

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**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

THEODORE F. PAYNE RESIDENCE <sup>House</sup>

and/or common

EVANS PACIFIC BUILDING

**2. Location**

street & number

1409 SUTTER STREET

\_\_\_ not for publication

city, town

SAN FRANCISCO \_\_\_ vicinity of

congressional district

5th DISTRICT

state

CALIFORNIA

code

06

county

SAN FRANCISCO

code

075

**3. Classification**

**Category**

\_\_\_ district

building(s)

\_\_\_ structure

\_\_\_ site

\_\_\_ object

**Ownership**

\_\_\_ public

private

\_\_\_ both

**Public Acquisition**

\_\_\_ in process

\_\_\_ being considered

**Status**

\_\_\_ occupied

\_\_\_ unoccupied

work in progress

**Accessible**

\_\_\_ yes: restricted

yes: unrestricted

\_\_\_ no

**Present Use**

\_\_\_ agriculture

commercial

\_\_\_ educational

\_\_\_ entertainment

\_\_\_ government

\_\_\_ industrial

\_\_\_ military

\_\_\_ museum

\_\_\_ park

\_\_\_ private residence

\_\_\_ religious

\_\_\_ scientific

\_\_\_ transportation

\_\_\_ other:

**4. Owner of Property**

name

EVANS PACIFIC CORPORATION

street & number

1405 SUTTER STREET

city, town

SAN FRANCISCO \_\_\_ vicinity of

state CALIFORNIA 94109

**5. Location of Legal Description**

courthouse, registry of deeds, etc.

SAN FRANCISCO CITY HALL

street & number

city, town

SAN FRANCISCO

state CALIFORNIA 94102

**6. Representation in Existing Surveys**

title

1976 ARCHITECTURAL SURVEY

has this property been determined eligible? \_\_\_ yes  no

date

\_\_\_ federal \_\_\_ state \_\_\_ county  local

depository for survey records

DEPARTMENT OF CITY PLANNING

100 LARKIN STREET

city, town

SAN FRANCISCO

state CALIFORNIA 94102

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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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### Describe the present and original (if known) physical appearance

The Payne House (1881) is a two-story wood frame residence. In addition to its two stories, the house has a full attic and basement; all four floors total about 16,000 square feet. Main floor to ceiling height is fourteen feet, second floor to ceiling height is eleven feet six inches, and attic floor to ceiling height is thirteen feet. From the flat portion of the roof to the ground is approximately forty-six feet. From the ground to the peaked roof of the turret is approximately sixty feet. The plan is essentially a rectangle thirty-six by eighty-six feet with the shortest dimension facing Sutter Street.

Attached onto this simple rectangle are numerous cantilevered gables, bays, and appendages. Some of these start on the ground and project above the roof. On the west side of the Sutter Street side is a gable which projects about five feet forward of the house's main rectangular mass. On this gable is an entry porch and a projection best described as a two-story slanted bay with a squared bay set at 60° on the northwest corner. On the northeast corner is an octagonal turret, the highest part of the house. This turret is one of the most memorable exterior features and has an eight-sided peaked roof and a porch at the attic level. On the east elevation is a projecting gable with a slanted corner and a two-story addition at the south corner which incorporates part of the original porte-cochere entrance. The porte-cochere no longer remains. A squared bay cantilevers from the east second floor chamber at the south elevation. A small shed addition, once used for paint storage, is on the southwestern corner of the house. At the west elevation are the greatest number of bays and projections, starting from the south they include: a one-story shed at the main floor (housing the kitchen range, and pantry), a cantilevered square bay (containing the landing of the main stair and a closet), a squared bay (the alcove off the main hall), with a smaller slanted bay above (part of a small chamber), and a slanted bay (a water closet and stair to the basement), with a larger squared bay above (a large closet off the northern chamber). Most of the exterior sheathing is 1 x 6 redwood clapboard. This is interrupted by twin water tables at the main floor line and window sill line. A water table with a band of fishscale shingles below is at the second floor window sill line. About six feet above the second floor water table the clapboard siding stops. Fishscale shingles run from there to a decorative frieze of panels and battens below the eaves.

