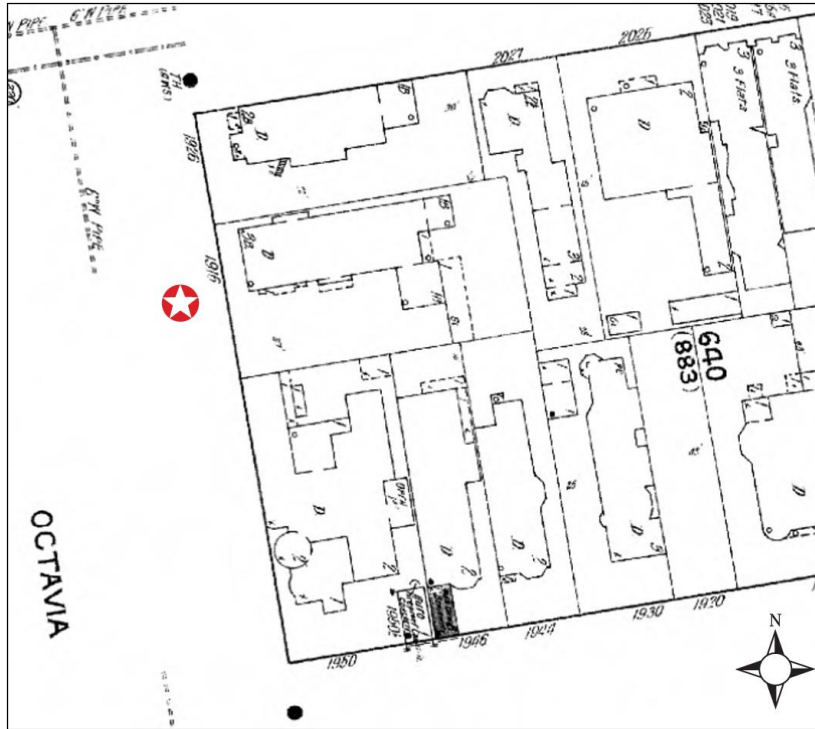


Figure 13. 1913 Sanborn Fire Insurance Map, 1916 Octavia Street. Source: Environmental Data Resources, 2015.



Figure 14. 1938 aerial photograph, 1916 Octavia Street. Source: Environmental Data Resources, 2015.

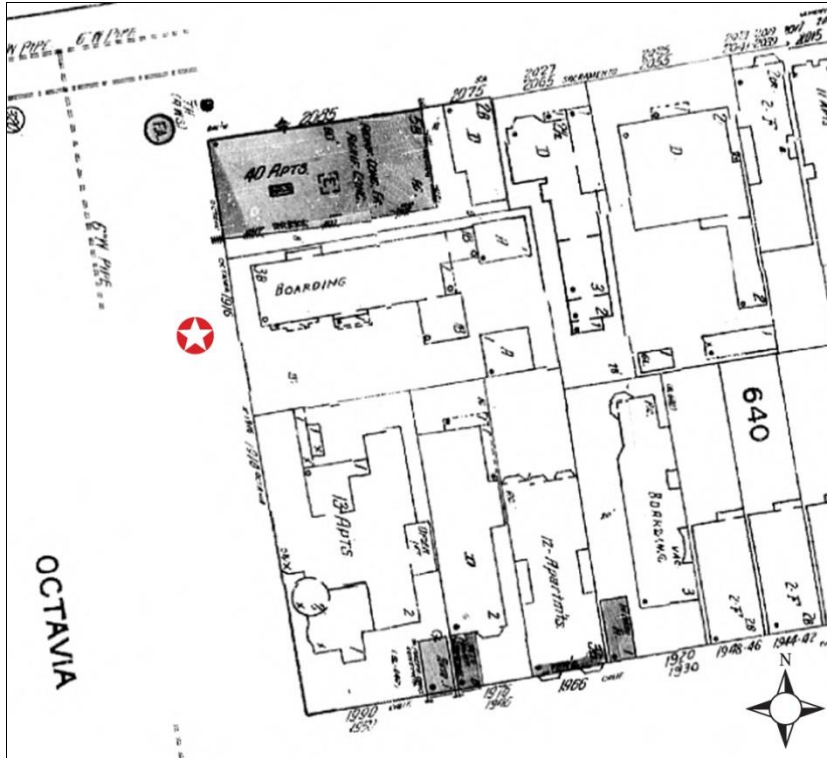


Figure 15. 1950 Sanborn Fire Insurance Map, 1916 Octavia Street. Source: Environmental Data Resources, 2015.



Figure 16. 1964 Here Today Survey Photograph. Source: San Francisco Heritage.

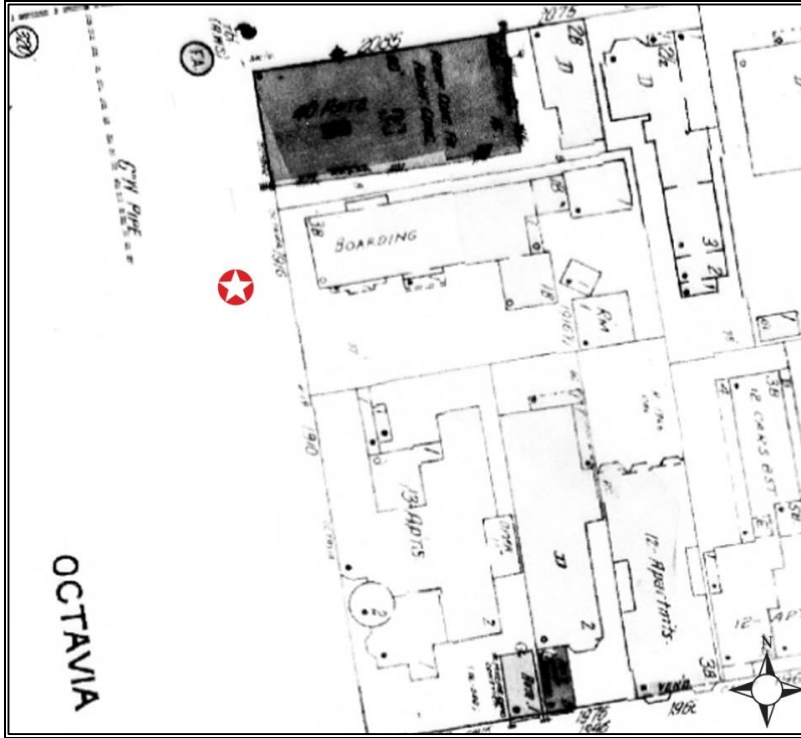


Figure 17. 1968 Sanborn Fire Insurance Map, 1916 Octavia Street. Source: Environmental Data Resources, 2015.

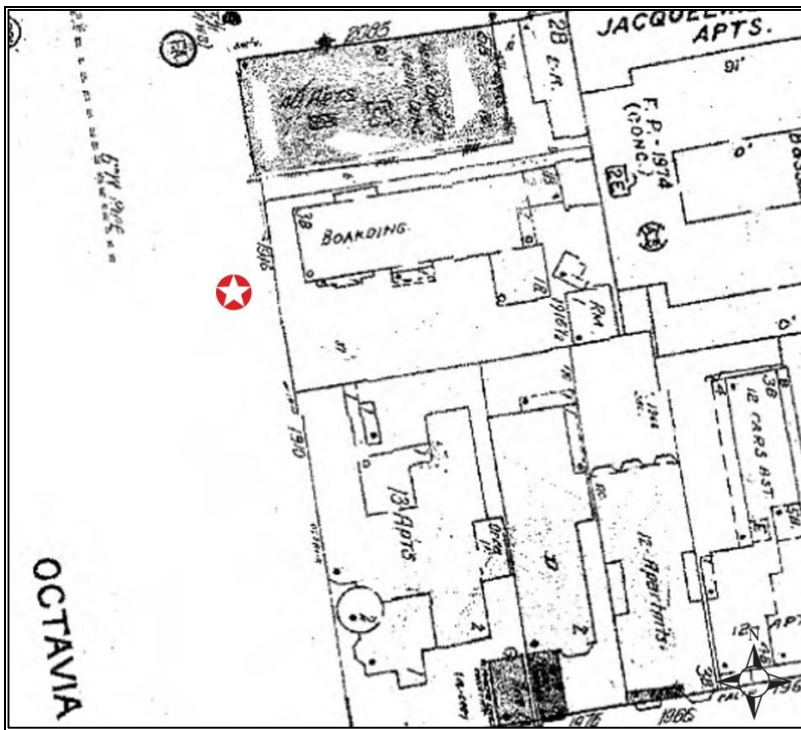


Figure 18. 1999 Sanborn Fire Insurance Map, 1916 Octavia Street. Source: Environmental Data Resources, 2015.

TABLE 2 BUILDING PERMITS, 1916 OCTAVIA STREET

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|-----------------------------------|--------------------|--|----------------|----------|---|
| Dec. 20, 1929 (Jan. 17, 1930) | 183347 | Herrscher | | \$400 | Rear garage building, measuring 20 by 20 feet. |
| July 9, 1940 (July 19, 1940) | 52491 (54331) | Herrscher | | \$500 | Refine foundations and studying (?) balconies. [illegible] |
| July 30, 1963 (Nov. 26, 1963) | 286307 (260419) | Mrs. Gladys Contini | Enar Eric Holm | \$7,200 | Sprinklers in all bedrooms, 1 st floor lobby, and stairs and hallways. Dry standpipe to roof. Extend fire escapes, add ladders. Metal laundry chute. Fireproof furnace room. |
| Sept. 13, 1965 (Oct. 7, 1965) | 286342 (319956) | John M. Cannon (lessee) | | \$10,000 | To comply with code: to legalize past work on Hotel by cutting fire escapes out... |
| Sept. 6, 1967 (Sept. 27, 1967) | 311954 (347688) | Mrs. May E. Regorz | | \$5,000 | Install 4 th floor bathroom in guest house |
| Mar. 13, 1968 (Mar. 25, 1968) | 317988 (26323) | Angela Regorz; John M. Cannon (lessee) | | \$309 | Fabricate and install on front building: one "safe exit" collapsible ladder on rear of building and one fixed stair. |
| Mar. 12, 1968 (Mar. 29, 1968) | 318272 (354494) | Angela Regorz | | \$2,000 | To comply with 1 hour construction. Electrical and plumbing work to be performed is checked "yes" on permit. |
| June 4, 1969 (June 12, 1969) | 333041 (370861) | Angela Regorz | | \$1,500 | To comply with UR report (see previous application #(354494). |
| Oct 22, 1970 (Dec. 2, 1970) | 350816 (390099) | Angela Regorz | | \$2,000 | Add sprinkler heads to sprinkler system. Add bathroom vent. Repair ceiling on both kitchen and bathroom. Add railing on fire escape. Add fire rated door on new bathroom. |
| Dec. 10, 1971 (Jan. 26, 1972) | 363233 (404490) | Angela Regorz | | \$1,000 | Permit to legalize the building as a guesthouse for two male adults, each with separate sleeping rooms and one shared bathroom. |
| Aug. 2, 1983 | 504179 | Ofelia Guire | | \$1,000 | Kitchen remodel, change hood over stove to a larger vent hood. |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|---|----------|-----------|----------|--|
| Jan. 11, 1985 | 525938 | F. Duley | | \$2,500 | Kitchen install: sheet rock and replace countertop cabinets. |
| Nov. 9, 1995 | 782366 | AAU | | \$10,000 | Re-roof: tear off excess B.U.R. Apply 3-ply roofing on Annex building only. Roof maintenance and repair on main building only. |
| Apr. 9, 1997 | 818985 | AAU | | \$18,000 | Roofing permit: install new sheet rock, install 25-year asphalt shingle with metal flashing accessories. |
| Apr. 28, 2004 | 1023638 (3411) | AAU | | \$25,000 | Fire safety: alter sprinkler system on all floors, revise to bring up to current codes. Comply with Ord. No. 170-02. |
| Aug. 18, 2004 | 1033515 | AAU | | \$1 | As-built to permit #(3411) |
| Apr. 30, 2004 | 1023911 | AAU | | \$25,000 | Bathroom remodels in dormitory. Repair and maintenance: finish replacement and fixture replace to 5 existing bathrooms. |
| June 23, 2004 | S.F. Property Info Permit: 200406237 190 | AAU | | \$50,000 | Installation of new Fire Alarm system. |
| Sept. 9, 2008 | 200809050 890(11654 87) | AAU | | \$15,000 | Minor repair on dry-rot wall on 1 st floor. Cut dry rotted studs and raise foundation wall. |
| July 17, 2009 | 200907152 709(11900 71) | AAU | | \$9,500 | Gut bathroom to repair dry-rot. Replace bad wood members on wall and floor. |
| Sept. 22, 2009 | 200908185 083 (1195064) | AAU | | \$7,000 | Add guardrails at 4 th floor and roof; existing railing are safety hazard |
| May 9, 2011 | S.F. Property | AAU | | \$1,000 | Painted non-structural sign |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------|--|-------|-----------|---------|---|
| | Info Permit: 201105095 664 | | | | |
| May 9, 2011 | S.F. Property Info Permit: 201105095 670 | AAU | | \$5,000 | Legalize awning canopy at entry as required per Planning Dept. |
| Mar. 22, 2013 | S.F. Property Info Permit: 201303222 887 | AAU | | \$2,000 | Abate Nov #201053528-Restore, storage/garage use. Install new windows & door. |

FOCUSED NEIGHBORHOOD CONTEXT

Pacific Heights

In their book, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (1986), historians William Issel and Robert Cherny identify seven distinct neighborhoods that existed or were developed in San Francisco from the mid-nineteenth century to World War I: South of Market, Mission District, Western Addition, Nob Hill-Pacific Heights, Chinatown, North Beach, and Downtown. Each neighborhood was distinct in terms of demographics and character. Pacific Heights was “distinctly upper-class.”¹¹

Pacific Heights was part of the city’s Western Addition, the section of San Francisco west of Larkin Street and North of Market that opened for developed after 1855. Although technically located within the Western Addition, Pacific Heights was always considered its own neighborhood—distinct both in architecture and character. Neighborhood boundaries are California Street at the south, Presidio Avenue at the east, Union Street at the north, and Van Ness Avenue at the east. Developed in conjunction with Nob Hill—generally beginning in the 1870s when cable cars first provided access to hilltops—Pacific Heights was home to many of the city’s wealthiest residents.¹² Streetcar lines on most of the major east-west streets afforded easy commutes to San Francisco’s central business district. The neighborhood was made even more attractive by its public parks, including Lafayette and Alta Plaza Parks—each comprising nearly 12 acres of open space.

Among Pacific Heights’ earliest residents, according to Issel and Cherny, were the city’s elites, including Michael H. de Young, cofounder of the *San Francisco Chronicle*, and William Bourn, founder of the Spring Valley Water Company.¹³ “Well over a third of the families listed in *Our Society Blue Book*, a listing of ‘people of social standing and the highest respectability,’” lived in Pacific Heights in 1902.¹⁴ In other parts of Pacific Heights, modest, single-family homes—similar in character to those constructed in 19th-century Western Addition—housed upper-class merchants.¹⁵

After the 1906 earthquake and fires, some parts of San Francisco were decimated, while others remained intact. Downtown, South of Market, Chinatown, and most of North Beach were destroyed and rebuilt relatively quickly atop the previous street grid, platted in 1847.¹⁶ Pacific Heights, along with large parts of the Mission District and Western Addition, survived intact. As Pacific Heights was rebuilt after the fire, new development tended to be smaller in scale than the more monumental mansions constructed in the neighborhood in the nineteenth century. Following the fire, many upper-class residents opted to leave the city for country homes on the Peninsula or in Marin County. This included Eugene de Sabla Jr., owner of the residence at 1916 Octavia Street from 1902 to 1909. In many cases, post-earthquake mansions in Pacific Heights served merely as part-time city homes for their owners.

¹¹ William Issel and Robert Cherny, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (Berkeley: University of California Press, 1986), 58.

¹² *Ibid.*, 69.

¹³ *Ibid.*, 70.

¹⁴ *Ibid.*

¹⁵ *Ibid.*

¹⁶ Kevin Starr, *California: A History* (New York: Modern Library, 2005), 176.

1900 Block of Octavia Street

By 1893, the 1900 block of Octavia Street was almost fully developed.¹⁷ Single-family homes on large lots—some quadruple the width of standard parcels—filled the four corners. The largest building on the block was the Atherton House (1881) at the southeast corner at 1990 California Street (San Francisco Landmark 70). The only undeveloped parcel was 1916 Octavia Street (the subject property). In 1899, the Sanborn Fire Insurance Company map shows the block fully developed, with a residence at 1916 Octavia Street on a double lot. The block remained unchanged in the decade after the 1906 earthquake.

