

PH0352136

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED APR 23 1976

DATE ENTERED JUN 14 1976

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Myrtle Street Flats

AND/OR COMMON (sometimes referred to as part of the Goodman Building).

LOCATION

STREET & NUMBER 234-248 Myrtle Street

CONGRESSIONAL DISTRICT
5th

CITY, TOWN San Francisco

VICINITY OF

STATE California

CODE 06

COUNTY San Francisco

CODE 075

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME San Francisco Redevelopment Agency

STREET & NUMBER 939 Ellis Street

CITY, TOWN San Francisco

VICINITY OF

STATE California

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. **Recorders Office**

STREET & NUMBER City Hall

CITY, TOWN San Francisco

STATE California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Myrtle Street Flats (234-248 Myrtle Street) are actually two adjacent buildings located on the southern portion of Lot 11 in Assessors Block 714 (97.5 x 120 feet). The flats have a 97.5 foot frontage on Myrtle Street (48.75 feet per structure) and a depth of about 35 feet for a total of 3400 square feet. The two structures are two story frame buildings with 4 dwelling units per building (two upstairs, two down).

The structure further west on Myrtle Street stands about four feet higher than the one just east of it, due to the slope of the land. Otherwise, the fenestration of the two facades is practically identical. The second floor of each consists of four equally spaced bay windows (three windows of equal size per bay). Below the two center bays on each facade are very unusual entrance stairs to the apartments. Rather than being perpendicular to the sidewalk, they are oriented at approximately a 45° angle to it. A street level doorway located where the two structures come together leads to basement storage areas beneath the flats and the two lightwells formed by the connection of the Myrtle Flats to the Goodman Building (1117 Geary).

The Myrtle Street Flats and the Goodman Building are connected in several ways. Where the buildings touch, only one wall separates the structures. Detailed inspection of the walls by the Redevelopment Agency and the Goodman Group show two sets of studs but only one wall separating the Goodman Building and the Myrtle Flats. The roof covering the rear of the Goodman Building storefronts (1906-07 addition) is attached directly to the Myrtle Flats. More importantly, the Goodman Building and the Myrtle Flats share a common foundation where they meet. The only place where the frame structures are separate is where the two lightwells are located between the flats and the Goodman Building. (See attached diagram)

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY-PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

When Abraham Goodman bought the Emeric Building (1117 Geary) from the estate of Henry Emeric in 1900, it was only a two-story building on Geary Street (the 2nd and 3rd stories of the existing Geary frontage.) After the destruction brought on by the 1906 Earthquake, Mr. Goodman took advantage of the demand for housing and commercial space by raising the building one floor to construct the present storefronts on Geary, adding a mansard roof, fourth floor and constructing eight apartments fronting on Myrtle Street.

With the traditional downtown commercial district destroyed by the fire and earthquake, Van Ness Avenue became the new commercial center (the fire stopped at the east side of Van Ness). Many property owners along the east side of Van Ness converted disaster into profit by doing what Abraham Goodman did with his property. Unfortunately, because of the ravages of Redevelopment and private developers, the Goodman Building and the attached Myrtle Flats are the only surviving example of this post-earthquake phenomenon in this part of San Francisco.

Architecturally, the Myrtle Street Flats appear to be unique in the City.

According to Mrs. Bland Platt, President, San Francisco Landmarks Preservation Advisory Board, "It is my personal feeling that the Myrtle Street Flats possess more integrity of design than the Goodman Building. Further, I know of no other building or buildings in San Francisco of similar design, and, therefore, I feel the flats are unique in this City. I might add that the placement of the entrances relates favorably to the well-known Rountree Block at Oak and Lyon Streets which has been remodeled beyond recognition." ... "since both buildings (Myrtle Street Flats and Goodman Building) are contained on the same parcel, are at least partially connected and relate historically, they should not be separated but should continue to be considered as a unit." ... "it is my opinion that if the Goodman Building and others in Western Addition A-2 qualify for the National Register, there is every reason to assume that the Myrtle Street Flats would also qualify..."