The roof and chimneys no longer retain their original appearance. The fluted and crenelated chimney tops have been removed to the roof line. Alternating bands of diamond and square butt redwood shingles were in place on the sloping portions of the roof and fishscale and square butt shingles on the tower. A covering of asphalt shingles and the original painted redwood shingles were recently removed to allow placement of a plywood diaphragm for seismic safety considerations. The architect is currently (August 1979) seeking a roofing material which matches the color of the original Venetian Red shingles and, if possible, their pattern as well.

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The current surroundings of the site include commercial buildings and apartment houses which in many cases completely cover their lots. Much of the Payne House is not visible from public streets since it is partially hidden by more bulky neighbors. The north elevation (facing Sutter Street) and much of the east elevation (facing the driveway) are most accessible. A portion of the west elevation and the roof are visible over a neighboring supermarket from across Sutter Street near Gough Street (west of the site). The Payne House's south elevation is visible from the site only.

With the exception of changes noted and damage caused by years of weathering and a limited fire at the southwest corner of the house, the exterior of the Payne House remains as originally constructed. The house remains 90-95% original.

More recent uses of 1409 Sutter Street include a restaurant, an alcoholic rehabilitation center, a YMCA branch, and a Pacific Gas & Electric Company office. In 1934, Karl H. Lengfield converted it to an antique gallery and interior design studio. It has served in this capacity until November of 1978 and awaits its new use, fine commercial offices.

# 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 checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input 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		

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<b>Specific dates</b>	1881	<b>Builder/Architect</b>	William F. Curlett
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**Statement of Significance (in one paragraph)**

The importance of the Payne House in California history may be found in its architecture, in the role of the Payne family in early San Francisco history, and in William Curlett, its architect.

As a visual statement alone, the house is a landmark. It has received the highest rating given for buildings on the 1976 Architectural Survey by the San Francisco Department of City Planning. The Payne House is the last of a number of large homes which stood on Sutter Street between Franklin and Gough Street.

Stylistic labels, such as Stick and Stick Eastlake, have been placed on the Payne House by the authors of A Guide to Northern California Architecture and Here Today. However, it is the transitional nature of the 1409 Sutter Street which makes it particularly unusual. Characteristics such as an asymmetrical plan, highly variable surface treatments, and a corner tower suggest evolution towards the Queen Anne. Uninterrupted horizontal banding, striking similarity between main and second floor plans, lack of curving surfaces (the tower is octagonal in plan vs. circular), absence of common Queen Anne ornament such as garlands and open spooling, and the strict vertical proportions of the windows and of the house itself, are of earlier styles.

The house is a successful combination of earlier "Victorian" styles such as Eastlake and Stick and the later Queen Anne Style. It retains dignity, and an emphasis on height introduces spaciousness and openness.

A significant feature of 1409 Sutter Street is the building as a statement of technology. Evidence of the importance of technology in this building includes its plumbing, central heating, and the machine-made hardware and materials used throughout. The toilet rooms are fully integrated into the house plan and not just hung on a porch or verandah--an intermediate step between the back yard privy and a modern bathroom. House plans published by Samuel and Joseph Newsom at this time show the water closet either in a bathroom or at an isolated location, suggesting that the transition to a fully integrated bathroom was not yet complete. The Payne House had bath or toilet rooms in the contemporary mode. Fixtures of today appeared in some form in this house. Lavatories and tubs had hot and cold running water.

1409 Sutter Street remains as one of the few examples of virtually unchanged pre-fire homes of San Francisco's wealthier class. It is a reminder of an adolescent city built of wood by California gold and Comstock silver. The earthquake and fire of 1906 was the turning point. The main commercial district of the rebuilt city soon scaled the nabobs' bastion, Nob Hill, and grew westward to Van Ness Avenue. Only a few of the homes of San Francisco's rich remain in this area.