The most substantive developmental changes occurred on the block in the period between 1913 and 1929. On the east side of the block, all but one of the single-family residences—1921 Octavia Street—had been demolished and replaced with large apartment buildings. On the west side, the single-family residence to the north of 1916 Octavia Street was replaced with a 40-unit apartment building. By 1950, the only nineteenth-century buildings on the block were 1916 Octavia Street and the Atherton House at 1990 California Street.

The last major change on the block was the introduction of the ten-story Jacqueline Court Apartments at 2055 Sacramento Street in 1975. Though not located on the 1900 block of Octavia (the building faces Lafayette Park), the building's height and bulk continue to impact the character of this stretch of Octavia Street.

OWNER/OCCUPANT HISTORY

Adolph Mack (Owner, 1898-1902)

The residence at 1916 Octavia Street was completed in 1898 as a commission for prominent Bay Area businessman Adolph Mack.¹⁸ Mack was born in New York in 1858; his parents were German immigrants. In 1880, Mack, along with his brother, Julius Jacob Mack, and Leon Guggenheim, formed J.J. Mack and Company.¹⁹ J.J. Mack retired in 1888, and Adolph Mack and Guggenheim formed Mack & Company, a wholesale drug company.²⁰ Later, Mack was president of the City Electric Company.²¹

Mack married Clara Gerstle in 1882. The Macks moved into the residence at 1916 Octavia Street in 1899. The 1900 census shows them living with two daughters, two sons, Mack's brother, and three servants.²² Adolph Mack sold the 1916 Octavia Street residence to Eugene de Sabla Jr. in September 1902.

Eugene de Sabla Jr. (Owner, 1902-1909)

Eugene de Sabla Jr. was born in Panama in 1865. His family was living in San Francisco by 1870. In 1888 he married Laura Russell. After working for his father's import business beginning in 1886, de Sabla struck out on his own. As early as 1889, he cofounded the Nevada County Development and Improvement Company with the goal of developing mines and electricity.²³ The company failed and was reincorporated in 1892 as Nevada County Electric Power Company. In 1901, de Sabla became vice president of the newly formed California Gas and Electric Company—a position that made de Sabla exceedingly wealthy. The de

¹⁷ This section was written with the use of Sanborn Fire Insurance Maps, 1893-1999.

¹⁸ "Real Estate and Building," May 7, 1898.

¹⁹ "Certificate of Copartnership," *Daily Alta California*, November 6, 1880.

²⁰ "Copartnerships," *Daily Alta California*, December 1, 1888.

²¹ "Real Estate and Building," May 7, 1898; "Adolph Mack Girdles Globe Tour Covers 150,000 Miles," *San Francisco Chronicle*, February 14, 1913.

²² Ancestry.com, 1900 United States Federal Census [database on-line] (Provo, UT, USA): Ancestry.com Operations Inc., 2004.

²³ Marilou West Ficklin, "Eugene de Sabla and Family," *Nevada County Historical Society Bulletin* 63:1 (December 2009).

Sablas purchased the residence at 1916 Octavia Street in the following year. In 1905, the San Francisco Gas and Electric Company and the California Gas and Electric Corporation merged to form Pacific Gas & Electric Company (PG&E); Eugene de Sabla was PG&E's first president.²⁴

Beginning in 1906, de Sabla began construction on a country house in San Mateo. Known as El Cerrito, the property featured a Japanese garden and teahouse designed by Japanese landscape designer Baron Makota Hagiwara (1854-1925). The residence was demolished, but the Japanese garden and teahouse are extant (listed in the NRHP in 1992 for significance related to Hagiwara, not de Sabla). The de Sablas sold 1916 Octavia Street to Max J. Brandenstein in 1909 and lived in San Mateo full time.

Max J. Brandenstein (Owner, 1909-1925)

Max J. Brandenstein was born in San Francisco in 1860 to German-Jewish parents. His father was a wholesale tobacco merchant. In 1881, Brandenstein partnered with John Siegfried to form Siegfried & Brandenstein, a tea, coffee, and spice import company. He married Bertha Weill in 1885. Beginning in 1892, the Brandensteins moved to a large residence at 2005 Franklin Street (extant), a home constructed the year before and presumably commissioned by the Brandensteins. They lived on Franklin Street until 1904.

Max Brandenstein founded the M.J. Brandenstein Company (later MJB Coffee Company) c. 1893, serving as the first president until brothers Manfred, Edward, and Charles joined the leadership team. The MJB Coffee Company was the third major coffee firm established in San Francisco, producing alongside other early coffee producers Folgers and Hills Brothers. Soon after the Gold Rush, San Francisco became the main import and distribution center for coffee in the western United States, and coffee became one of the city's most successful industries.²⁵ The first coffee-production center in San Francisco was William Bovee's Pioneer Steam Coffee and Spice Mill at Powell and Broadway, built in 1850.²⁶ Bover hired James Folger, who sold coffee in the mining towns throughout California. In 1872, Folger and his two brothers bought out Bover and established J.A. Folger & Co.²⁷ Hills Brothers was established in 1878 when brothers A.H. and R.W. Hills began selling coffee and tea in a market stall in San Francisco. The company became Hills Brothers' Arabian Coffee and Spice Mills in 1882. In 1900, Hills Brothers introduced the method of vacuum-packing their beans, which continues to be the most widely used coffee-packaging method today.²⁸

Max J. Brandenstein and his brothers owned and operated MJB Coffee until Max's death in 1925. The MJB Coffee exhibit at the 1915 Panama-Pacific International Exhibition, described as an "ultramodern coffee parlor," featured an enormous coffee cup and saucer on the roof, emblazoned with the word "WHY?"—the famous MJB slogan developed by Max's brother, Manfred.²⁹

²⁴ Joan Levy, "De Sabla Left His Mark Even after a Short Stay," *The Daily Journal*, July 31, 2006.

²⁵ Susan Saperstein, "San Francisco Coffee Roasters," *Guidelines: Newsletter for San Francisco City Guides and Sponsors*, http://www.sfcityguides.org/public_guidelines.html?article=595&submitted=TRUE&srch_text=&submitted2=&topic=Food (accessed January 13, 2016).

²⁶ Ibid.

²⁷ Folgers, "Explore the Rich Folgers History," Folgers Coffee website, <http://www.folgerscoffee.com/about-us/folgers-history> (accessed January 13, 2016).

²⁸ Hills Brothers, "A Taste of San Francisco," Hills Brothers website, <http://www.hillsbros.com/history/> (accessed January 14, 2016).

²⁹ Daniel Schifrin, "Then and Now: MJB Helped Fuel S.F. Coffee Culture," *Jweekly.com*, April 19, 2012.

Folgers, Hills Brothers, and MJB Coffee are still produced today, though not in San Francisco. MJB Coffee was purchased by Nestle in 1985 and by Sara Lee Corporation in 1999.

Max Brandenstein and his family moved to 1916 Octavia Street in 1909, purchasing the house from Eugene de Sabla Jr. They stayed there for 16 years until Max's death.

Clara Herrscher and Emma Friendly (Owners, c. 1929-1944)

Beginning c. 1929, the house was owned by Clara Herrscher, widow of Joseph Herrscher. Herrscher lived in the house with her daughter and grandson, Emma and Melvyn Friendly, her sister, Lilly Hesser, and two servants.³⁰ The Herrscher/Friendly families lived in the house through 1944.

Other Owners (1945-2016)

Beginning in the mid-1940s, 1916 Octavia Street was converted into an apartment house/long-term resident hotel and later a care facility. From at least 1977 to 1993, a care facility called Pacific Heights Manor was located in the building. Academy of Art University purchased the property in 1995.

Table 3 presents data available in city of San Francisco directories for all known owners and occupants of the property.

³⁰ Ancestry.com, 1930 and 1940 United States Federal Census [database on-line] (Provo, UT, USA): Ancestry.com Operations, Inc., 2012.

TABLE 3 OWNER/OCCUPANT HISTORY

| 1069 Pine Street | | |
|------------------|---------------------------------------|-------------------------------------|
| Date | Name | Source |
| 1899-1902 | Adolph Mack | Crocker-Langley and R.L. Polk & Co. |
| 1902-1909 | Eugene J. de Sabla Jr. | R.L. Polk & Co. |
| 1909-1925 | Max J. Brandenstein | R.L. Polk & Co. |
| c. 1929-1944 | Clara Herrscher/Emma Friendly | R.L. Polk & Co. |
| 1945 | Officers Residence Club | SFC Classified |
| 1948-1963 | Lafayette Park Residence Club | SFC; SFC Classified |
| 1967-1972 | Lafayette Park Retirement Home | Pacific Telephone |
| 1977-1993 | Pacific Heights Manor (care facility) | Pacific Telephone |
| 1995-2016 | Academy of Art University | AAU |

ARCHITECT/BUILDER

Frederick Herman Meyer (Architect)

Frederick Herman Meyer was born in San Francisco in 1876, the son of a German cabinet-maker. With no formal training in architecture, Meyer gained experience through apprenticeships.³¹ One of his first positions was as a draftsman at a San Francisco planing mill. He was a draftsman in the office of Campbell in Pettus before forming his first firm, Meyer & Newsom, with prominent Bay Area architect Samuel Newsom in 1898. Their partnership was short-lived, with Meyer breaking out on his own in 1901 and in 1902 joining Smith O'Brien to form Meyer & O'Brien; that firm lasted until 1908. Following that, Meyer worked independently until 1912.

Meyer's biography in his collection at the UC Berkeley College of Environmental Design Archives describes him as "a prolific designer, responsible for many of the buildings designed in the San Francisco area after the 1906 earthquake and fire."³² Perhaps his most notable achievement was a partnership in 1913 with architects John Galen Howard and John Reid Jr., on the San Francisco Civic Center Commission, a team appointed by Major Jim Rolph's administration to oversee the design and supervision of the new San Francisco Civic Center plan. Meyer was part of the team that designed the Panama-Pacific International Exposition Auditorium in the Civic Center (now the Bill Graham Auditorium).³³ Some of his noteworthy buildings are the 19-story Humboldt Bank at 785 Market Street, constructed in 1908 (Category I, Article 11 Building) and the ten-story Monadnock Building at 658 Market Street, constructed in 1906 (Category I, Article 11 Building). Both buildings were "tall buildings for their time and recognized for their innovative use of large glass areas and their incorporation of fire-safety designs and equipment."³⁴ Meyer's many commissions included public, commercial, and industrial projects, including libraries, hospitals, breweries, and public schools. He designed a house for his family at 2756 Steiner Street in Pacific Heights (extant), where they lived from c. 1910 to 1932.³⁵

Some of Meyer's later partnerships were with: Albin R. Johnson (Meyer & Johnson, c. 1920-1926); Dodge A. Riedy (years unknown); W.D. Peugh, Martin Rist, and Timothy L. Pflueger (c. 1938); and Albert John Evers, (1945-c. 1956). Beginning c. 1960, Meyer founded Meyer & Associates with Mark T. Jorgenson and Lawrence H. Keyser. That firm was succeeded by the firms Ashley, Keyser & Runge; Johnson & Runge; and Christopher W. Runge, Architect.

Meyer was the first national vice president of the American Institute of Architects (1937-1938). He was inducted into the AIA Fellowship in 1934, one of the highest honors the AIA can bestow upon its members. Meyer passed away in Marin County in 1961.

³¹ Frederick H. Meyer Collection, (1976-1), Environmental Design Archives, University of California, Berkeley (Berkeley, California).

³² Ibid.

³³ Alan Michelson, Pacific Coast Architecture Database, 2005-2015.

³⁴ Frederick H. Meyer Collection.

³⁵ Michelson.

Mallory & Swenson (Builder)

John E. Mallory and Siegfried E. Swenson founded Mallory & Swenson, a construction company, c. 1897.³⁶ Siegfried Swenson was born in Sweden c. 1870.³⁷ As for John Mallory, no information was found in census data or city directories to tell us about his past.

Mallory & Swenson appeared to be fairly prolific in the period from 1897 to 1905. They were awarded contracts for single-family residences and commercial buildings throughout the city. Examples of their projects include: a California Red Cross Association convalescence hospital in the Presidio, designed by architects Newsom & Meyer (1898)³⁸; three-story residence on Divisadero, south of Broadway, designed by architect Julius Krafft (1900)³⁹; three-story residence at Pacific and Steiner, designed by architects Salfeld & Kohlberg (1900);⁴⁰ five-story brick building at Sutter and Taylor, designed by architect William Mooser & Son (1901);⁴¹ three-story brick residence at Broadway and Fillmore, designed by architect Julius Krafft (1901); two residences at Pacific and Laguna for J.D. Spreckels, designed by architects Reid Brothers (1904);⁴² and a single-family residence in the Outer Sunset at 1340 47th Ave.⁴³

After the 1906 earthquake, Siegfried Swenson joined Johnson (first name unknown) to form Swenson & Johnson contractors. It is unclear what happened to John Mallory after the earthquake. In 1905, he was living at the famous Russ House hotel. After that he disappears from city directories.

CALIFORNIA REGISTER SIGNIFICANCE EVALUATION

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2: It is associated with the lives of persons important in our past.

³⁶ Various San Francisco City Directories.

³⁷ Ancestry.com, 1910 United States Federal Census [database on-line] (Provo, UT, USA): Ancestry.com Operations Inc., 2006.

³⁸ "Builders' Contracts," *San Francisco Call*, August 23, 1898.

³⁹ "Builders' Contracts," *San Francisco Call*, May 19, 1900.

⁴⁰ "Builders' Contracts," *San Francisco Call*, October 12, 1901.

⁴¹ "Builders' Contracts," *San Francisco Call*, November 25, 1901.

⁴² "Builders' Contracts," *San Francisco Call*, August 8, 1904.

⁴³ Kelley & VerPlanck, DPR 523 Forms for 1340 47th Avenue, November 28, 2008.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, which are defined in the following manner in National Register Bulletin 15:

1. Location – the place where the historic property was constructed or the place where the historic event occurred;
2. Design – the combination of elements that create the form, plan, space, structure, and style of a property;
3. Setting – the physical environment of a historic property;
4. Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
6. Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time;
7. Association – the direct link between an important historic event or person and a historic property.

Resources eligible for the NRHP, under the corresponding Criteria A, B, C, and D, are automatically listed in the CRHR.

Evaluation, Criterion 1

At the neighborhood level, the residence at 1916 Octavia Street is one of many residential properties associated with late-nineteenth-century architectural development in Pacific Heights. The building is one of only two nineteenth-century buildings on the 1900 block of Octavia Street. New construction on the block over time, especially between 1913 and 1929, has resulted in a non-cohesive collection of apartment buildings and single-family residences constructed over 70-year period. The visual character of both the 1900 block of Octavia and the subject property were further compromised with the introduction of the ten-story Jacqueline Court Apartments at 2055 Sacramento Street in 1975, immediately east of 1916 Octavia Street.

Individually, the residence at 1916 Octavia Street is not an outstanding example of a nineteenth-century residence constructed in Pacific Heights.

Therefore, the building at 1916 Octavia Street does not appear to be eligible for listing in the NRHP or CRHR under Criteria A/1 for an association with early architectural development in Pacific Heights, either as a contributor to a potential district or individually.

Evaluation, Criterion 2

The residence at 1916 Octavia Street is associated with three pioneers of San Francisco industry: Adolph Mack, president for 25 years of Mack & Company, a wholesale drug company; Eugene de Sabla Jr., cofounder and first president of Pacific Gas & Electric; and Max J. Brandenstein, founder of MJB Coffee Company.

Regarding an association with Adolph Mack, Mack lived at 1916 Octavia Street briefly (1899-1902). Research did not reveal that Mack, nor his company Mack & Company, are significant in local, state, or national history. Mack & Company was one of many companies founded in San Francisco in the nineteenth century. Therefore, the residence is ineligible for listing in the CRHR under Criterion 2 based on association with Mack.

Regarding an association with Eugene de Sabla Jr., although the 1916 Octavia Street residence was his primary residence when he cofounded Pacific Gas and Electric in 1905, de Sabla lived in the house briefly (1902-1906). It appears to have been a temporary home while he commissioned a large mansion for his family in San Mateo. Furthermore, de Sabla's significance derives from his association with PG&E, so a more appropriate building encapsulating PG&E history in San Francisco would be the PG&E headquarters building at 201-245 Market Street, completed in 1924 (listed in the NRHP, 1995). For this reason, the residence is ineligible for listing in the CRHR under Criterion 2 based on association with de Sabla.