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(same as those used for the Goodman/Emeric Building)

Written communication from Mrs. Bland Platt, President, San Francisco Landmarks Preservation Advisory Board, to Dr. Knox Mellon, State Historic Resources Commission, January 13, 1976.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .07

UTM REFERENCES

A	1,0	515,096,0	4118,198,0
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Bradford Paul

ORGANIZATION

The Goodman Group

DATE

2/9/76

STREET & NUMBER

1117 Geary Street

TELEPHONE

(415) 776-6552

CITY OR TOWN

San Francisco

STATE

California 94109

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Herbert Rhodes

APR 6 1976

TITLE

SHPO

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Acting

William J. Stines

DATE

6/14/76

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

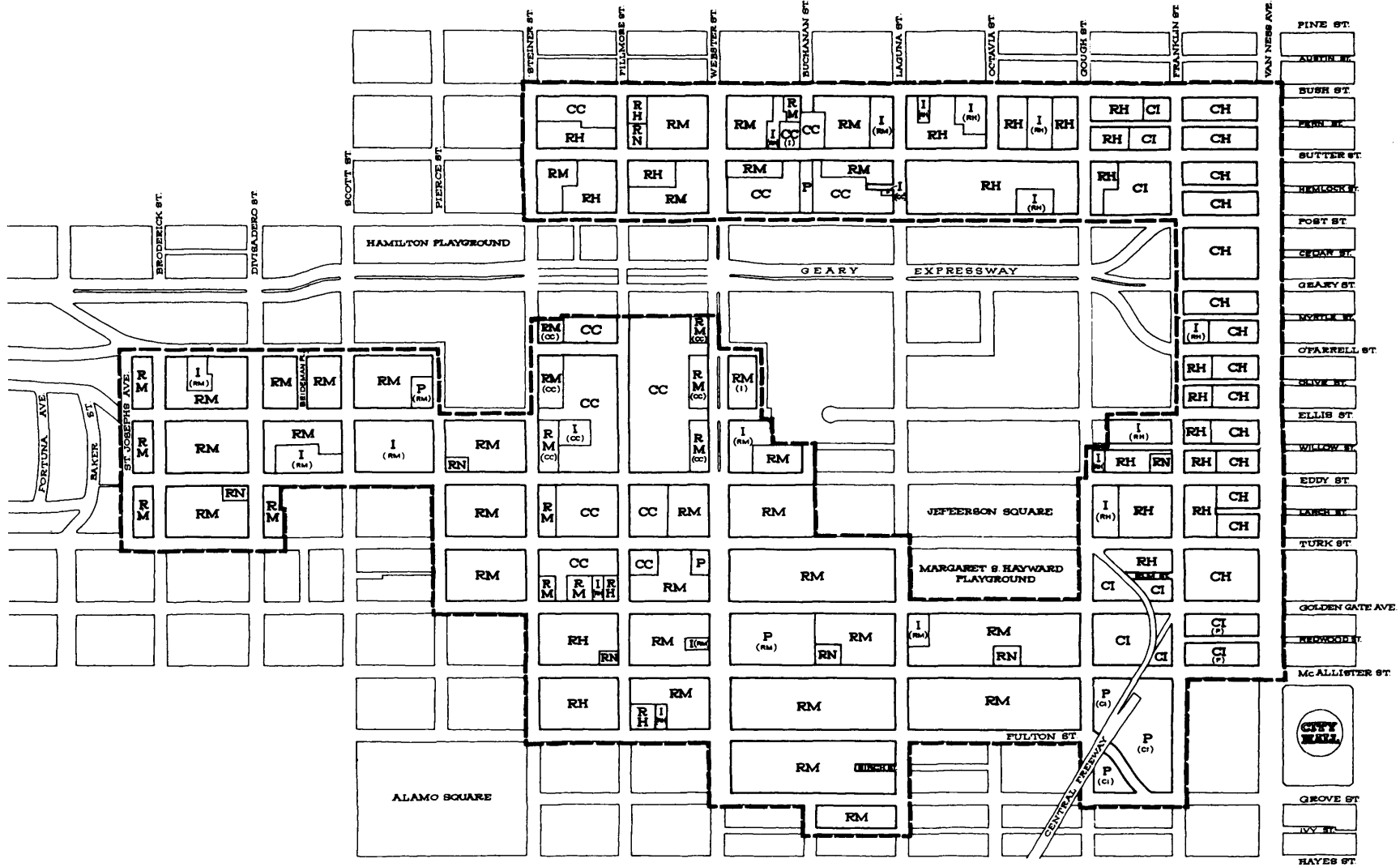
ATTEST:

Charles W. ...