# 9. Major Bibliographical References

BOOKS: CALIFORNIA'S ARCHITECTURAL FRONTIER, Harold Kirker: Peregrine Smith, Inc. Santa Barbara and Salt Lake City 1973.  
 A GUIDE TO ARCHITECTURE IN SAN FRANCISCO & NORTHERN CALIFORNIA, David Gebhard, et al: Peregrine Smith, Inc., Santa Barbara and Salt Lake City 1973. con't.

# 10. Geographical Data DATA NOT VERIFIED ACREAGE NOT VERIFIED

Acreeage of nominated property .21 AC  
 Quadrangle name \_\_\_\_\_ Quadrangle scale San Francisco  
 North 7.5 Minute

UMT References

A	<u>1</u> <u>0</u>	<u>5</u> <u>5</u> <u>0</u> <u>8</u> <u>4</u> <u>0</u>	<u>4</u> <u>1</u> <u>8</u> <u>2</u> <u>1</u> <u>6</u> <u>0</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

### Verbal boundary description and justification

BEGINNING at a point on the southerly line of Sutter Street, distant thereon 73 feet westerly from the point formed by the intersection of the southerly line of Sutter Street with the westerly line of Franklin Street; running thence westerly along said

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 - Ted Moulton, Architect  
 organization Evans Pacific Corporation, Realtors date July 20, 1979  
 street & number 860 Second Street telephone (415) 947-1620  
 city or town San Francisco state California 94107

# 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *K. M. [Signature]*

title \_\_\_\_\_ date April 22, 1980

**For HCERS use only**  
 I hereby certify that this property is included in the National Register

*Sally G. Alder* date 6/11/80  
 Keeper of the National Register

Attest: *[Signature]* date 6-10-80  
 Chief of Registration

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William F. Curlett was a particularly noteworthy California architect. He was among the most prolific architects on the Pacific Coast in the final decades of the 19th and first decade of the 20th Century. His practice typified the successful architectural profession of that period. Contacts with the gentry and well-heeled were of paramount importance. Curlett had his wealthy friends both in San Francisco and Los Angeles. He built many buildings, both public and private, in each city and throughout California.

William Curlett possessed another trait critical to the success and survival of architects in his time. This was an ability to adapt the current stylistic vogue to one's own design. During some 40 years of practice, Curlett designed, in various associations with others, buildings of many different styles. His residences range from flamboyant Queen Anne examples, such as the William Crocker House, to more sober period revival houses after 1900, such as the 1912 "Roman Renaissance" Villa Montalvo in Saratoga for Senator James D. Phelan. Work done for the Paynes shows this same capacity for design in different styles. The Payne country home in Menlo Park, now Douglas Hall at Menlo School, is 1906 "Roman Renaissance". His commercial and public projects ranged in style from Richardson Romanesque, such as the Los Angeles County Courthouse (with Cuthbertson and Eisen), and the 1890 California State Bank, Sacramento (with Cuthbertson), to the 1902 Mutual Building in San Francisco (now Citizens Federal Savings), an eclectic combination of Classic, Roman, and Flemish forms.

By the time 1409 Sutter Street was completed in circa 1881, the Payne family had been established as people of importance in San Francisco. In fact, Payne wealth and influence has roots in the first years of the California Gold Rush. The family sire, Theodore, was born in New York City in December 1816 and arrived in San Francisco in 1849. Theodore Payne, like so many newcomers to San Francisco, arrived without material resources; only in his case, he lost them when his steamship sank before its scheduled arrival. Quoting from his biography appearing in California Fifty Years of Progress:

"The surviving sons of Mr. Payne, Theodore F. and Warren R. Payne, are at the present time in the enjoyment of an active business life, with a deep interest in the welfare of the community that claims them as a part, and improving and enlarging the heritage relinquished to their care by their father, Theodore Payne. During his lifetime Theodore Payne was not only regarded as a prominent business man, an expert on realty matters, but also as one of the most influential and substantial men of the community."