Regarding an association with Max J. Brandenstein, the Brandensteins lived at 1916 Octavia Street from 1909 until his death in 1925, a period during which he was president of MJB Coffee Company. While MJB Coffee was a successful San Francisco company, it was at least the third company to produce or distribute coffee in San Francisco. By the time MJB Coffee was founded, the coffee industry had been developing by almost half a century. Furthermore, unlike Hills Brothers, which transformed the coffee industry by introducing the innovative method of vacuum-packing beans, MJB does not appear to stand out as significant among the other early producers. Additionally, similar to Eugene de Sabla Jr., Brandenstein's significance is based on his association with MJB Coffee—a significance that would be better conveyed in a building related directly to the company (e.g., production facility or corporate headquarters). Therefore, 1916 Octavia Street's association with Max J. Brandenstein does not qualify the residence for listing in the CRHR under Criterion 2.

Evaluation, Criterion 3

The residence at 1916 Octavia Street is associated with a locally significant architect, Frederick H. Meyer. However, this is not an outstanding example of Meyer's work. He designed the 1916 Octavia Residence very early in his career. Furthermore, alterations to the building—specifically wholesale removal and replacement of original windows, as well as additions to the rear façade—and intrusions into the open space to the south have affected the original 1899 design of the building. Therefore, the building at 1916 Octavia Street does not appear to be eligible for listing in the CRHR under Criterion 3 for an association with architect Frederick Meyer.

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Part I Historic Resources Evaluation, 1069 Pine Street, San Francisco, California



SWCA Environmental Consultants/Turnstone
330 Townsend Street, Suite 216, San Francisco, CA 94107

May 2016



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EXECUTIVE SUMMARY

Project Background

This Historic Resource Evaluation (HRE) was prepared by SWCA Environmental Consultants/Turnstone (SWCA) at the request of the Academy of Art University (AAU) in conjunction with the San Francisco Planning Department. This HRE forms part of the Existing Sites Technical Memorandum (ESTM) currently being prepared by SWCA for AAU. Prepared separately as a broader study, the ESTM includes historic resource evaluations (Part 1 HREs) for 26 AAU-owned and operated properties. Among these 26 properties, a total of 22 are Category A properties in the City and County of San Francisco (i.e., known historical resources) and 4 are Category B properties (i.e., properties of age but unevaluated).

Per the guidance of the San Francisco Planning Department, SWCA evaluations of the four Category B properties have been documented in comprehensive HREs meeting the requirements of the San Francisco Planning Department. These four HREs include evaluations of: (1) 1727 Lombard Street (Star Motel); (2) 1916 Octavia Street; (3) 1069 Pine Street; (4) 2340 Stockton Street. This HRE presents the results of the evaluation of 1069 Pine Street.

Properties that were found eligible as historical resources pursuant to San Francisco Planning Department policy and the California Environmental Quality Act (CEQA) have been carried forward for Part 2 HREs, for project-level analysis of compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*, as well as San Francisco Planning Department guidelines for historic properties (including for Article 10 Historic Districts and Article 11 Conservation Districts). Where past alterations to the properties were found in noncompliance with the *Secretary's Standards* and/or San Francisco Planning Code Article 10/Article 11 guidelines, recommendations for project modifications have been made, in order to facilitate compliance with the *Secretary's Standards* and San Francisco Planning Department policy. The analysis of alterations included the exterior of the properties, both on primary and secondary elevations, and interior spaces that were historically accessible by the public.

Project Team

The four extended HREs of Category B properties were compiled and prepared by architectural historian Shayne Watson and coauthored by Ms. Watson, Debi Howell-Ardila (SWCA Senior Architectural Historian) and Steven Treffers (SWCA Architectural Historian). Research assistance was provided by SWCA architectural historians Natalie Loukianoff and David Greenwood. Senior oversight and review were provided by Ms. Howell-Ardila and Dr. John Dietler, California Cultural Resources Program Director.

Findings

The commercial building at 1069 Pine Street does not appear eligible for listing under designation criteria at the federal, state, or local level, either individually or as a part of a historic district.

INTRODUCTION

The subject property is a 1921 commercial building located at 1069 Pine Street, near the corner of Pine and Jones Streets in Nob Hill. The Assessor's Parcel Number (APN) is 0275008. The lot size is 7,749 square feet. The building is located within an RM-4 (Residential-Mixed, High Density) zoning district.

Academy of Art University acquired the property in 2000.

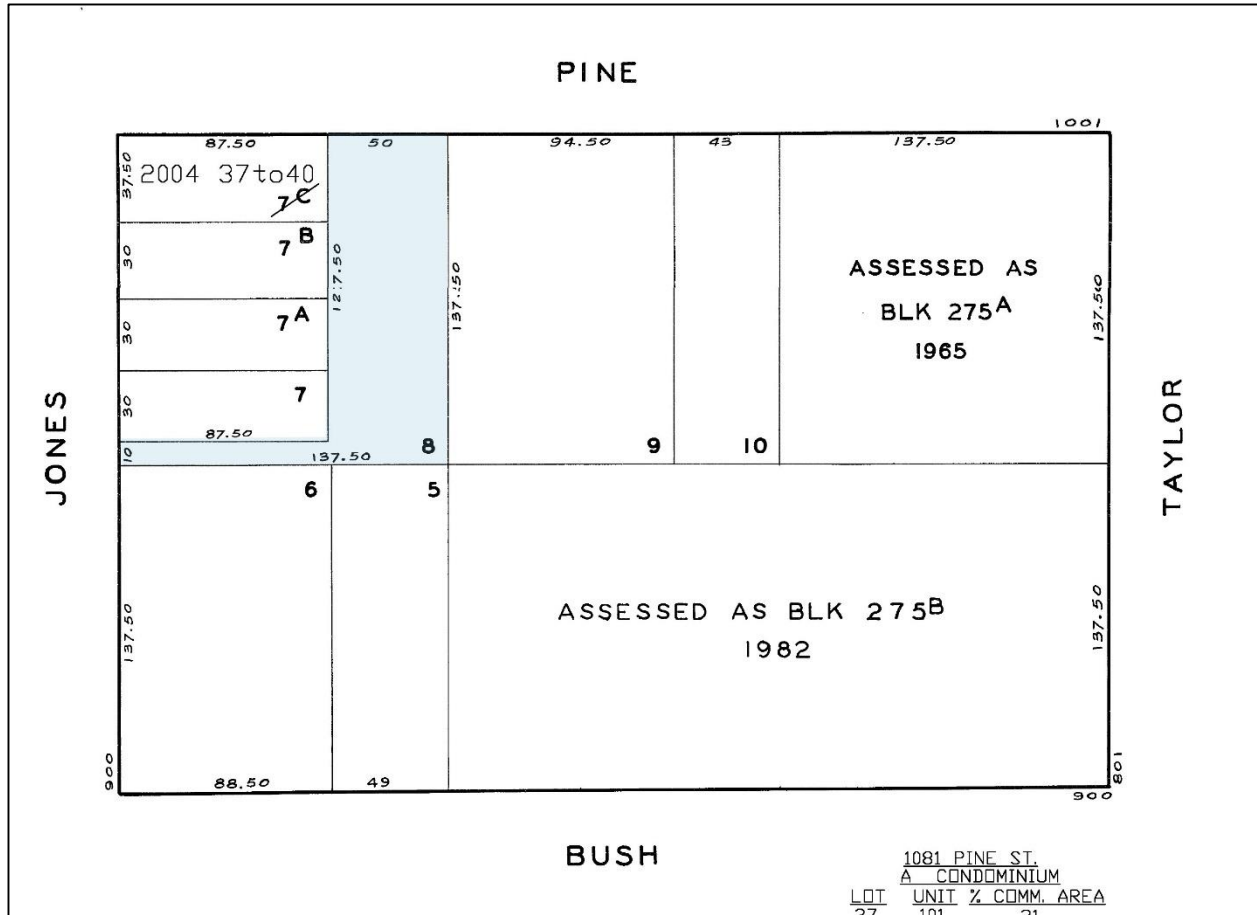


Figure 1. Project Location, Assessor's Parcel Map, City and County of San Francisco. The blue polygon marks the location of 1069 Pine Street. Source: City and County of San Francisco, edited by author, 2016.

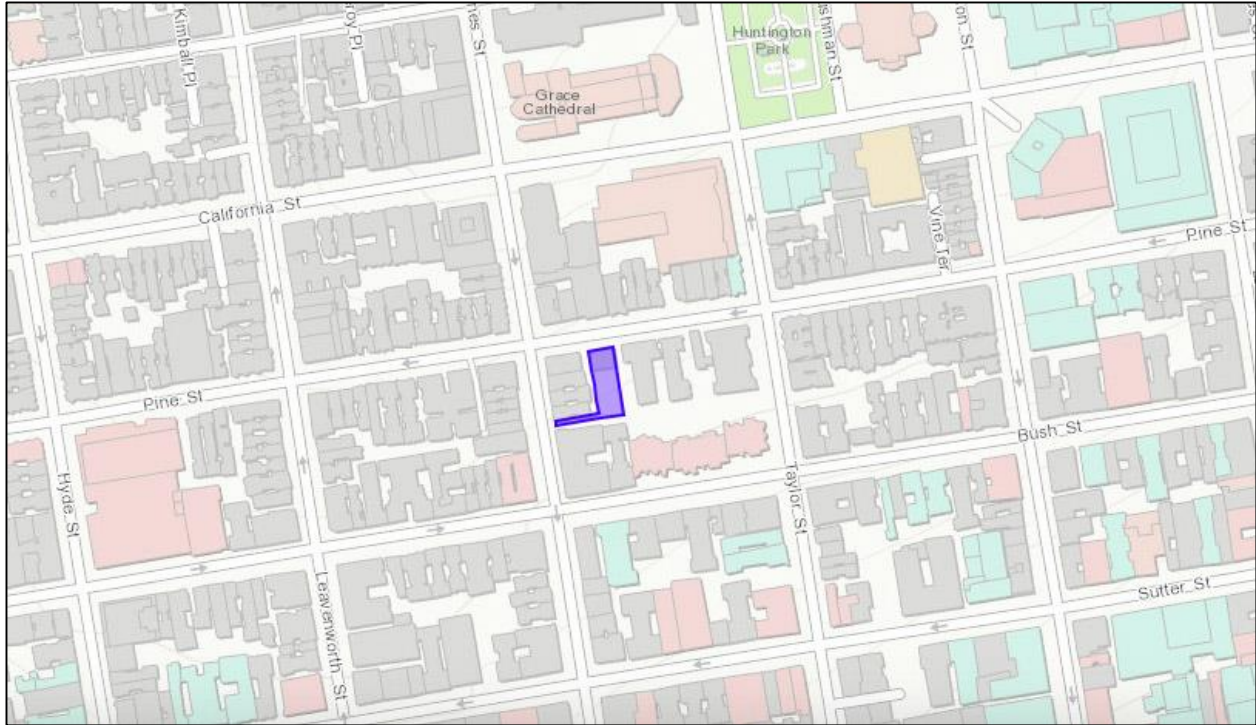


Figure 2. Project Vicinity. Blue polygon marks the location of 1069 Pine Street, in Pacific Heights. Source: City and County of San Francisco Property Information Map, 2016.

Current Historic Status

The property is a “Category B” property, a property that is age-eligible but has not yet received a CEQA historical resource status. According to records on file with the San Francisco Planning Department, the property has not been previously surveyed.

Adjacent Historical Resources

The following describes known historical resources adjacent to 1069 Pine Street, within a radius of one block.

Directly adjacent to the east, the neighboring property, a five-story residential building at 1055 Pine Street (1910), has been determined to be individually eligible for listing in the NRHP (2S2). Across the street from the subject property, a four-story residential building at 1060 Pine Street (1909) has a Category A status (Historic Resource Present) based on 1976 and 1978 survey ratings. One block to the south, on Bush Street, is the northern boundary of the Lower Nob Hill Apartment Hotel Historic District, listed in the National Register of Historic Places on July 31, 1991. These properties, as well as other known historical resources adjacent to the proposed project site, are listed in Table 1.

TABLE 1 ADJACENT HISTORICAL RESOURCES, 1069 PINE STREET

| Resource Name/Address | Construction Date | Criteria (CRHR/NRHP) | Current Historic Resources Status |
|--|-------------------|----------------------|---|
| 1055 Pine Street | 1910 | NRHP | Individually eligible |
| 1060 Pine Street | 1909 | N/A | Category A – Historic Resource Present (1978 SF Heritage Survey Rating C; 1976 DCP Survey Rating Y) |
| Lower Nob Hill Apartment Hotel Historic District | 1906-1940 (POS) | NRHP | Historic district |

Lower Nob Hill Apartment Hotel Historic District

The Lower Nob Hill Apartment Hotel Historic District was listed in the National Register under Criterion A as an “intense concentration of the dwellings of great numbers of persons, many of them white collar workers in the city’s retail and financial centers, which were the largest and most important in all of California during most of the period of significance; and under Criterion C as a “very large, virtually intact, architecturally consistent, densely packed inner city residential area hardly matched anywhere in California.”¹ The district’s period of significance begins in 1906, when the earthquake and fires decimated the area and necessitated wholesale rebuilding; it ends in 1940, an “arbitrary date,” according to nomination author Anne Bloomfield, because the district’s social significance continued up until the nomination was written in 1988 (revised 1990). Bloomfield notes 1915 as another period of significance as the year of the Panama-Pacific International Exposition, “for whose builders and visitors many of the district’s buildings were constructed.”²

Bloomfield describes the historic district boundaries:

The west and northwest boundary is the edge where contributing residential buildings are stopped by developments that are totally commercial, industrial, medical or new. The north boundary is part of the line drawn by City ordinance after the 1906 fire, the line within which all buildings were required to be of fireproof construction. The east and southeast boundary is the edge where contributing residential buildings are stopped by the contrasting building types of Chinatown, the city’s financial district, its major retail district, and/or its clubs district. The south boundary is topographical and psychological: the district is located on a hillside which levels out about Post Street.

South of the district the terrain is flat or nearly so. This Tenderloin area to the south differs from Lower Nob Hill in having a much more intense distribution of commercial uses and large commercial buildings, a historic image of legal, extra-legal and illegal entertainment activities, in a somewhat different time/style emphasis of its buildings, in social distinctions between the residents, and in better average condition and integrity in Lower Nob Hill.³

¹ Anne Bloomfield, National Register of Historic Places Registration Form, Lower Nob Hill Apartment Hotel Historic District, August 31, 1988 (revised May and December 1990), 3.

² Ibid.

³ Ibid., 4.

Bloomfield summarizes the character-defining features of the historic district's contributing buildings:

a close-packed district consisting almost entirely of 3- to 7-story multi-unit residential buildings which fill their entire front lot lines and share a single stylistic orientation. The vast majority were constructed 1906-1925, giving them a remarkable consistency of style. Facade composition is Sullivanesque: in the proportion of wall to windows, in the flat roofs and boldly projecting cornices, in the analogy to a column, and in the placement of ornament. The ornamentation itself is not Sullivanesque but historicist; it varies from one building to the next, usually adapting Classical motifs. Almost all buildings have heavily molded, galvanized iron cornices that cover the parapets and mask the roofs. They also have fire escapes and nearly half have slightly projecting bay windows. Major uses have always been and are now residential: apartments, residential hotels and apartment hotels; there are few office conversions.⁴

In terms of integrity,

Most of the buildings are nearly intact. Storefront replacement is so universal as to be normal. Quite a few buildings have replacement aluminum sash and/or entry doors, a few have lost their cornices, and at the southwestern edge many have new security gates; there are almost no new buildings. Condition varies all the way from barely habitable to beautifully maintained or newly renovated. The district remains very visibly what it was when constructed 60-80 years ago: the dwelling place of a great many people who can walk to work.⁵

⁴ Ibid., 2.

⁵ Ibid.