DATE

6-11-76

CLERK, NATIONAL REGISTER



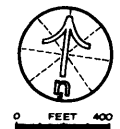
LEGEND :

- | | |
|---|--|
| RM RESIDENTIAL, MEDIUM DENSITY | CC COMMERCIAL, COMMUNITY SHOPPING |
| RH RESIDENTIAL, HIGH DENSITY | CI COMMERCIAL, GENERAL INTERMEDIATE DENSITY |
| RN RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL | CH COMMERCIAL, GENERAL, HIGH DENSITY |
| () ALTERNATE USES SHOWN IN PARENTHESES | I INSTITUTIONAL |
| --- PROJECT BOUNDARY | P PUBLIC |

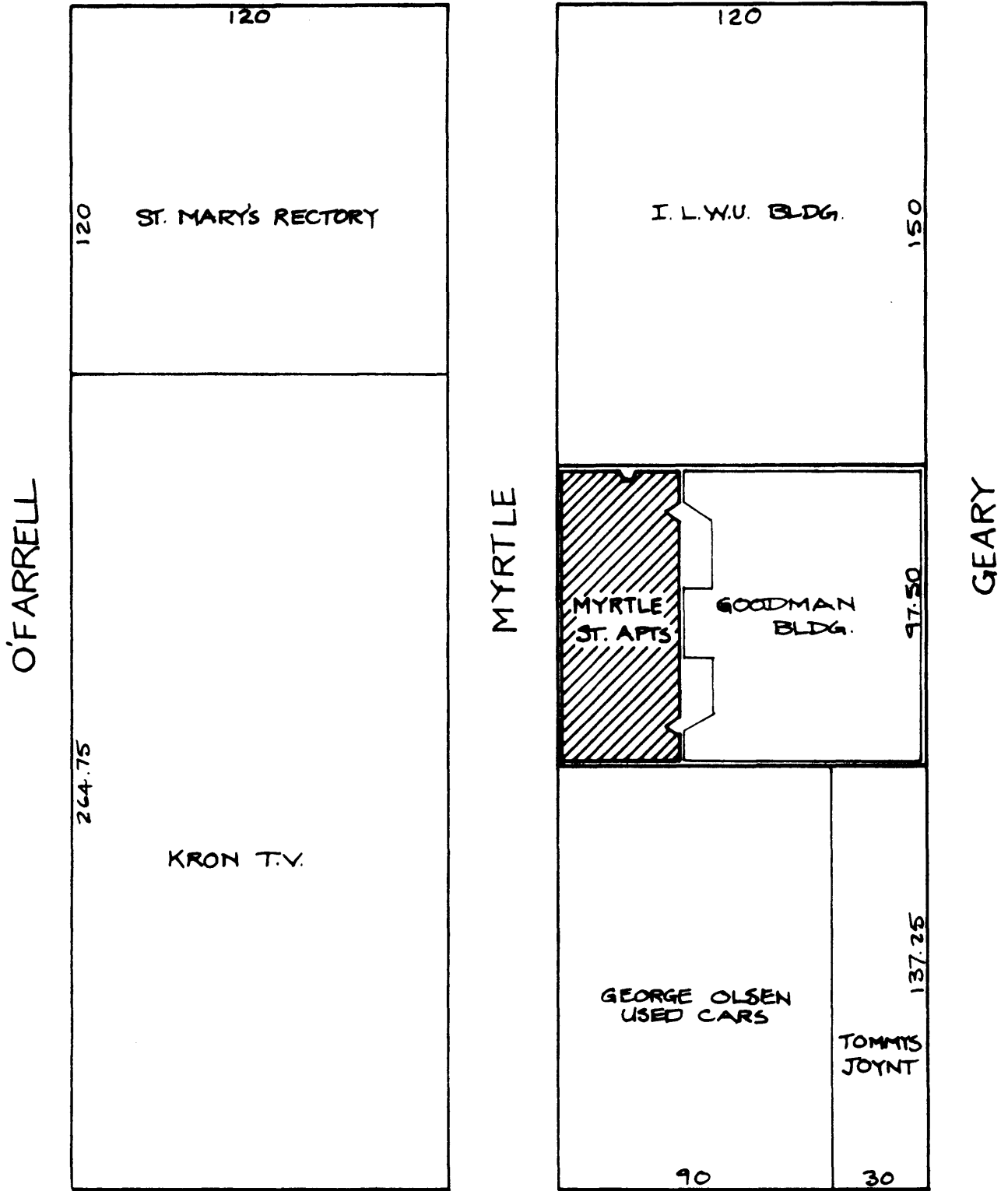
WESTERN ADDITION AREA A-2

LAND USE

NOTE: LAND USE AREAS AND RIGHTS-OF-WAY SHOWN ARE SCHEMATIC AND ARE SUBJECT TO ADJUSTMENTS TO ACCOMMODATE FINAL SURVEYS AND ENGINEERING DETAILS.



FRANKLIN



VAN NESS

BLOCK 714

LOCATION MAP

MYRTLE ST. APTS



MYRTLE ST.

USED CAR LOT

Stair well

ILWU BLDG.

Light Wells

Store front roof

TOMMY'S JOINT

GOOMAN BLDG.

1117

GEARY ST.

SCALE APPROXIMATE