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1409 Sutter Street was built for Theodore Payne's son, Theodore F. Payne, and his wife, Pauline, who had the good fortune of being the niece of a very wealthy man. Her unmarried uncle, William S. O'Brien, one of the Comstock "Silver Kings", had at the time of this death amassed a fortune estimated from twelve to fifteen million dollars (1878 value). This had come from the Great Bonanza, the fabulously rich Consolidated-Virginia Mine in Virginia City, Nevada.

O'Brien did not live long to enjoy his fortune. He passed away on May 2, 1878, about the time bonanza ore from the Consolidated-Virginia ran out and the mine and Virginia City entered its final decline, marking the end of San Francisco and Virginia City's intimate connection of two decades.

In 1877 word reached O'Brien that his brother, Patrick, had died leaving a wife and daughter, Mary Pauline O'Brien, destitute. William brought the pair west from Brooklyn, New York and put them up in his Sutter Street home. When news of the bonanza king's death was published all over the country, out of the woodwork came the supposedly dead, but very much alive, brother Patrick to stake his claim. In order to prevent a will breaking lawsuit, the other heirs, two sisters, three nieces and three nephews, paid over \$600,000 to father and daughter. This, in combination with \$800,000 already willed to Mary Pauline, made her a very wealthy young lady indeed. She personally received more than twice as much as any other heir. One can safely conclude that Comstock silver paid for the Payne House and the lot it stands on, at least in part. Block books from 1894 to 1906 list the owner as "Mary O'Brien", Mary Pauline's name prior to marriage to Theodore F. Payne.

Theodore F. and Warren R. Payne continued the realty practice in a manner established by their father's example. Business directory listings from 1883 to 1909 without exception list the brothers as "capitalists", which leaves the actual profession of these men somewhat in question, but infers no lack of financial resources. Real estate is listed at least once so there is some indication of the brothers' occupation. Theodore F. maintained an office downtown at a number of different locations over the years. He practiced with Warren for much of this time. The first business directory published following the earthquake and fire, in 1908, lists the business address of Theodore F. and Warren R. Payne as 1407 Sutter Street. This location is in a small wooden commercial building the Payne's built on the easterly portion of the Theodore F. Payne House grounds. It still stands today.

The last directory listing for Theodore was in 1909, evidence of his death about this time. Pauline passed away in February 1922, some eight months after the family home in Menlo Park was sold.

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E.P. Dutton, New York, 1978.

HERE TODAY, Roger Olmsted, T.H. Watkins:  
Chronicle Books, San Francisco, 1968.

PICTURESQUE CALIFORNIAN HOMES, Samuel & Joseph C. Newsom,  
Architects and Publishers, San Francisco, 1884.

CALIFORNIA FIFTY YEARS OF PROGRESS,  
San Francisco, 1900.

WHO'S WHO IN THE PACIFIC SOUTHWEST,  
Los Angeles, 1913.

SILVER KINGS, Oscar Lewis:  
Alfred A. Knopf, New York, 1947.

MAGAZINES & NEWSPAPERS REFERENCES

SAN FRANCISCO CALL, October 4, 1889  
Pg. 1, Column 8 (Obituary Nancy Payne)

SAN FRANCISCO CALL, November 9, 1890  
Pg. 12, Column 4 (Biographic Sketch Mrs. Theodore F. Payne)

SAN FRANCISCO BULLETIN, August 29, 1896  
Pg. 8, Column 1 ("About Vendue-Masters")

SAN FRANCISCO CHRONICLE, February 18, 1922  
Pg. 3, Column 4 ("Noted California Woman dies in N.Y.")