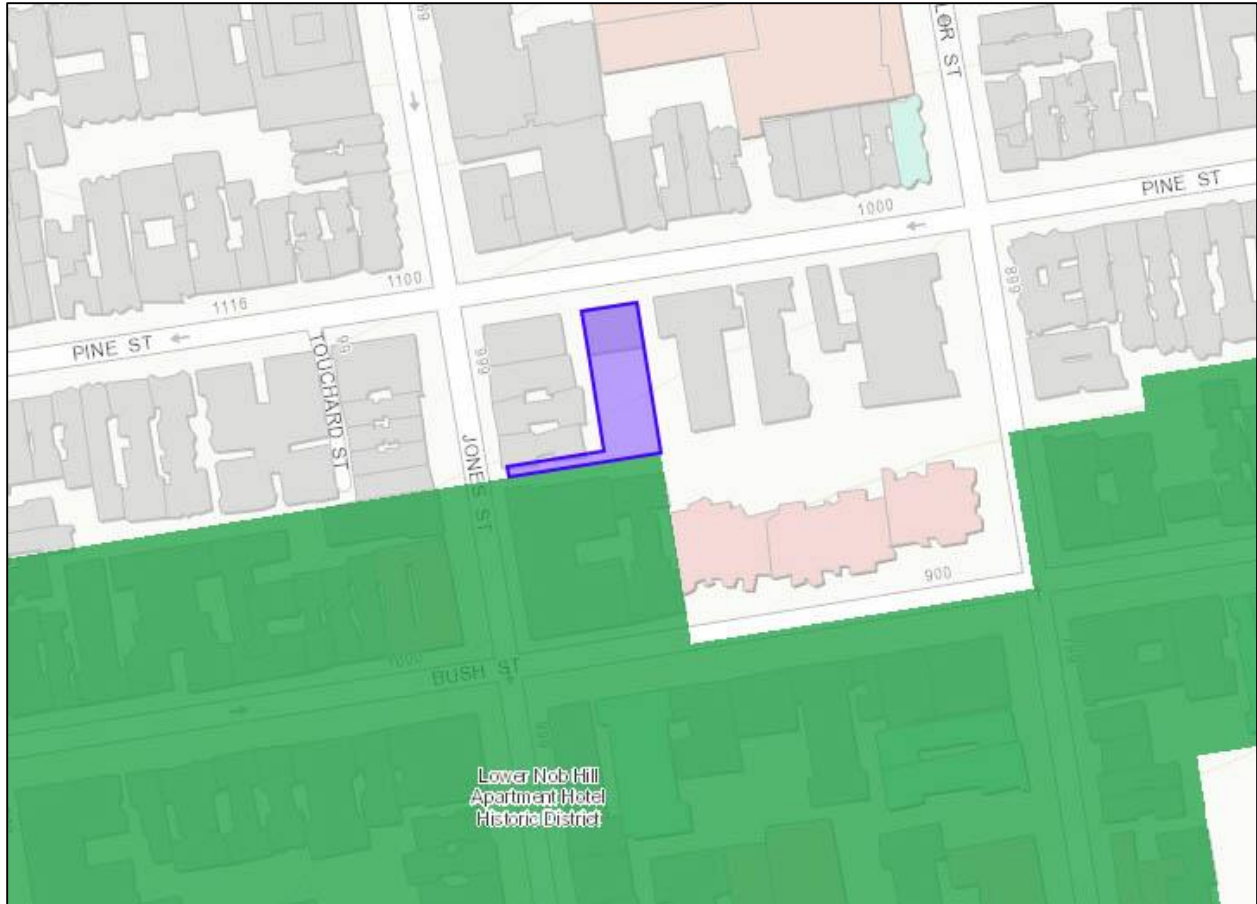


Figure 3. Subject property and the boundary of the Lower Nob Hill Apartment Hotel Historic District enclosed in green. Source: San Francisco Property Information Map, 2016.

ARCHITECTURAL DESCRIPTION

Exterior Architectural Description

The one-story building at 1069 Pine Street has a rectangular footprint and a flat roof. The building sits at the north end of a rectangular lot, and there is no setback from the sidewalk on Pine Street. Because the lot slopes downward, at the south (rear) façade, the basement level is above ground. The walls of the wood-frame structure are clad in plaster at the north (primary) facade, and wood horizontal drop siding on the west, south, and east facades.

North (Primary) Facade

The north facade is a three-part storefront, which has been modified. Close to the center, there is a recessed entrance with a wood three-light transom above. In the recessed entrance, there is a pair of modern glazed aluminum doors. A folding metal security gate is mounted at the front of the recessed entrance. The eastern section of this facade has a wood transom composed of eight lights, although several of the lights have been covered. These transoms are taller than those of the central entrance bay. In the western section, there is another transom composed of eight lights. These are shorter than those of the central entrance bay. Both the western and eastern sections appear to have been built as storefront windows above bulkheads. The storefront openings have been infilled with plywood panels, some of which are irregular and project. The glazing of the transoms is textured, and some of the lights are awning sash. A simple wood cornice divides the walls above the transoms from the parapet above.



Figure 4. North façade, 1069 Pine Street. Source: SWCA, 2015.



Figure 5. Primary entrance, north façade, 1069 Pine Street. Source: SWCA, 2015.

West and East Facades

There are no openings on the east facade. The west facade abuts the adjacent building and is not visible.

South (Rear) Facade

At the basement level, there are five wood doors with simple wood trim. A wood hood is mounted above the easternmost door. The doors are not aligned and step up the slope of the lot from east to west. The trim and sills of four windows are visible, but the openings have been covered with plywood panels. At the second floor, there are five wood, double-hung windows with horns at the upper sash. The trim and sills are wood, and wood plank shutters flank the openings.



Figure 6. South and east facades, 1069 Pine Street. Source: SWCA, 2015.

Interior Architectural Description

The building is used as a gym, and the interior is composed of several large open spaces, which are filled with equipment. The wood post-and-lintel structure of the building is visible at the interior. The interior sides of the exterior walls are paneled with vertical and horizontal battens at the seams. The interior walls appear to be plaster, and aluminum windows provide views between the rooms. The floor is covered with rubber mat. Fluorescent lights, ceiling fans, and fire sprinklers are mounted to the drop ceiling.



Figure 7. Interior, 1069 Pine Street. Source: SWCA, 2015.

SITE HISTORY

Constructed in 1921, the subject property is a single-story commercial building designed by the San Francisco-based architecture firm, O'Brien Brothers. Building permits indicate that 1069 Pine Street was commissioned by Mary Rocca. Two Mary Roccas lived in San Francisco in 1921—one, the wife of a fisherman, and the second, a widow and mother of Emilio and Mario Rocca, owners of the Rocca Brothers real estate firm. The latter Mary Rocca, the likelier of the two to have been involved in the construction of 1069 Pine Street, was born in New York c. 1864 to Italian immigrants. She was living in San Francisco by the 1910 census, which shows that her son, Emilio, was already in the real estate business.⁶ Mrs. Rocca managed residential hotels throughout the city, including the Kensington Apartments at 720 Powell Street in 1921.⁷

Available primary sources (building permits, city directories, and historic maps) and archival research (including at San Francisco Heritage and the San Francisco Public Library) indicate that 1069 Pine Street originally consisted of four individual storefronts, with addresses spanning 1069, 1071, 1073, and 1077 Pine Street. Sometime between 1950 and 1974, Sanborn Fire Insurance Company maps reveal that the property's storefronts were joined at the interior to form a single interior space. This likely occurred c. 1954 when city directories show all of the spaces vacant. The only known use for the building between 1954 and 1971 was storage for the adjacent Callison Hospital in 1971.

⁶ Ancestry.com. *1910 and 1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2010.

⁷ Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

The following paragraphs show how the storefronts at 1069 Pine Street were used from 1923 (the first date found in city directories) and 1953 (when all known tenants left the building and the interior space was subsequently combined).

1069 Pine Street

From 1923 to c. 1935, 1069 Pine Street housed a dressmaking and tailor shop. Following that, it was a beauty shop until 1940; a florist until 1943; and a barber shop until 1949. The space very briefly was associated with the Royal Cheesecake shop (1952) and the Pine Hill Gift Shop (1953).

1071 Pine Street

From 1923 to c. 1935, 1071 Pine Street housed a milliner. This period coincides exactly with the dressmaking/tailor shop at 1069 Pine Street. The storefront use between 1936 and 1947 was either vacant or unknown. From 1948 to c. 1953, the space was used for vending-machine (musical, likely jukebox) sales.

1073 Pine Street

From 1923 to c. 1937, 1071 Pine Street housed a barber shop. A florist operated in the space in 1939-1940; a beauty shop in 1945; and a dressmaker in 1948-1949.

1077 Pine Street

From 1921 until c. 1953, 1077 Pine Street housed a restaurant and delicatessen.

Known alterations to the building include the following:

- Conversion of four storefronts into a single interior space, c. 1954 (no permit);
- Partial replacement of ground-level doors at south façade, date unknown (no permit);
- Original windows at ground floor of south façade infilled or covered, date unknown (no permit);
- Original storefront windows, entrances, and transoms removed or covered in 2001 (AAU, Memo to SWCA, 2/2/2016); and
- ADA accessible entrance added, 2001 (permit no. 200104247629).

The following Sanborn Fire Insurance Company maps and historic aerial images present a visual overview of the property's construction chronology. Following the figures, Table 2 lists all permitted alterations to the subject property.



Figure 8. 1938 historic aerial photograph, 1069 Pine Street. Source: Environmental Data Resources, 2015.

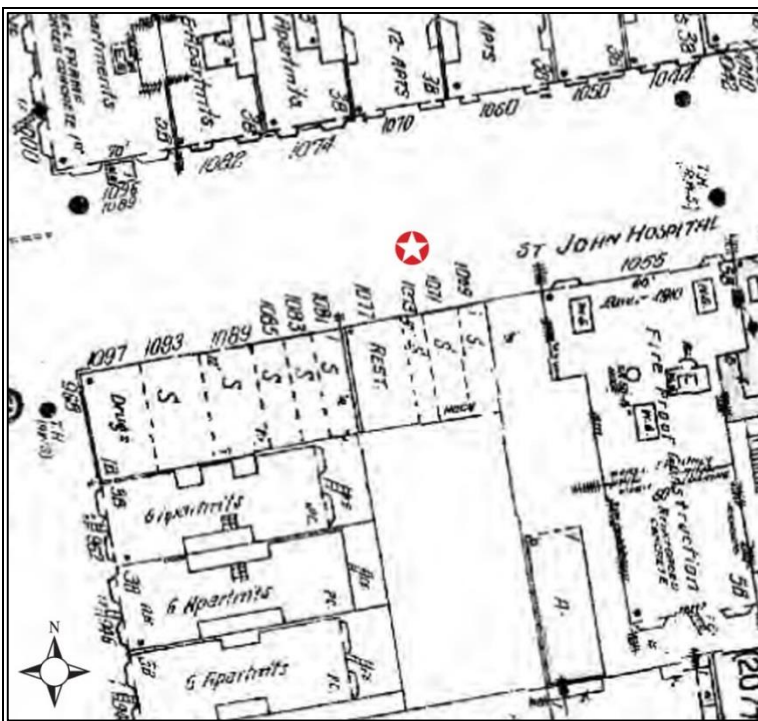


Figure 9. 1948 Sanborn Fire Insurance Map, 1069 Pine Street. Source: Environmental Data Resources, 2015.



Figure 10. 1968 historic aerial photograph, 1069 Pine Street. Source: Environmental Data Resources, 2015.

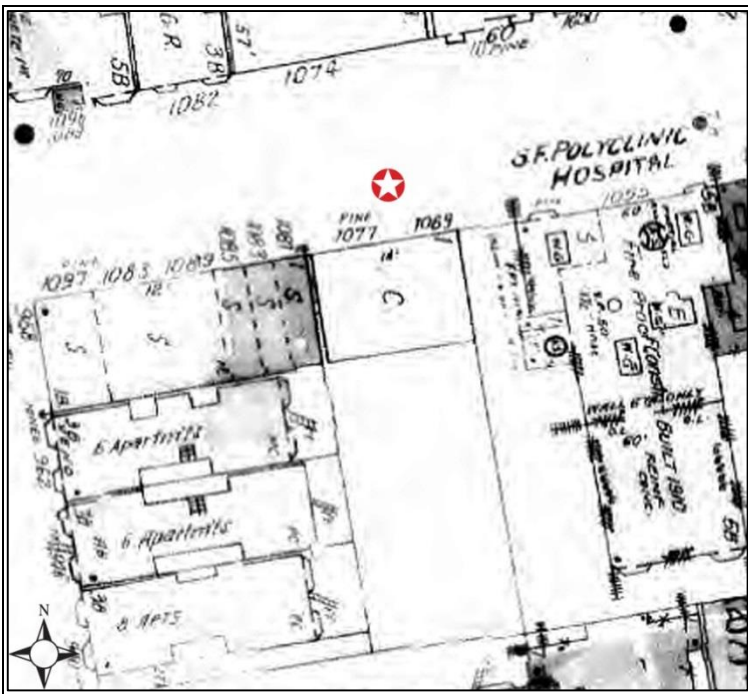


Figure 11. 1974 Sanborn Fire Insurance Map, 1069 Pine Street. Source: Environmental Data Resources, 2015.

TABLE 2 BUILDING PERMITS, 1069 PINE STREET

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|----------------|---|------------|----------------------------|----------|---|
| Nov. 12, 1921 | 102660 | Mary Rocca | O'Brien Brothers Inc. | \$6,000 | Construct stores building measuring 50 ft. by 37 ½ ft. |
| Jul. 18, 2001 | 200104247629 (844332) | AAU | Tom + Aguila (Douglas Tom) | \$15,000 | Install full height partition and new accessible entrance to comply with ADA requirements. |
| Sept. 27, 2010 | 201009080457 (1222165) | AAU | Unknown or N/A | \$7,000 | To comply with #201051136; and to complete work and obtain final inspection for work under #2001042. |
| Jan. 23, 2013 | S.F. Property Info Permit: 201301238537 | AAU | Unknown or N/A | \$1 | To comply with complaint 201050891. To document change of use under planning code section 182 © in response to complaint. |

FOCUSED NEIGHBORHOOD CONTEXT

Nob Hill

In their book, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (1986), historians William Issel and Robert Cherny identify seven distinct neighborhoods that existed or were developed in San Francisco from the mid-19th century to World War I: South of Market, Mission District, Western Addition, Nob Hill-Pacific Heights, Chinatown, North Beach, and Downtown. Each neighborhood was distinct in terms of demographics and character. Nob Hill was “distinctly upper-class.”⁸

Nob Hill was first developed in the mid-19th century as a response to South Park, the city’s first elite enclave, being made less desirable by increasing industrialization in the surrounding South of Market area. San Francisco’s middle- and upper-class residents first built homes on the lower slopes of California Street Hill, later called Nob Hill.⁹ The last quarter of the century saw even more development on Nob Hill and adjacent Pacific Heights when cable cars made the peaks of San Francisco’s hills more accessible. Beginning in the 1870s, railroad and mining magnates Charles Crocker, David Colton, James Flood, Mark Hopkins, and Leland Stanford built mansions on the peak of Nob Hill.¹⁰

To the south of the Nob Hill mansions was a large district of more modest, one- and two-story single-family homes, wood-frame construction and most constructed by the 1870s.¹¹ The area was largely residential, with some commercial businesses located near major intersections.

After the 1906 earthquake and fires, some parts of San Francisco were decimated while some remained almost wholly intact. Downtown, South of Market, Chinatown, and most of North Beach were destroyed and rebuilt relatively quickly atop the previous street grid, platted in 1847.¹² Large parts of the Mission District, Western Addition, and Pacific Heights survived intact. Fire consumed nearly all of the buildings on Nob Hill, leaving a “clean slate for new construction.”¹³

Post-earthquake rebuilding began immediately on the Nob Hill streets and parcels that existed pre-1906. City ordinances requiring fire-resistant new construction in Nob Hill pushed many building owners to maximize their investments, resulting in the construction of hundreds of three- to seven-story multi-family apartment buildings.¹⁴ The first major wave of rebuilding in Nob Hill occurred right after the earthquake. The second was in the 1910s in anticipation of the 1915 Panama-Pacific International Exposition. The last wave, in the early 1920s, saw the construction of many of the existing apartment and hotel buildings, “aimed at a variety of tenants, from high society to low-paid workers to travelers,” notes Bloomfield.¹⁵ Historian Paul Groth’s research shows that apartment building rents on the south slope of Nob Hill in the first half of the 20th century were high. Nob Hill, according to Bloomfield, was “where the middle-class worker could claim respectability as opposed to the rougher ‘entertainment’ [Tenderloin] district below.”¹⁶

⁸ William Issel and Robert Cherny, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (Berkeley: University of California Press, 1986), 58.

⁹ *Ibid.*, 69.

¹⁰ *Ibid.*

¹¹ Bloomfield, 8.4.

¹² Kevin Starr, *California: A History* (New York: Modern Library, 2005), 176.

¹³ Bloomfield, 8.4.

¹⁴ *Ibid.*, 8.5.

¹⁵ *Ibid.*, 8.4a.

¹⁶ *Ibid.*, 8.4d.

1000 Block of Pine Street

Prior to the 1906 earthquake, the 1000 block of Pine Street, flanked by Jones and Taylor Streets, was fully developed with a dense row of two and three-story residences at the north, and larger single- and two-story residences and boarding houses at the south. The blocks to the east and west were similar in character, filled predominantly with single-family residences. One block to the north, on California Street, were the Crocker, Colton/Huntington, Flood, Hopkins, and Stanford mansions. To the south, Sutter Street contained a larger number of non-residential uses, including medical offices, hotels, boarding houses, saloons, and other commercial uses.

