

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PH0673781

FOR NPS USE ONLY

RECEIVED MAR 28 1979

DATE ENTERED

MAY 31 1979

**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 #17 - #55 Ohio Street

RECEIVED

AND/OR COMMON #17 - #55 Osgood Place

JAN 2 1978

OHP

**LOCATION**

STREET & NUMBER  
17-55 Osgood Place

NOT FOR PUBLICATION

CITY, TOWN  
San Francisco

VICINITY OF

CONGRESSIONAL DISTRICT

5

STATE  
California

CODE  
06

COUNTY

CODE

San Francisco 075

**CLASSIFICATION**

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

**OWNER OF PROPERTY**

NAME  
Osgood Place Associates

STREET & NUMBER  
18 Bartol

CITY, TOWN  
San Francisco

VICINITY OF

STATE  
California

94133

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.  
Recorder's 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

EXCELLENT  
 GOOD  
 FAIR  
 DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED DATE 1900  
1907  
1906

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The three-building group occupies the center of the west side of Osgood Place, a one block long street connecting Broadway and Pacific Avenue. This is a very narrow street, and the buildings are sited immediately adjacent to the sidewalk. The effect on the pedestrian is of a very tight urban space, obviously part of the old city. The street has a slight downgrade toward Pacific Avenue, so the building facades all have a slanting basement storey. Inside the units are small and simple. The living quarters of working class people, they most likely included a kitchen, living room and bedroom. Most of the apartments measured about 462 square feet.

17 Osgood Place: The building has a two-storey street facade, with red brick at the basement level and steel grey painted stucco covering the first and second storey. It appears that the entire building was once red brick, and that the stucco is a relatively new addition. The facade is very simple: three arched openings contain windows and a door on the ground level, and three windows with deeper arched openings are above them on the second storey. The windows themselves are set several inches behind the wall plane and painted white, and their sills project from the wall plane. A shallow projecting cornice strip is the only other interruption to this very simple facade. The door is of painted wood, with a single diamond window. The windows are double hung, four over four panes, and appear to be very old. It is more difficult to date the exterior door, although it is probably relatively new.

The rear portion of the building is three storeys tall, and does not occupy the entire width of the lot. A narrow light court at the south side of the building contains full length covered wooden porches on the second and third storeys. Access to bathrooms for the two upper units is across the porch from the body of the apartment. A wooden bridge connects the second storey porch to a garden at the same level, which extends back from the building to the abutting building on Montgomery Street. The garden is quite large and very secluded. Fully mature trees and a thick growth of ivy provide a lush atmosphere for this central-city hidden-garden.

The side and back of the building are finished in grey painted stucco with arched window openings similar to the street facade. There is a garden on the roof of the front section of the building, to which the second storey apartment has access. The north side of the building adjoins the next building, so no exterior elevation is visible. From the inside, however, an exposed brick wall shows arched windows with brick arched lintel details; this gives us an indication of how the exterior would appear if stripped of its stucco coat.

The central building in the group is 25-47 Osgood Place. This three-storey structure has a carefully designed symmetrical brick street

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 28 1979
DATE ENTERED	MAY 31 1979

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

facade, incorporating decorative elements in a three-bay treatment. Red brick sections separate the three ground floor bays, which have been covered with white textured stucco. Large wooden stable doors fill the south bay, two entry doors make up the center bay, and another door and a window complete the north bay. A yellow brick diamond-shaped ornament in low relief decorates the top of each of the four brick sections between these bays, and separating the ground floor from the second storey is a continuous decorative cornice of bricks in corner-set zig zag relief.

The upper storeys of the building are also of brick, and painted white. There are four windows in each of the two upper floors, grouped so that two are placed over the central bay and a single window is centered over each of the side bays. Brick corbels, keystones, and relief decorations surrounding the arched upper edge of the window openings enliven the elevation at each level. The decorative scheme is slightly different in the two storeys. A double row of the corner-set brick stringcourses separates the second from the third storey, and the cornice finishing the top of the building is still wider: a row of brackets and a row of dentils is separated by plain stringcourses. A low parapet wall has a central and two side battlements; the left and right edges of the building project in low brick relief for the entire vertical length of the facade, and end in these side battlements. Another diamond relief ornament decorates the second storey at the left and right edge. The doors are large and wooden, generously panelled and warm in color. The stable doors have a row of window panes across the top, and a smaller door is cut into the right panel.

The street facade of 55 Osgood Place is also three storeys, with a red brick basement level and three upper floors covered in yellow painted stucco. Broken portions of stucco indicate that the entire facade was originally brick. The basement has an arched wooden double door at two steps below street level, made of diagonally set boards, with a diamond-shaped window in each door. A deep row of curved brickwork adorns the top of this door opening, and a basement grilled window receives a similar brick lintel treatment. There are two double hung windows with arched wall openings on the ground floor and each of the two upper storeys. The entry door, to the right of the ground floor windows, is set back from the facade and is reached through an arched opening which is decorated with a keystone and a cornice in relief. This relief ornament is stuccoed and painted like most of the facade, and it can be assumed that brickwork will be found beneath. Four masonry steps lead to the door, and in the landing the

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
MAY 28 1979
RECEIVED
MAY 31 1979
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

name "P. BAROZZI" is set in tile letters. A heavy panelled door with graceful brass hardware completes the ground storey. Two cornices, one below the second storey and one at the roofline, are the only other facade decorations. The upper cornice projects further into space than the lower, and both are covered with stucco.

The last two buildings share a completely enclosed rear interior court, which is paved in brick and is composed of a complex series of levels. Wooden porches, steps and bridges connect the various units to this common space. Ivy covers several of the walls, which are variously exposed brick and partially covered stucco. A huge three-storey bougainvillea bush dominates the northwest corner of the plaza, and its magenta flowers add a colorful and festive air to the already lively space. Beds all along the edges of the brick terraces hold lush greenery, and potted plants of every description stand on brick walls and along steps. A brick outdoor fireplace stands in the west wall of the plaza.