THE CALIFORNIA ARCHITECT AND BUILDING NEWS  
Volume V, January 1884  
Pg. 11 (Biographic Sketch & Portrait of Wm. Curlett)

THE CALIFORNIA ARCHITECT AND BUILDING NEWS  
Volume XI, January 1890  
Pg. 12 (Curlett & Cuthbertson, Yuba City Project)

AMERICAN ARCHITECT AND BUILDING NEWS  
Volume 105, February 18, 1914  
Pgs. 78-79 (William Curlett Obituary & Portrait).



FHR-8-300A  
(11/78)

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line of Sutter Street 64 feet 6 inches; thence at a right angle southerly 137 feet and 6 inches; thence at a right angle easterly 64 feet 6 inches; thence at a right angle northerly 137 feet and 6 inches to the point of beginning.

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ATTACHMENT

Theodore F. Payne House: Interior Description

A period description and photograph from The San Francisco News Letter, March 20, 1887, and later included in a bound volume, Artistic Homes of California, are provided:

"Residence of Mr. Theo. F. Payne  
San Francisco

Entirely unlike any other house in the city, is this residence on the south side of Sutter Street, between Franklin and Gough. The artotype gives a very good view of the exterior with its numerous bay-windows, the tower and its loggia, the ivy-grown colonial chimney and the extensive porte cochere.

A flight of stone steps mount to the entrance, the doors of which are solid oak, heavily paneled. These open into a small oakwalled vestibule with an inlaid floor. On the right is the reception room embracing the swell window on the northwest corner of the house. This is elegantly finished in oak, lincrusta, and tinted walls. It also opens into the grand hall which extends beyond the vestibule. On the left of the vestibule, and also on the left of the main hall is the parlor. This is a spacious apartment which on its southwest corner includes the round window of the tower elevation, thus adding greatly to the appearance and extent of the room. Its sidewalls are delicately tinted in French gray, and the ceiling is frescoed, with effective cornice. The mantel and chimney-piece are of ebony, the fireplace is set in dark tiling and the woodwork is of cocobola and ebony. Beyond is the library, tinted, and finished in oak. Still further beyond is the dining-room finished in antique oak, and possessing a charming southeastern exposure. Connected with the dining-room are the butler's pantry, lavatory, rear hall and stairs and kitchen. On this side also is the carriage entrance.

The grand hall into which the vestibule and all these apartments open directly, or communicate by means of a branch hall, in nearly square, with inlaid floor, tinted in Pompeian red, and finished in oak. The ceiling is barred off by transverse mouldings. By an admirable arrangement of windows, art-glass and plate, the hall is excellently lighted. The staircase rises in the southern portion of the hall, mounts toward the east and turns again to reach the second story.

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The principal chamber is over the parlor. In all, including guest chambers, nursery, sewing room, and servants' rooms, there are twelve apartments above the first floor; some of them having dressing rooms attached. The house is furnished elegantly, the portieres are particularly rich and the woodwork is exquisitely finished.

In the basement are the laundry, wine-cellar, furnace-room, and store rooms."

The Payne house today varies in several respects from the writing. Some of these differences may be attributed to inaccuracies in the description rather than changes through the passage of time. No evidence of lincrusta exists in the reception room, however, the ceiling of the entry vestibule is lincrusta. Oak was not used as prolifically as implied. The dining room wainscoting is not actually "antique oak", it is redwood. The main stair mounts to the west and turns rather than as described.

Otherwise, 1409 Sutter Street appears today substantially as described in "Artistic Homes", both on its exterior and in its interior. It is surprising that there are so few changes, particularly when considering the variety of occupants over the years. Changes on the outside are limited to removal of the porte cochere, and the tops of the chimneys, enclosure of a porch on the southeastern corner and addition of a room above the porch, and change of a window on the north gable of the attic.

Unfortunately, the porch enclosure and room addition were done rather awkwardly. Many decades of weathering have taken their toll on sheathing and sash, particularly at the south and west elevations. A recent fire, starting in a paint storage room off the kitchen, at the building's southwest corner, caused damage to the interior of the rooms directly above and to exterior sheathing and the roof. Firefighting efforts caused water damage to finishes in rooms adjacent to the fire, but fortunately limited fire damage to areas mentioned. A two story commercial building, 1407 Sutter Street, was built by the Payne's in their garden area east of the house immediately following the 1906 earthquake and fire. This building remains and currently houses the offices of Evans Pacific Corporation Realtors, the present owners of the Payne House. It is not included as part of this application.