By 1913, the Sanborn Fire Insurance Company map shows the south side of the block as only partially rebuilt. There were two buildings: the McNutt Hospital, a five-story building at 1053 Pine Street; and the Bella Vista Hotel at the east corner, a four-story building that replaced a hotel of the same name that existed on the site from at least 1886. The parcel at 1069 Pine Street was vacant. The north side of the block was almost fully rebuilt and decidedly different in character: mostly three-story apartment buildings and flats.

By 1948, the Sanborn map shows the south side of the block as fully developed with a combination of residential and commercial buildings. The Bella Vista had been converted to an apartment building, and the McNutt Hospital was St. John Hospital. There was a large apartment building at 1035 Pine Street and commercial building at the west corner. The subject property at 1069 Pine Street was a commercial building containing four storefronts. The north side of the block was unchanged since 1913.

After 1948, some buildings on the block were demolished and replaced with new construction, but for the most part the pre-1950 character remains intact.

OWNER/OCCUPANT HISTORY

Numerous tenants have occupied the storefronts in the commercial building at 1069 Pine Street from its construction in 1921. Only two people were associated with businesses in the building for longer than ten years: barber Frank Trero, who worked in the building from at least 1936 to 1949; and Mrs. Florence Knauff, cook at a delicatessen at 1077 Pine Street from 1936 to 1947. A milliner shop, owned or operated by multiple people, was located at 1071 Pine Street from at least 1923 through 1935. The storefront at 1077 Pine Street housed a restaurant and delicatessen at least 1923 through 1953; the restaurants were owned or operated by at least seven different individuals.

The following paragraphs highlight the individuals who were associated with businesses at 1069 Pine Street for at least five years. Table 3 presents data available in city of San Francisco directories for all known owners and occupants of the property.

Margaret Cowig

Born in San Francisco in 1882 to Irish parents, Margaret Cowig was a milliner and dressmaker in at least the 1920s and 1930s.¹⁷ In 1920, she was living with her sister and brother-in-law in a house on Lake Street. She worked in the dressmaking and milliner shops at 1069 and 1071 Pine Street from at least 1925 to 1933.

Frank Trero

A barber in San Francisco from at least the 1930s through the 1950s, Frank Trero worked in the barber shop located at 1073 Pine Street in 1936-1937 and at 1069 Pine Street from 1944-1949. In the 1950s, Trero worked at Bay Meadows Barber Shop (location unknown).

¹⁷ Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2010.

Emily Cooley

Emily Cooley, a milliner and dressmaker, worked in the millinery shop at 1071 Pine Street from at least 1923-1929.

William E. Duffin

Born in Utah c. 1899, William Elmer Duffin began his career as a manager in the moving-picture industry.¹⁸ In the 1930s and 1940s, he worked as a sheet-music salesman. In 1944, he worked at Marvel Music Company, jukebox sales. From 1948 to 1953, Duffin was listed in city directories at 1071 Pine Street under the heading “vending machines,” likely selling jukeboxes, based on his earlier career.

Ewell E. Bones

Born in California c. 1889, Elmer E. Bones began his career as a streetcar conductor in the early 1920s, but as early as 1926 he was working as a barber. He worked in the barber shop at 1073 Pine Street from at least 1928 to 1933. The 1940 census shows him working in a grocery store. By 1945, he had returned to his earlier career in the streetcar industry and was serving as a conductor for San Francisco’s municipal railway.

Mrs. Grace Ada Jewett

Born in California c. 1889, Ada Jewett began her career as a stenographer for a tannery in San Francisco. By 1920, she was a housekeeper.¹⁹ From 1925 to 1930, Jewett ran a delicatessen at 1077 Pine Street. By 1940, the census shows Jewett a resident of the Mendocino State Hospital for the Insane in Ukiah.

Florence E. Knauff

Born in Ohio c. 1879, Knauff worked at a delicatessen on Union Street as early as 1924.²⁰ In the early 1930s she worked at a grocery. She was the cook at a delicatessen at 1077 Pine Street from 1936 to 1947.

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2002.

TABLE 3 OWNER/OCCUPANT HISTORY

| 1069 Pine Street | | |
|------------------|--|--|
| Date | Name | Source |
| 1923-1934 | Hemstitching, dressmaking, and tailor shop; names associated with store: Arthur Thompson (1923); Margaret Cowig (1925-1930); Ann C. Aggler (1931-1932); Kastner's Quality Shop (1933); Dresses, Frank Kernv (1934) | R.L. Polk & Company |
| 1936-1940 | Beauty shop (Hannah and William Land); Pine Street Beauty Salon (1940) | R.L. Polk & Company |
| 1941-1943 | Florist (Ronald Bacchus) | R.L. Polk & Company |
| 1944-1949 | Barber shop; names associated with shop Frank Trero (1944-1949); N.R. Jones (1950) | R.L. Polk & Company |
| 1952 | Royal Cheese Cake | San Francisco Chronicle Advertisement |
| 1953 | Pine Hill Gift Shop | R.L. Polk & Company |
| 1958-1966 | Vacant | R.L. Polk & Company/ Pacific Telephone |
| 1971 | Callison Memorial Hospital Storage | Pacific Telephone |
| 1071 Pine Street | | |
| Date | Name | Source |

| | | |
|-------------------------|---|------------------------------------|
| 1923-1935 | Milliner; names associated with shop Mrs. Emily Cooley (1923-1929); Jeanne S. Van Allen (1930); Margaret Cowig (1932-1933) | R.L. Polk & Company |
| 1948-1953 | Vending machines (William E. Duffin) | R.L. Polk & Company |
| 1953 | L.P. Beauty Salon | R.L. Polk & Company |
| 1958-1971 | Vacant | R.L. Polk & Company |
| 1073 Pine Street | | |
| Date | Name | Source |
| 1926-1937 | Barber shop; names associated with shop: Romeo Plamondon (1926); Frank Morton (1927); E.E. Bones (1928-1933); Vincent Herrero (1930-1933); Spiros Matarongas (1935); Frank Trero (1936-1937); sold in 1937 (leaving city) | R.L. Polk & Company |
| 1939-1940 | Brubaker's Flowers (Lucille Brubaker, florist) | R.L. Polk & Company |
| 1941 | Vacant | San Francisco Chronicle Classified |
| 1945 | The New Acquaintance Club; Beauty shop (Jeanne Darling); Juanita La Homas (fortune teller) | San Francisco Chronicle Classified |
| 1948-1949 | Dressmaker (Elsie Steffen) | R.L. Polk & Company |
| 1953-1962 | Vacant | R.L. Polk & Company |
| 1077 Pine Street | | |
| Date | Name | Source |

| | | |
|-----------|---|---------------------|
| 1923-1953 | Restaurant and delicatessen; names associated with business: Jerome Blair (1923); Mrs. Ada Jewett (1925-1930); Clark's Home Cooking, Mrs. Catherine Clark (1932-1934); Keg Buffet, J.V. Sherman and Jack Thrall (1935); Mrs. Florence E. Knauff (1936-1947); Margamy's Country Kitchen, Amy K. Davis and Margaret Redford (1948-1949); Pine Hill Pantry, Rita Gram (1953) | R.L. Polk & Company |
| 1958-1966 | Vacant | R.L. Polk & Company |
| 1977 | Polyclinic Painters Shop | R.L. Polk & Company |

ARCHITECT/BUILDER

The O'Brien Brothers, established by Walter J., Albert T., and Arthur T. O'Brien, completed a wide range of commissions throughout San Francisco between 1907 and 1935. The firm is perhaps best known in San Francisco for their many auto-related commissions, including excellent extant examples of auto showrooms and garages.²¹ In a 2009 evaluation, the O'Brien Brothers were thus described by architectural historian William Kostura:

O'Brien Brothers consisted of Walter J., Albert L. and Arthur T. O'Brien, and practiced in San Francisco from 1907 through 1935. In 1925, after the deaths of his brothers, Walter J. O'Brien began working with Wilbur D. Peugh; the firm ultimately became known as "O'Brien Brothers and Wilbur D. Peugh."

O'Brien Brothers had a diversified practice concentrating on industrial and commercial buildings, but also including many apartment buildings and residences. Auto related buildings were only a small percentage of their output, but it might be accurate to say that they made a specialty of designing this building type. O'Brien Brothers, in fact, probably designed more buildings for the automobile industry than did any other San Francisco architectural firm. Their outstanding building of this type is the Palace Garage, at 111-127 Stevenson Street (1921). Other fine garage buildings by them include 1419 Pacific Avenue (1913-1914), 525 Jones Street (1922), and 640 O'Farrell Street (1924). Their Pickwick Hotel at 5th and Mission (1925) included a bus depot....These buildings were designed in prevailing styles such as Classical Revival and Tudor Revival that were adapted to automotive needs. Wide expanses of industrial steel sash windows allowed generous amounts of light for automotive work and gave these buildings a functional or industrial feeling that was enlivened by the historical ornament.²²

The building/contractor for 1069 Pine Street is unknown.

CALIFORNIA REGISTER SIGNIFICANCE EVALUATION

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

²¹ William Kostura, Department of Parks and Recreation Forms, 1641 Jackson Street, San Francisco, California, December 2009.

²² Ibid.

Criterion 2: It is associated with the lives of persons important in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, which are defined in the following manner in National Register Bulletin 15:

1. Location – the place where the historic property was constructed or the place where the historic event occurred;
2. Design – the combination of elements that create the form, plan, space, structure, and style of a property;
3. Setting – the physical environment of a historic property;
4. Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
6. Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time;
7. Association – the direct link between an important historic event or person and a historic property.

Resources eligible for the NRHP, under the corresponding Criteria A, B, C, and D, are automatically listed in the CRHR.

Evaluation, Criterion 1

The building at 1069 Pine Street does not appear to be reflective of significant development trends in this part of Nob Hill. Anne Bloomfield studied the area as part of her NRHP nomination of the Lower Nob Hill Apartment Hotel Historic District (1988/1990) and identified significance related to the neighborhood’s unique, mostly residential character. The building at 1069 Pine Street was one of dozens of small commercial buildings in the area and does not retain an association with the significance theme related to multi-family residential buildings in Lower Nob Hill.

The building at 1069 Pine Street reflects the theme of significance related to Reconstruction-era expansion, “Neighborhood Commercial Expansion, 1906-1929,” described in the 2013 *Draft Neighborhood Commercial Buildings Historic Context Statement*. However, in light of the eligibility standards described in the context statement, the property does not retain the historic integrity required to convey significance. The building has undergone extensive alterations, including infilling all original storefronts and their materials and features along the primary (north) elevation.

Therefore, the building at 1069 Pine Street does not appear eligible for listing in the CRHR under Criterion 1, either individually or as a contributor to a historic district.

Evaluation, Criterion 2

The building at 1069 Pine Street was associated with many businesses and individuals from 1921 through 1953. Only two individuals were associated with businesses at the property for more than ten years: barber Frank Trero, who worked in the building from at least 1936 to 1949; and Mrs. Florence Knauff, cook at a delicatessen at 1077 Pine Street from 1936 to 1947. Seven individuals were associated with the property for five to eight years. Research did not reveal that any of the businesses or individuals associated with the building at 1069 Pine Street rise to a level of significance required for listing in the CRHR under Criterion 2.

Evaluation, Criterion 3

The building at 1069 Pine Street was designed by notable San Francisco architects, O’Brien Brothers. (Builder is unknown). O’Brien Brothers completed a wide range of commissions throughout San Francisco between 1907 and 1935. They are best known in San Francisco for their many auto-related commissions, including excellent extant examples of auto showrooms and garages (e.g., 66 Page Street, 1641 Jackson Street, and 525 Jones Street). As a ubiquitous, 1920s commercial building, the building at 1069 Pine Street is not a distinctive or outstanding example of O’Brien Brothers’ work, nor an outstanding or unique example of commercial architecture in San Francisco. Therefore, the building at 1069 Pine Street does not appear to be eligible for listing in the CRHR under Criterion 3.

DISCUSSION AND RECOMMENDATIONS

Facilities staff indicates the storefronts on the main evaluation were infilled by AAU in 2001 and subsequently permitted in 2010 (AAU, Memo to SWCA 2/2/2015). However, a review of permits on file with San Francisco Department of Building Inspection failed to show conclusively that this work was covered by permit. Archival research to date has failed to identify any photographs depicting the original appearance of the storefronts or original materials/façade design configuration, or the appearance of the façade at the time of AAU acquisition. Therefore, the possibility exists that the change carried out by AAU resulted in a loss of integrity for the property. Had the storefronts been intact, the property might have qualified under CRHR Criterion 1 as an exemplification of neighborhood commercial development in Nob Hill.

The project completed by AAU may have resulted in the removal, damage, and/or destruction of extant character-defining features and would therefore not comply with the SOIS. Should it be determined that the property retained those character-defining features (original windows, bulkheads, or doors) that would have made it eligible for CRHR listing, SOSIS compliance could be achieved through the removal of infill and the restoration of the original rhythm and character of the façade according to documentary evidence.

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**Part I Historic Resources Evaluation,
2340 Stockton Street, San Francisco, California**



**SWCA Environmental Consultants/Turnstone
330 Townsend Street, Suite 216, San Francisco, CA 94107**

May 2016



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EXECUTIVE SUMMARY

Project Background

This Historic Resource Evaluation (HRE) was prepared by SWCA Environmental Consultants/Turnstone (SWCA) at the request of the Academy of Art University (AAU) in conjunction with the San Francisco Planning Department. This HRE forms part of the Existing Sites Technical Memorandum (ESTM) currently being prepared by SWCA for AAU. Prepared separately as a broader study, the ESTM includes historic resource evaluations (Part 1 HREs) for 26 AAU-owned and operated properties. Among these 26 properties, a total of 22 are Category A properties in the City and County of San Francisco (i.e., known historical resources) and 4 are Category B properties (i.e., properties of age but unevaluated).

Per the guidance of the San Francisco Planning Department, SWCA evaluations of the four Category B properties have been documented in comprehensive HREs meeting the requirements of the San Francisco Planning Department. These four HREs include evaluations of: (1) 1727 Lombard Street (Star Motel); (2) 1916 Octavia Street; (3) 1069 Pine Street; (4) 2340 Stockton Street. This HRE presents the results of the evaluation of 2340 Stockton Street.

Properties that were found eligible as historical resources pursuant to San Francisco Planning Department policy and the California Environmental Quality Act (CEQA) have been carried forward for Part 2 HREs, for project-level analysis of compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*, as well as San Francisco Planning Department guidelines for historic properties (including for Article 10 Historic Districts and Article 11 Conservation Districts). Where past alterations to the properties were found in noncompliance with the *Secretary's Standards* and/or San Francisco Planning Code Article 10/Article 11 guidelines, recommendations for project modifications have been made, in order to facilitate compliance with the *Secretary's Standards* and San Francisco Planning Department policy. The analysis of alterations included the exterior of the properties, both on primary and secondary elevations, and interior spaces that were historically accessible by the public.

Project Team

The four extended HREs of Category B properties were compiled and prepared by architectural historian Shayne Watson and coauthored by Ms. Watson, Debi Howell-Ardila (SWCA Senior Architectural Historian) and Steven Treffers (SWCA Architectural Historian). Research assistance was provided by SWCA architectural historians Natalie Loukianoff and David Greenwood. Senior oversight and review were provided by Ms. Howell-Ardila and Dr. John Dietler, California Cultural Resources Program Director.

Findings

The commercial building at 2340 Stockton Street does not appear eligible for listing under designation criteria at the federal, state, or local level, either individually or as a part of a historic district.

INTRODUCTION

The subject property is located at 2340 Stockton Street on the west side of the block bounded by Stockton Street, Beach Street, Grant Avenue, and North Point Street. The building is located within the North Beach neighborhood. The Assessor's Parcel Number (APN) is 0018004. The lot size is 37,812 square feet. The building is located within a C-2 (Community Business) zoning district. Academy of Art University acquired the property in 1986.

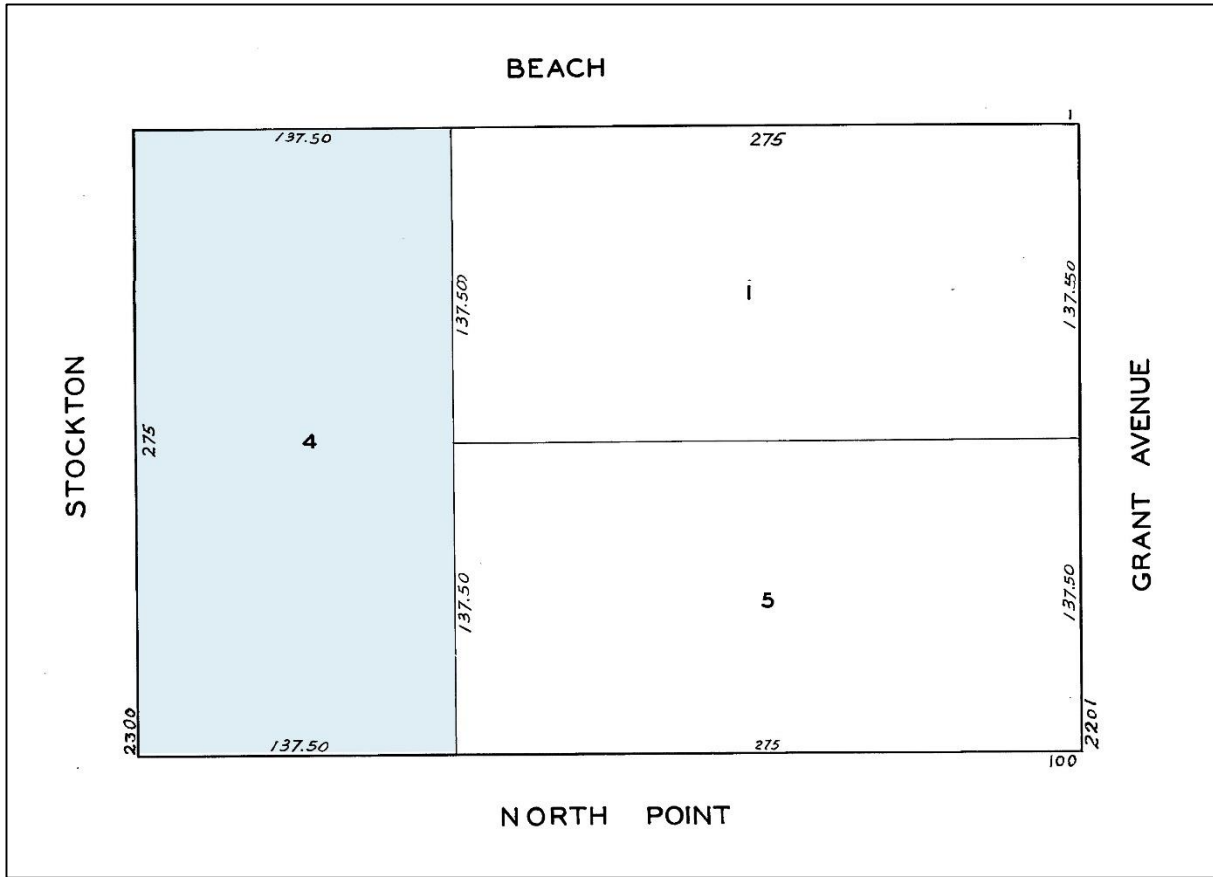


Figure 1. Project Location, Assessor's Parcel Map, City and County of San Francisco. The blue polygon marks the location of 2340 Stockton Street. Source: City and County of San Francisco, edited by author, 2016.



Figure 2. Project Vicinity. Blue polygon marks the location of 2340 Stockton Street, in Pacific Heights. Source: City and County of San Francisco Property Information Map, 2016.

Current Historic Status

The property is a “Category B” property, a property that is age-eligible but has not yet received a CEQA historical resource status. According to records on file with the San Francisco Planning Department, the property has not been previously surveyed.

Adjacent Historical Resources

The following describes known historical resources adjacent to 2340 Stockton Street or within a radius of one block.

Directly adjacent to the east, the neighboring property, the Otis Elevator Company building at 1 Beach Street, is listed in the National Register of Historic Places (NRHP). The building was designed by architect P.J. Walker and completed in 1924. Across the street, to the southeast, is the North Point Wet-Weather Facility at 66 Bay Street, determined to be a historic resource in 2009 (Planning application no. 2009.0475E). The facility was completed in 1951.

To the north of the subject property is the Port of San Francisco Embarcadero Historic District, listed in the NRHP (2006). The historic district is significant under criterion A in the areas of Government, Commerce, Transportation, and Labor. It is significant under criterion B for its association with Harry Bridges, a labor leader, and under criterion C in the area of Engineering, Architecture, and Community Planning and Development. There are 28 contributing buildings and 19 contributing structures.

These properties and historic district are listed in Table 1.

TABLE 1 ADJACENT HISTORICAL RESOURCES, 2340 STOCKTON STREET

| Resource Name/Address | Construction Date | Criteria (CRHR/NRHP) | Current Historic Resources Status |
|---|-------------------|----------------------|---|
| Otis Elevator Company/1 Beach Street | 1923 | NRHP | Individually listed |
| North Point Wet-Weather Facility/66 Bay Street | 1951 | CRHR | Planning Department Historic Resource Status – Category A (Historic Resource Present) |
| Port of San Francisco Embarcadero Historic District | 1878-1946 (POS) | NRHP | Historic district |

ARCHITECTURAL DESCRIPTION

Exterior Architectural Description

General

The subject property is a rectangular parcel that faces Stockton Street but spans the full width of the block from Beach Street on the north to North Point Street on the south. The Otis Elevator Building is the only building or structure on the property; it is three stories in height, has a rectangular footprint, and occupies much of the lot. At the west (primary) façade, the building directly abuts the sidewalk on Stockton Street. At the north, south, and east facades, the building is setback from the lot line, and there are parking lots at the perimeter. Brick walls line the north, south, and east ends of the property. At the north and south walls, there are regular breaks fitted with wrought-iron or metal grills.

A flat roof tops the building. In the center, there is a mechanical penthouse, which also has a flat roof. The building’s first floor is open and functions as a parking garage with the exception of an enclosed lobby section. The second and third floors house classrooms, labs/studios, offices, and student and faculty lounges. The structure of the building is reinforced concrete clad in cement plaster at the exterior. At the facades, horizontal concrete beams delineate the floor levels and roofline. Flat concrete piers span from the second floor to the roof dividing the facades into structural bays. These structural bays correspond to piers and beam ends visible in the parking garage. At the first floor, the piers are flush with the façade at the north and south sides of the building and set back at the west and east.

Vertical concrete mullions span from the second floor to the roof and further divide the structural bays: at the west and east facades, the structural bays are divided into five sections and at the north and south façades six sections. Each section is fully filled with either a window or panels of dark tile laid in stacked bond with dark grout. At the west and east facades, the first, third, and fifth sections are fitted with windows, and the second and fourth are tile. At the north and south facades, the first, third, fourth, and sixth sections are fitted with windows and the second and fifth are tile. The windows are all fixed aluminum, and muntins divide the lower quarter. The glazing is tinted. Because the window frames, glazing, tile, and grout are all dark and fill the entire sections between the mullions, a grid pattern is created. Many of the fixed windows have been modified by the insertion, at an unknown date, of small aluminum sliders above the original muntins.

“Academy of Art University” blade signs, installed in 1987, are mounted on all exterior corners of the building at the third floor (permit no. 8701534). A flat “Academy of Art University” sign is affixed to the west façade above the third floor windows. Overhead clearance bars were installed at the automobile entrances to the first floor parking garage in 2015.

The building exhibits both Brutalist and International-style influences.

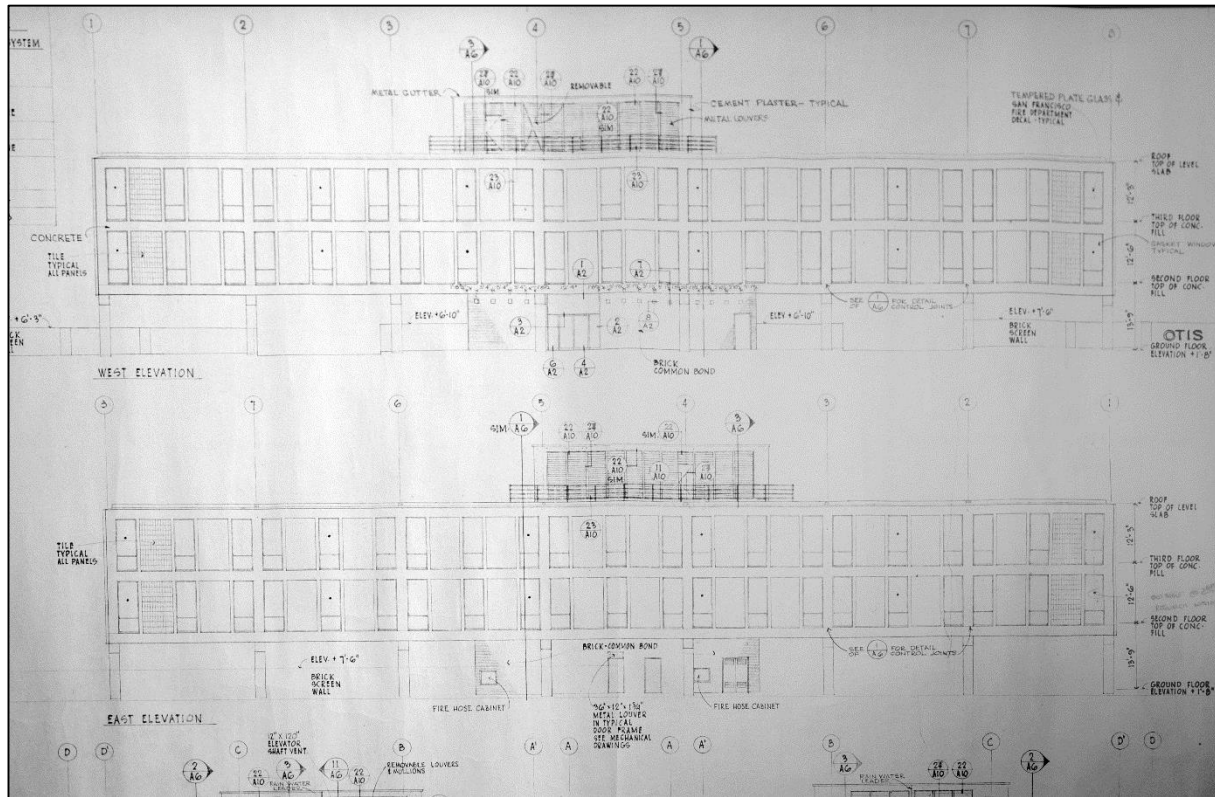


Figure 3. West and east elevation drawings for 2340 Stockton Street, 1969. Source: UC Berkeley CED Archives.

West (Primary) Facade

At the west façade, which faces Stockton Street, there are seven structural bays. Most of the first floor is an open parking garage, but at the center of the building’s west end, there is an enclosed portion that houses the lobby and ancillary spaces and equipment. The enclosure’s exterior walls are brick laid in common bond. Although originally tan brick, the walls have since been painted (see historic photograph, c. late 1970s/early 1980s). The primary entrance to the building is located in the enclosure’s west wall and is composed of a pair of aluminum glazed doors with sidelights and transom. The second and third floors are consistent with the fenestration pattern and materials of the other facades as described in the General section.



Figure 4. West façade, 2340 Stockton Street. Source: SWCA, 2015.



Figure 5. West façade, entrance detail, 2340 Stockton Street. Source: SWCA, 2015.

East Façade

The east (rear) façade is very similar in appearance to the west (primary) façade and is divided into seven structural bays. Metal vents have been inserted in some of the windows at an unknown date. This facade is otherwise consistent with the fenestration pattern and materials of the other facades as described in the General section.



Figure 6. East façade, 2340 Stockton Street. Source: SWCA, 2015.

North and South Facades

The north and south facades, which face Beach and North Point Streets respectively, have three structural bays. These facades are otherwise consistent with the fenestration pattern and materials as described in the General section.



Figure 7. South façade, 2340 Stockton Street. Source: SWCA, 2015.

Interior Architectural Description

The interior of the Otis Elevator Building is largely characteristic of an office building dating to the early 1970s and does not appear to be extensively altered. The small lobby at the first floor features painted brick walls laid in common bond and original imprinted concrete floors. Alterations include new track lighting, televisions on the northern wall, and a sliding barn-style door on the southern wall. The surrounding parking garage is largely open. In the garage, the concrete piers and beams of the building's structural system are visible. At the ceiling, precast concrete coffers fill the spaces between the beams.

The upper floors feature long linear hallways running the length of the building, with offices and classrooms on either side. Alterations include the partial removal of linoleum flooring, the replacement of some doors, and the installation of track lighting.

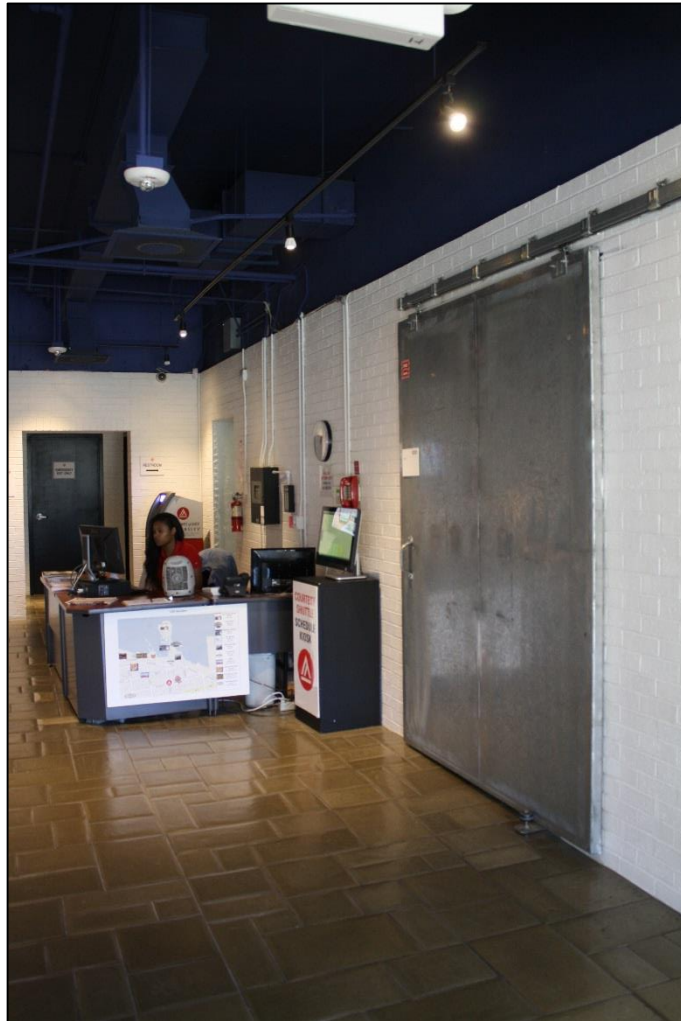


Figure 8. Lobby, 2340 Stockton Street. Source: SWCA, 2015.

SITE HISTORY

The subject property is a three-story commercial building constructed in 1970 as the administrative offices for the Otis Elevator Company, originally established in New York in 1854. As early as 1904, the Otis Elevator Company had opened offices in San Francisco, at 509 and 511 Howard Street.¹ In 1924, the Otis Elevator Company completed a factory and assembly plant immediately east of the subject property, at 1 Beach Street. By 1969, in a reflection of the company's continuing expansion, Otis Elevator Company hired the renowned architecture firm of Wurster, Bernardi, and Emmons to design a signature office building next to its factory. The Otis Elevator Company occupied the building, along with other various, mostly short-term tenants, through 1985. Academy of Art University acquired the property in 1986.

The following are known alterations to the building at 2340 Stockton Street:

- Installation of blade signs, 1987 (permit no. 8701534);
- Removal of lower floor wall to have street access to deli, 1992 (permit no. 9204265);
- Removal of lower floor wall to have street access, 1995 (permit no. 9519178);
- Modification of many of the fixed windows by the insertion of small aluminum sliders above the original muntins (unknown date);
- Painting of tan brick walls at ground floor of west façade, c. post-1980s (see historic photograph, c. late 1970s/early 1980s);
- Installation of clearance bars at parking entrances, date unknown (no permit);
- Installation of fire alarm and sprinkler system (permit no. 211204037467);
- Installation of a sliding barn-style door on the southern wall of the lobby, date unknown (no permit); and
- Partial replacement of doors at upper floors of the interior, date unknown (no permit).

The following Sanborn Fire Insurance Company maps and historic images present a visual overview of the property's construction chronology. Following the figures, Table 2 lists all permitted alterations to the subject property.

¹ Pacific Art Company. *San Francisco: Her Great Manufacturing, Commercial and Financial Institutions are famed the World Over* (Pacific Art Company, San Francisco, 1904-1905), 120.