Changes in the interior have also been very limited. The main entry doors, metal with a cast grille over glass, have replaced the original oak doors. The "frescoed" ceiling in the reception room is still intact, however, there is no evidence of a frescoed ceiling in the parlor.

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Most of the original mantels and tile hearths and breasts remain. An art glass window in the parlor and the door from the entry vestibule to the parlor were covered on the parlor side by the building's last occupants. The redwood wainscoting and oak mantel in the dining room remain intact, but its inlaid floor has been covered by a new hardwood floor. The partition between the butler's pantry and kitchen has been removed. The kitchen range, a huge brick and cast iron coal burner remains; all other kitchen and pantry appurtenances are gone. Art glass transoms, both interior and exterior, remain.

Other rooms in the house showing evidence of change may be found on the second floor. The two southernmost rooms have newer hardwood floors and the southwestern room has some wainscoting remaining between two doors. This, in combination with a cast iron waste piping out to the exterior at the floor line, suggests that at least part of the space may have once been a bathroom. Two windows, formerly on the exterior, were closed off when a room was added over the southeast porch. What appears to be a fireplace, has been covered over in the corner of a small chamber north of the main stairway.

The basement too has been changed. The last occupants of the building, an interior decorating firm, had a cabinet shop and upholstery shop there. Some partitions have been removed to allow the basement to function as a workshop.

Toilet rooms and bathrooms have been changed over the years. The small toilet room off the reception room on the main floor is the least changed with its vintage cast iron lavatory and water closet. The water closet has a wall mounted tank with a pull-chain valve. It is probably the oldest remaining on the premises, but may not be the first at that location judging from the crude models available at the time 1409 Sutter was built. In all other toilet rooms, the water closets are more modern, easily 2nd or 3rd generation removed from the originals. A bitreous enameled and cast iron lavatory with similar supporting wall brackets in the other second floor toilet room appears to be original.

The bathroom next to the "principle chamber" on the second floor has its original redwood casework with a marble top and splash and china lavatory and redwood medicine chest still remaining. Gas cocks on either side of the medicine chest are evidence of missing gas lighting fixtures. Capped hot and cold water pipes at the floor were for a tub, now gone. An attractive tile manteled fireplace, missing its flue, is in this bathroom. New partitions have considerably reduced the size of the bathroom.

What appeared to be the only remaining lighting fixture, a chandelier in the dining room disappeared at the time of the last change in ownership. An art glass transom disappeared at the same time. All others have been temporarily removed for safekeeping until the house is restored and occupied.