Figure 9. Historic photograph, 2340 Stockton Street, c. late 1970s or early 1980s. Source: KMELforever.com.

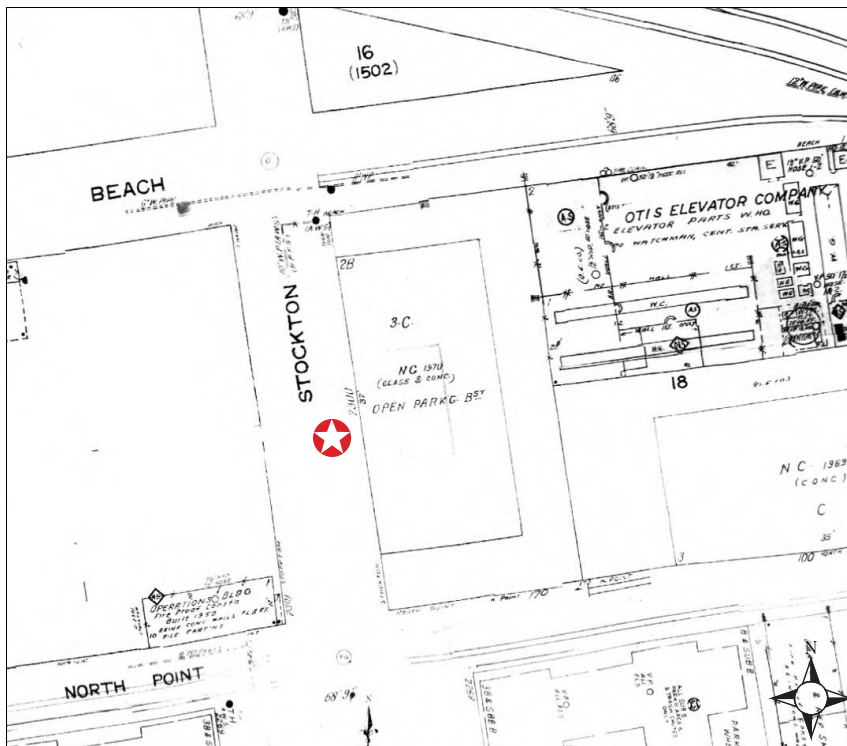


Figure 10. 1974 Sanborn Fire Insurance Map, 2340 Stockton Street. Source: Environmental Data Resources, 2015.



Figure 11. 1974 aerial photograph, 2340 Stockton Street. Source: Environmental Data Resources, 2015.



Figure 12. 1982 aerial photograph, 2340 Stockton Street. Source: Environmental Data Resources, 2015.

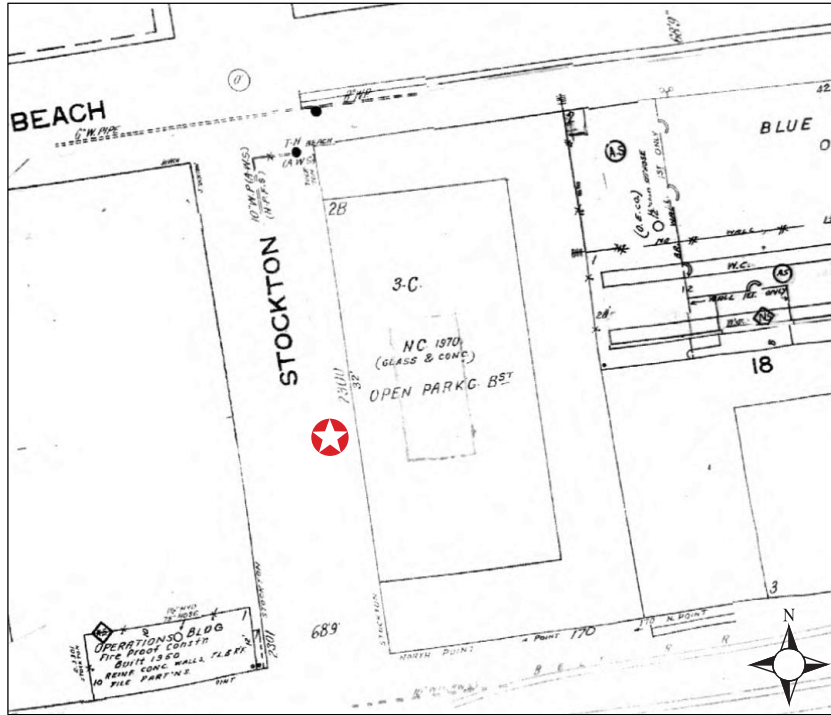


Figure 13. 1986 Sanborn Fire Insurance Map, 2340 Stockton Street. Source: Environmental

Data Resources, 2015.

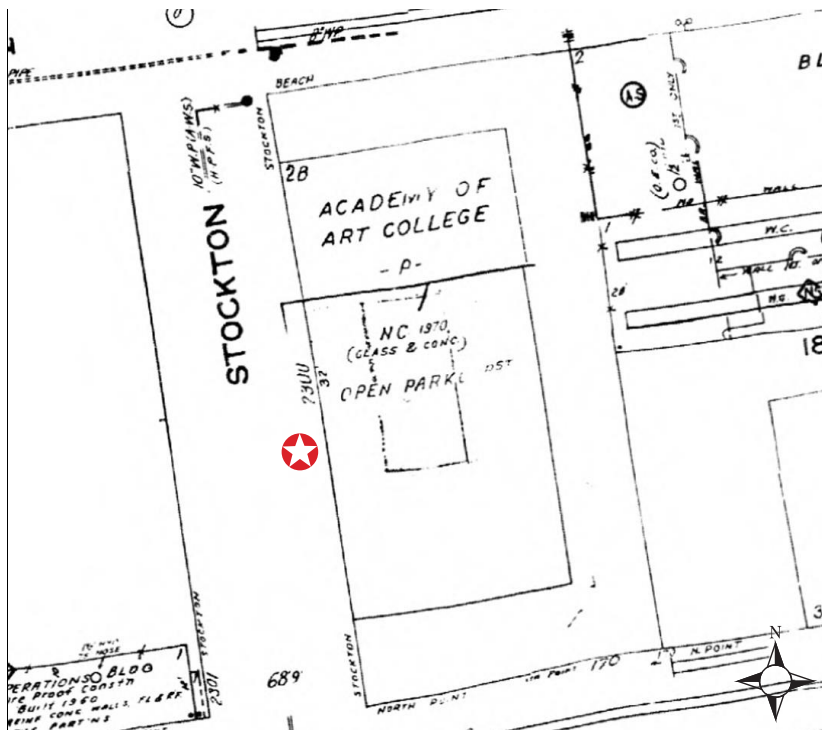


Figure 14. 1990 Sanborn Fire Insurance Map, 2340 Stockton Street. Source: Environmental Data Resources, 2015.



Figure 15. 1993 aerial photograph, 2340 Stockton Street. Source: Environmental Data Resources, 2015.

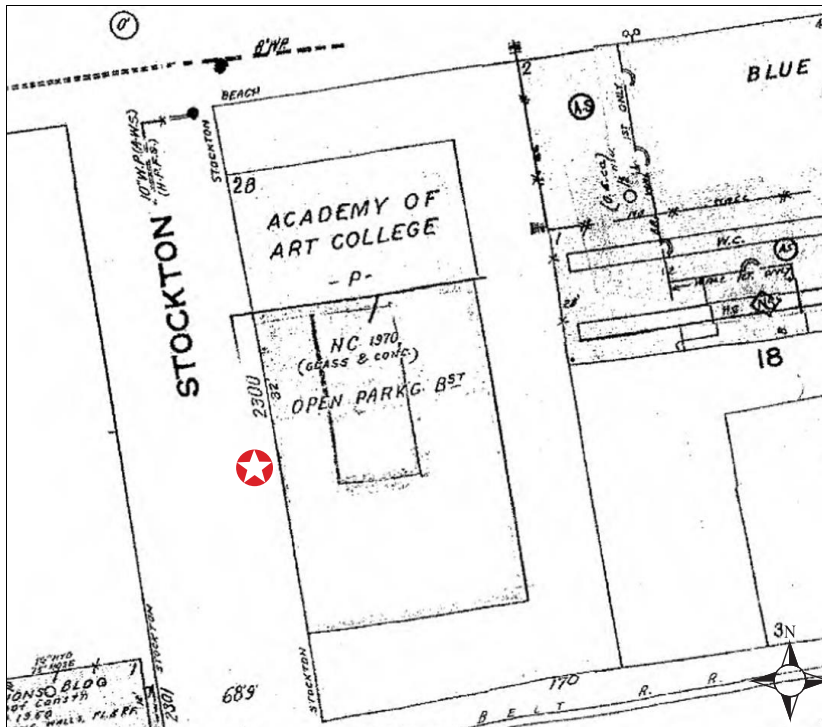


Figure 16. 1999 Sanborn Fire Insurance Map, 2340 Stockton Street. Source: Environmental Data Resources, 2015.

TABLE 2 BUILDING PERMITS, 2340 STOCKTON STREET

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|---------------------------------|--|-----------------------|---|-------------|--|
| Feb. 6, 1969 (Jun. 12, 1969) | Application #366518 (35161) (333000) | Otis Elevator Company | Donn Emmons (Wurster, Bernardi and Emmons, Inc.) | \$1,376,000 | Original building permit to construct a three-story office building with a height of 40 ft., F-2 occupancy, with approx. 20,000 ft. ground floor area. |
| Feb. 15, 1983 | S.F. Property Info Permit: 8301294 | | | \$37,500 | 3 – Alterations with plans. (no description) |
| July 1, 1983 | S.F. Property Info Permit: 8306066 | | | \$1,000 | 3 – Alterations with plans. (no description) |
| Feb. 5, 1987 | S.F. Property Info Permit: 8701534 | | | \$2,800 | Erect sign. |
| Apr. 16, 1992 | Application #9204265 (695826) | Stephen Family Trust | | \$15,000 | Remove lower floor wall to have street access to deli. |
| Nov. 10, 1995 | S.F. Property Info Permit: 9519178 | | | \$8,000 | Ref #9204265-Remove lower floor wall to have street access. |
| Nov. 16, 2011 | S.F. Property Info Permit: 201111169042 | | | \$45,000 | Accessibility upgrades & minor modification to egress system. |
| May 23, 2012 | Application #2012.04.03-7467 (1265365) | AAU | | \$80,000 | Installation of new Fire Alarm system. Sprinkler monitoring; elevator recall. |
| July 10, 2012 | Application #2012.05.03-9687 (1269009) | AAU | | \$267,776 | Install a new fire sprinkler system (interior). |

| DATE | PERMIT NUMBER | OWNER | ARCHITECT | COST | DESCRIPTION |
|------------------|---|--------------|------------------|-------------|---|
| Nov. 13, 2012 | S.F. Property Info Permit: 201211134025 | | | \$50,000 | This permit is for change of use from office to post-secondary education institution. |
| June 10, 2013 | S.F. Property Info Permit: 201306109030 | | | \$500 | Legalize one (non-electric) painted wall sign. |

FOCUSED NEIGHBORHOOD CONTEXT

North Beach

In their book, *San Francisco, 1865-1932: Politics, Power, and Urban Development* (1986), historians William Issel and Robert Cherny identify seven distinct neighborhoods that existed or were developed in San Francisco from the mid-nineteenth century to World War I: South of Market, Mission District, Western Addition, Nob Hill-Pacific Heights, Chinatown, Downtown, and North Beach. Each neighborhood was distinct in terms of demographics and character.

Originally called the Latin Quarter, North Beach was clustered around the intersection of Montgomery (later Columbus) Avenue and Broadway, but also included Telegraph Hill. First settled by French, Italian, South American, Spanish, and Portuguese residents, the neighborhood became known as Little Italy by the turn of the 20th century. Two-thirds of the population was working-class men, half of whom were Italian born.² In the middle-to-late nineteenth century, North Beach's waterfront became dominated by industrial uses—especially lumber, as this part of North Beach was the main receiving center for lumber shipments from the Northern California coast. The Filbert Street wharf, called Italy Harbor, was headquarters for the city's fishing industry until 1900 when Fisherman's Wharf was built near the foot of Columbus Avenue.³ By the turn of the twentieth century, "San Francisco's fishing industry was among the busiest on the continent, processing more fish than all the combined ports from Washington State to Mexico."⁴

After the 1906 earthquake and fires, some parts of San Francisco were decimated, while others remained intact. Downtown, South of Market, Chinatown, and most of North Beach were destroyed and rebuilt relatively quickly atop the previous street grid, platted in 1847.⁵ North Beach's waterfront continued to be a driver of San Francisco's economy through the first third of the 20th century, with a massive network of shipping piers, warehouses, markets, and centers for distribution, production, and processing. During World War II, manufacturing jobs peaked when the Bay Area became a center for defense production, but soon after the war San Francisco slowly deindustrialized as waterfront and heavy industrial jobs moved to the East Bay, and San Francisco's economy became focused on service-based industries, notably finance and tourism. Financial jobs nearly doubled in the 1950s while employment on the waterfront was reduced 25 percent; the advent of containerization of water-borne commerce in the 1960s spelled the death of the San Francisco waterfront as a site for loading and unloading ships.⁶

North Beach's waterfront began to transform into one of the city's main tourist attractions beginning in the 1930s when restaurants moved to Fisherman's Wharf to take advantage of fresh seafood and views of the San Francisco Bay. "By the 1950s—the same time that many west coast fisheries began to decline in earnest—many fishing operations at [Fisherman's] Wharf likewise became increasingly focused on the steadier and more lucrative opportunities offered by the restaurant and tourist trade."⁷ The North Beach

² William Issel and Robert Cherny, *San Francisco, 1865-1932: Politics, Power, and Urban Development*, San Francisco, Berkeley: University of California Press, 73-75.

³ *Ibid.*, 74.

⁴ San Francisco Planning Department, "Fisherman's Wharf Public Realm Plan Project," April 20, 2011, http://sfmea.sfplanning.org/2010.0256E_FMND.pdf (accessed January 18, 2016).

⁵ Kevin Starr, *California: A History* (New York: Modern Library, 2005), 176.

⁶ Chris Carlsson, "The Progress Club: 1934 and Class Memory," James Brook, Chris Carlsson & Nancy J. Peters, eds., *Reclaiming San Francisco: History, Politics, Culture: A City Lights Anthology* (San Francisco, Calif: City Lights Books, 1998), 76.

⁷ San Francisco Planning Department.

waterfront turned almost completely to tourism in the late 1970s when industrial fishing nearly ceased and when Pier 39 was developed into a tourist district in the late 1970s.

2300 Block of Stockton Street

In 1887, the 2300 block of Stockton Street and most surrounding blocks were vacant. Across the street to the north, on the Embarcadero, were lumber yards and a grain elevator, signs of the area's early industrial history. By 1899, the North Beach waterfront had become a bustling hub for the lumber industry. The entire east side of the 2300 block of Stockton Street where 2340 Stockton (the subject property) sits today was a storage and distribution center for the D.H. Bibb Lumber Company. There were 15 lumber-storage sheds, an office, and a warehouse for furniture storage. A railroad spur running from the Embarcadero cut diagonally through the block to the southwest. Across Stockton Street, to the west, was the D.H. Bibb Lumber Company furniture factory and the H. Engelbrecht San Francisco Launch Company, a boatbuilder. To the north, on the Embarcadero, was grain distribution center.

After the 1906 earthquake and fires destroyed North Beach, the area was rebuilt and once again dedicated to industrial uses. The subject property contained the Otis Elevator Company factory, with a machine shop, offices, planing mill, and storage. The west side of the 2300 block of Stockton Street was vacant, except for the westernmost half, which housed lumber storage yards and a planing mill for the W.C. Premus Company.

The Otis Elevator Company factory was rebuilt and reconfigured in 1924. Rather than face Stockton Street, which it had in 1913, the factory was located at the northeast corner of the lot and faced Beach Street. A railroad spur led into the Grant Avenue side of the building. By 1948, the southeast side of the block contained the Stauffer Chemical Company, a sulphur manufacturer. The west side of the 2300 block of Stockton was vacant except for some remaining lumber storage. To the north, across the Embarcadero, Piers 39 and 41 had been constructed. Between 1948 and 1950, the only change to the block was the construction of the San Francisco Municipal Railway (Muni) Kirkland Bus Yard at the west side of Stockton.

By 1974, the 2300 block of Stockton had transformed into its current configuration. The Otis Elevator Company offices had been constructed at 2340 Stockton Street. At the southeast corner of the block, where the Stauffer Chemical Company building once stood, a new building was constructed in 1969. The west side of the 2300 block of Stockton remained unchanged since 1950 and continued to house a Muni bus yard.

OWNER/OCCUPANT HISTORY

The building at 2340 Stockton Street, originally known as the Otis Building, housed the offices of the Otis Elevator Company on the second floor from 1970 through 1985. From at least 1973 through 1977, the third floor was headquarters of Refectory International Inc., a restaurant services company, and the General Adjustment Bureau, an insurance claim adjuster (the building does not appear in the 1970-1972 city directories). Other tenants in the building for at least five years were the California Youth Authority state office (1975-1982) and Century Broadcasting Company, KMEL radio station (1977-1985).

Tenants located in the building at 2340 Stockton Street for at least five years are described below.

Otis Elevator Company

The Otis Elevator Company is described in architectural historian Anne Bloomfield's NRHP nomination for the Otis Elevator Company Building at 1 Beach Street in San Francisco:

The Otis Elevator Company was founded by Elisha Graves Otis, who invented the first safety hoist in 1852. He built freight elevators in 1853, demonstrated his invention at New York's Crystal Palace Exposition in 1854, and installed the first passenger elevator in 1855. After his death in 1861, Otis's sons Charles and Norton took over the business and attained sales of one million dollars by 1870. From the beginning Otis has dominated the elevator field nationally, both in quantity and in technological improvements. In 1898 it merged with 14 other elevator companies, and the purchase of competitors continued. While the main plant was located in Yonkers, New York, by 1924 Otis advertised offices in "all principal cities," over 100 of them.

In San Francisco Otis established an agency in the early 1880s, and by the turn of the 20th century the company maintained its own office in the city. After the 1906 earthquake and fire, the Otis office was at Stockton and Beach Streets. The subject building, No. 1 Beach Street, was built in 1923-1924, to designs by the company's architectural office in Yonkers. The building was used for elevator assembly and the manufacture of the selector mechanism of Otis's Signal Control System for elevators. A railroad spur led into the Grant Avenue side of the building. With smaller buildings of similar design in Los Angeles and Portland, the San Francisco office serviced the entire U.S. west coast plus Nevada and Arizona, Alaska and Hawaii. During the depression of the 1930s, when construction activity ground to a halt and the company finally realized the importance of service/maintenance contracts, the San Francisco office was made exclusively a service and maintenance facility. Otis remained in the building into 1969.⁸

After moving out of its headquarters at 1 Beach Street in 1969, Otis Elevator Company moved to the new Otis Building at 2340 Stockton Street, commissioned by the company in the late 1960s. Otis stayed at 2340 Stockton Street from 1970 to 1985.

California Youth Authority

The California Youth Authority was a division of the California Department of Corrections and Rehabilitation and occupied offices at 2340 Stockton Street from 1975 through at least 1982. The state agency provided education, training, and treatment services for California youth, ages 12-25, who had been committed to state correctional facilities or drug-treatment programs. The California Youth Authority eventually became the California Division of Juvenile Justice. The agency's use of the building at 2340 Stockton Street is unknown. The agency's headquarters are in Sacramento, California.

Century Broadcasting Company (KMEL)

KMEL (106.1) began in 1946 as the sister station of KGO-AM. The following year, KGO-FM moved to 106.1, with broadcast facilities in Oakland. Century Broadcasting purchased the station in 1977 and the broadcasting facilities moved to the Otis Building at 2340 Stockton Street. KMEL played "album-oriented rock" through 1984, when the station switched to the "Top-40" genre. KMEL broadcast from 2340 Stockton Street through c. 1985.

Table 3 presents data available in city of San Francisco directories for all known owners and occupants of the property.

⁸ Anne Bloomfield, National Register of Historic Places Nomination, Otis Elevator Company Building, February 3, 1999.

TABLE 3 OWNER/OCCUPANT HISTORY

| 2300-2380 Stockton Street | | |
|---------------------------|---|-------------------------------------|
| Date | Name | Source |
| 1970-1972 | No city directory listing for Otis Elevator Company or the 2300 block of Stockton Street | Polk's San Francisco City Directory |
| 1973-1974 | <p>Otis Building:</p> <ul style="list-style-type: none"> • 2nd floor: Otis Elevator Company • 3rd floor: Refectory International Inc., General Adjustment Bureau | Polk's San Francisco City Directory |
| 1975 | <p>Otis Building:</p> <ul style="list-style-type: none"> • 2nd floor: Otis Elevator Company • 3rd floor: Refectory International Inc., General Adjustment Bureau, • Suites: Decimus Corporation (computers), National Distillers Products Company, California Youth Authority state office | Polk's San Francisco City Directory |
| 1976 | <p>Otis Building:</p> <ul style="list-style-type: none"> • 2nd floor: Otis Elevator Company • 3rd floor: Refectory International Inc., General Adjustment Bureau • Suites: Decimus Corporation (computers), National Distillers Products Company, Holland House Brands Company, Muson Shaw Company | Polk's San Francisco City Directory |

| | | |
|------|--|---------------------------|
| | (liquor imports), California Youth Authority state office | |
| 1977 | <p>Otis Building:</p> <ul style="list-style-type: none"> • 2nd floor: Otis Elevator Company • 3rd floor: Refectory International Inc., General Adjustment Bureau • Suites: Century Broadcasting Corporation (KMEL Radio Station), Munson Shaw Company, Refectory International Inc., National Distillers Products Company, California Youth Authority | Polk's San Francisco City |
| 1978 | <p>Otis Building:</p> <ul style="list-style-type: none"> • 2nd floor: Otis Elevator Company • Suites: G.A.B. Business Services Inc., Century Broadcasting Corporation (KMEL Radio Station), National Distillers Products Company, California Youth Authority | Polk's San Francisco City |
| 1980 | <p>Otis Building:</p> <ul style="list-style-type: none"> • 2nd floor: Otis Elevator Company • Suites: G.A.B. Business Services Inc., Century Broadcasting Corporation (KMEL Radio Station), California Youth Authority | Polk's San Francisco City |
| 1981 | <p>Otis Building:</p> <ul style="list-style-type: none"> • 2nd floor: Otis Elevator Company | Polk's San Francisco City |

| | | |
|------|---|---------------------------|
| | <ul style="list-style-type: none"> Suites: G.A.B. Business Services Inc., Century Broadcasting Corporation (KMEL Radio Station), California Youth Authority, Media Express (advertising), Metropolitan Outdoor (advertising) | |
| 1982 | <p>Otis Building:</p> <ul style="list-style-type: none"> 2nd floor: Otis Elevator Company Suites: G.A.B. Business Services Inc., Century Broadcasting Corporation (KMEL Radio Station), California Youth Authority, Media Express (advertising), Metropolitan Outdoor (advertising), J.B. Hevia & Company (travel advertising) | Polk's San Francisco City |
| 1985 | <p>Otis Building:</p> <ul style="list-style-type: none"> 2nd floor: Otis Elevator Company Suites: G.A.B. Business Services Inc., Century Broadcasting Corporation (KMEL Radio Station), Travel Creators Commercial, Travel Systems, Volunteers in Parole | Pacific Bell |
| 1990 | California Parking Company; Volunteers in Parole | Pacific Bell |
| 1993 | Academy of Art University; Classic Parking Inc. | Pacific Bell |

ARCHITECT

Wurster, Bernardi, and Emmons

The primary architect for 2340 Stockton Street was Donn Emmons of the noted San Francisco architecture firm Wurster, Bernardi, and Emmons. Donn Emmons was born in New York in 1910 and studied architecture at Cornell University and the University of Southern California. He began his career in Los Angeles, working for various firms before moving permanently to the San Francisco Bay Area in 1938.⁹

In 1938, Emmons joined the firm of Wurster, Bernardi and Emmons, one of San Francisco's most celebrated and prolific Modernist firms. The firm was founded in 1926 by William Wilson Wurster, educator, practitioner, and "anointed leader" of the regional modernist idiom known as the Second Bay Tradition.¹⁰ Joining Wurster to form WBE in 1944 and 1945, respectively, were Theodore Bernardi and Donn Emmons. Together the three were responsible for the design of dozens of influential commissions in San Francisco and beyond.¹¹ Out of the three partners, Emmons "was principally responsible for many of their most important commissions."¹²

In 1963, Donn Emmons was selected by Bay Area Rapid Transit (BART) to be the chief design architect for the new BART system. He was chosen out of 20 architects.¹³ However, according to Allan Temko,

Emmons found himself embroiled in controversy when BART's engineers failed to accept his recommendations for careful planning and design. In particular, the engineers refused to recognize the system's impact on surrounding communities. Accompanied by landscape consultant Lawrence Halprin, Mr. Emmons resigned two years later, enlisting wide public support for his position. His designs for the heroic piers of BART's elevated structures were later honored with awards by the American Institute of Architects.¹⁴

Emmons designed the Mill Valley Public Library in 1969, "arguably [his] finest accomplishment," according to architectural critic Allan Temko.¹⁵ The project garnered him an AIA Gold Medal in 19XX. Emmons' other awards and honors include Fellowship in the AIA (1954); the AIA Albert John Evers Environmental Award (1984); and San Francisco Arts Commission Award for "distinguished work and achievement in architecture" (1986). Emmons was an advisor to the State Department's Office of Foreign Buildings, the entity responsible for embassy construction around the world.¹⁶ As a firm, Wurster, Bernardi and Emmons received more than 100 design awards.

Donn Emmons retired from active practice in 1985 and died in Sausalito in 1997.

⁹ Allan Temko, "Obituary – Donn Emmons," *San Francisco Chronicle*, September 3, 1997.

¹⁰ Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*. Document prepared for the 2009/2010 CLG grant through the National Park Service, Department of the Interior, through the California Office for Historic Preservation. San Francisco Planning Department (2011), 86.

¹¹ Michelson, Alan R. "Bernardi, Emmons—and Wurster: Focus on the Younger Partners." Trieb, Marc, ed., *An Everyday Modernism: The Houses of William Wurster* (Berkeley, CA: UC Berkeley Press, 1995); Brown, 268.

¹² Temko.

¹³ Elmont White, "Transit Picks Emmons as its Chief Architect," *San Francisco Chronicle*, September 17, 1963.

¹⁴ Temko.

¹⁵ Ibid.

¹⁶ Temko.

During his tenure at WBE, some of the firm's most notable projects in San Francisco include:

- Commercial and residential buildings for the Golden Gateway redevelopment project (1959-1967);
- Bank of America at 275 Ellis, cited in historic preservation planner Mary Brown's *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement* (2010) as the "first Modern Bank of America design in San Francisco" in 1963...stylistically linked to the New Formalist freestanding Modern pavilions designed by Philip Johnson and Minoru Yamasaki;¹⁷
- Rehabilitation of Ghirardelli Square (San Francisco Lanmark No. 30), with landscape architect Lawrence Halprin (1965-1968); and
- Bank of America world headquarters at 555 California Street, with architects Skidmore, Owings and Merrill and Pietro Belluschi, and landscape architect Lawrence Halprin (1967-1971).

The Golden Gateway project is described in preservation planner Mary Brown's *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement* (2010):

Located alongside the financial district and the waterfront, the Golden Gateway project added approximately 2.8 million square feet of office space to downtown San Francisco. An advisory panel including Mario Ciampi, Louis Kahn, and Minoru Yamasaki judged the 1959 site design competition. The panel favored designs with a degree of "monumentality" befitting the adjacent downtown area's importance as a financial center. The selected design, by Wurster, Bernardi and Emmons and DeMars and Reay, placed residential and office towers among parks and plazas. The result was "something strikingly new for San Francisco, a modernist essay in the spirit of the International Style."

The first two phases of residential development were designed by architects Wurster, Bernardi & Emmons, DeMars & Reay, and Anshen & Allen. In addition to four towers, landscaped plazas and townhouses were constructed over two-story garage blocks, with elevated footbridges connecting the plazas. Phase I began in 1962 and was completed in 1965. It consisted of three towers and 38 townhouses occupying two city blocks. The towers include the 22-story slab Richard Henry Dana House and two 25-story towers named the Buckelew House and Macondray House. Phase II, built between 1964 and 1967, included another 22-story slab, the William Heath Davis House, and 20 additional townhouses. A third phase, Golden Gateway Commons, was built after 1970. The residential blocks surround Sidney G. Walton Square, a ground-level park designed by Sasaki/Walker and Associates.

The project also included an office tower, the Alcoa Building, known today as One Maritime Plaza. Designed by Skidmore Owings & Merrill (1964- 1967), it was unique in using structural seismic X-bracing as part of the building's aesthetic. Wurster, Bernardi & Emmons designed the garage. Sasaki, Walker Associates were the landscape architects for Maritime Plaza, which flanks the building to its west and east. The plaza is raised two stories above the street, with a parking garage beneath.¹⁸

¹⁷ Brown, 135.

¹⁸ Brown, 46-48.

BUILDER

The contractor/builder for 2340 Stockton Street is unknown. The builder name is not listed on the original building permit, nor on original drawing set.

CALIFORNIA REGISTER SIGNIFICANCE EVALUATION

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2: It is associated with the lives of persons important in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

In addition to meeting the applicable eligibility criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the "ability of a property to convey its significance" (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, which are defined in the following manner in National Register Bulletin 15:

1. Location – the place where the historic property was constructed or the place where the historic event occurred;
2. Design – the combination of elements that create the form, plan, space, structure, and style of a property;
3. Setting – the physical environment of a historic property;
4. Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
6. Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time;
7. Association – the direct link between an important historic event or person and a historic property.

Resources eligible for the NRHP, under the corresponding Criteria A, B, C, and D, are automatically listed in the CRHR.

Evaluation, Criterion 1

The building at 2340 Stockton Street does not appear to be eligible for listing in the CRHR under Criterion 1 for an association with significant patterns of events, including early architectural or post-earthquake development in North Beach, either as a contributor to a potential district or individually.

Evaluation, Criterion 2

Regarding an association with Otis Elevator Company, the building at 2340 Stockton Street was constructed for the Otis Elevator Company in 1970, and the company remained there until 1985. Otis Elevator Company was founded in Yonkers, New York in the middle of the nineteenth century. The company’s San Francisco office opened by the turn of the twentieth century, and after the 1906 earthquake moved to Stockton and Beach Streets (on the subject property). That building was demolished, and a new factory and office building was constructed at 1 Beach Street in 1924. By that time, Otis Elevator Company had offices in over 100 cities throughout the United States.

The building at 2340 Stockton Street was neither the first building associated with the company, nor the first building in San Francisco associated with the company. The Otis Elevator Company at 1 Beach Street is listed in the NRHP for an association with the company. Furthermore, the building at 2340 Stockton Street does not appear to retain any direction associations with significant individuals. Therefore, the building at 2340 Stockton Street does not appear to possess the significance required for CRHR eligibility under Criterion 2.

Regarding associations with other owners and tenants of 2340 Stockton Street, including the radio station KMEL and the California Youth Authority, the building appears ineligible for listing in the CRHR under Criterion 2. Research did not reveal that any of the owners or occupants have made any significant contributions to local, state, or national history.

Evaluation, Criterion 3

The commercial building at 2340 Stockton Street was designed by the notable Modernist firm Wurster, Bernardi, and Emmons. In considering the significance of the subject property, it is one of many Brutalist- and International-style commercial buildings designed by Wurster, Bernardi, and Emmons, as well as one of many Modernist commercial buildings constructed in San Francisco from the 1930s to 1970s. It exhibits many of the character-defining features associated with Brutalism and the International style, including poured-concrete construction, recessed windows that read as voids, repeating geometric patterns, strong right angles and simple cubic forms, and rectangular block-like shapes.

According to *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*, a Brutalist building would need to be designed in a high-style interpretation of the style in order

to meet local and state registration requirements for their architectural merit under Criterion 3.¹⁹ Further, because the subject property is less than 50 years old, it would need to be of “exceptional importance” to be eligible for listing in the NRHP. Although the subject property was designed by a notable Modernist firm and exhibits many of the character-defining features of the Brutalist style, it is not a distinctive or outstanding example of the property type. It is not a high-style interpretation of the style, as is required by the evaluation criteria identified in *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement* and does not appear eligible for local, state, or federal designation under Criteria C/3. The *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement* provides multiple examples that are more representative of high-style Brutalist-influenced commercial architecture in San Francisco including: Transamerica Pyramid; Fox Plaza; Davies Medical Center; and the San Francisco State University Cesar Chavez Student Center; and an addition to the San Francisco Art Institute. Likewise, the historic context statement lists high-style examples of International-inspired commercial buildings that are more representative of the style than 2340 Stockton Street including: Crown-Zellerbach Building; Alcoa Building; Bethlehem Steel Building; John Hancock Building; and the Embarcadero Center.

¹⁹ City and County of San Francisco Planning Department, p. 203.

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