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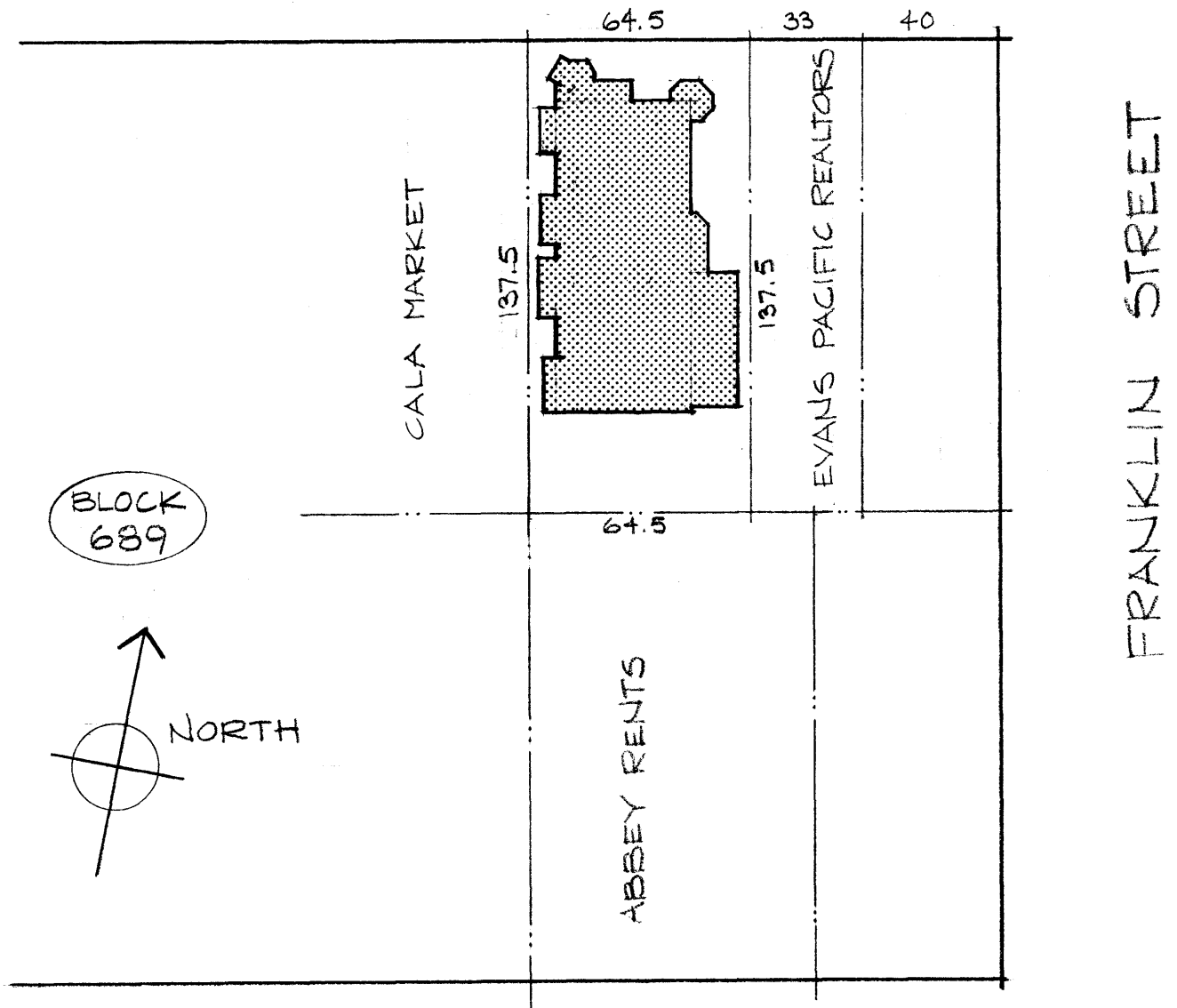
The existing mantel in the parlor does not appear to be the lower part of the original, as it is a small scale Colonial Revival and a lower quality than the other mantels which appear to be original. There is a small piecing out of the baseboard where it abuts the existing mantel, further evidence of a possible substitution.

The mantel in the reception room is ebony, in the library the mantel is mahogany with an oak top. The mantels in the main hall and dining room are oak. The overmantel in the dining room is made of small oak "shingles" in a steep "roof" effect. Except for the parlor mantel, all appear to be original. The originality of the second floor mantels is questionable.

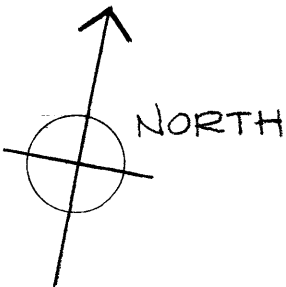
A-1085D

PAYNE HOUSE  
1409 SUTTER STREET  
SAN FRANCISCO CA  
SAN FRANCISCO CO.  
20 JULY 1979

SUTTER STREET



BLOCK  
689



0 25 50 100 FEET  
SCALE