The central plaza space is midway between the street level and the second storey, as the entire lot slopes downward toward Osgood Place (in addition to the basic grade of the street). The rear elevation of the central building is exposed to this plaza, although the ground storey is mostly below the level of the brick plaza. Wooden porches run the length of the two upper floors, and are connected by wooden stairs. The second storey brick wall is exposed, and the third storey is covered with stucco. All of the openings on these two storeys are arched, and on the second storey level double rows of curved brick-work lintels are visible, while they have been stuccoed over at the top floor. A small auxiliary structure has been built a short distance behind the southern half of the building, containing two more apartment units which are linked to the main structure by wooden bridges and steps. One wall of this structure is brick and the others are wooden. The brick wall is ivy covered, and forms one wall of the enclosed court. Windows are pierced through most walls and passageways, providing a very lively and interesting series of spaces and vistas. Between the main building and this rear structure is yet another outdoor "room" or court at the second level, allowing sunlight and air to filter in through the foliage of vines and bushes which grow there.

#55 Osgood Place also has a separate rear structure, which is connected to the main brick building by open air staircases and passages. The units in these sections of the building all have windows overlooking

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 28 1979
DATE ENTERED	MAR 31 1979

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

the common plaza space, which immediately adjoins. One wall of the rear structure is built of clapboards, and the 12-paned windows have wooden shutters, reminiscent of a New England house. The side wall of the structure is brick, and is substantially covered by the huge bougainvillea. A three-storey wooden tower of separate bathrooms is attached to the rear of the main section of this building. The passage from the street door to the open rear area is of exposed brick, and the doorway onto the plaza itself is a narrow archway of brick. Substantial wooden doors with arched panel decorations enter onto the apartment units. The windows from the rear of the main building to the plaza contain the same arched brick details as exist on the adjoining building.

This complex of outdoor spaces and exterior brick walls is a remarkable feature, and it gives the buildings great appeal to their residents. A jungle-like atmosphere of sunny yet intimate spaces is created, and a collection of cats reigns over the kingdom from various vantage points among the bougainvillea and the balconies. A lively European flavor has been created, which would be impossible to duplicate.

# 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

These three buildings are fine examples of turn of the century brick residential units. Located within an area that was predominantly commercial, the Osgood structures represent a specific type of building: small flats, occupied by persons who worked in the area, a situation, size, and type of lodgings typical of the lower working classes at that time.

The buildings were built, from south to north, in c. 1900, 1907, and 1906. It is a probability that the frame buildings on the rear of the lots, with their brick dividing walls, are of the same date, although this is not verifiable.

Previous buildings on the lots had water connected in 1865, 1879, 1869, and 1870 in the names of Louis G. Arata, Mr. Figone, Sisto Cortez (Cortopassi) and P. Borrozzi(sic). Until about the 1930's, these lots were owned by the above persons, and for the most part were occupied by their owners and families until the 19-teens. The Aratas were teamsters and at one time had a livery stable. The Figones were laborers, scavengers, and clerks. The Cortopassis were dishwashers and cooks, and appear to have moved from the area just before the turn of the century. P. Barozzi(occupation unknown) appears to have moved out about the time of the Fire.

Since the buildings are of the turn of the century, early history of the area is of interest only to the extent that it affected the owners. Osgood Place(originally called Ohio Street) was in the heart of the Barbary Coast District, which from its beginning during the Gold Rush era held an international reputation for licentiousness, lawlessness and shanghaiing. It extended on both sides of Broadway and Pacific, and included the cross streets from Stockton to the waterfront. B.F. Lloyd, in his Lights and Shades of San Francisco, described the area in 1876 as being "the haunt of the low and vile of every kind...Licentiousness, debauchery, pollution, loathsome disease, insanity from dissipation, misery, poverty, wealth, profanity, blaspheme, and death are there."

But Lloyd also noted--perhaps describing the residents of Osgood Place--that "inside the limits of Barbary Coast, even among its foulest dens,

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

## General

Ashbury, Herbert. The Barbary Coast. New York: Alfred A. Knopf, Inc., 1933

Lloyd, B.E. Lights and Shades in San Francisco. San Francisco: A.L. Bancroft & Co., 1876.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .08 acres.

QUADRANGLE NAME San Francisco North

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 10 552640 4183340

B           
 ZONE EASTING NORTHING

C         

D         

E         

F         

G         

H         

### VERBAL BOUNDARY DESCRIPTION

Three buildings located in the center of the west side of Osgood Place between Broadway and Pacific Avenue. Lots 15, 23, and 22 on Block 164.

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

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Deborah Dunlop

ORGANIZATION

The Preservation Group

DATE

December 29, 1978

STREET & NUMBER

18 Bartol

TELEPHONE

(415) 788-1000

CITY OR TOWN

San Francisco

STATE

California 94133

# 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

*Kenneth M. Ellison*

TITLE

DATE 3-13-79

FOR NPS USE ONLY

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

*John Charles ...*  
 KEEPER OF THE NATIONAL REGISTER

DATE 5-5-79

ATTEST:

CHIEF OF REGISTRATION

DATE 5/30/79

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 28 1979
DATE ENTERED	MAY 31 1979

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

are some who witness from day to day the lowest phases of human depravity and yet remain undefiled. They are not there by choice; but by force of circumstances are compelled to abide in the unhallowed precincts."

At the time of the construction of 17-55 Osgood the area still maintained its reputation. In 1911 on the south side of Pacific between Montgomery and Sansome Streets (adjacent to Osgood Place) there were, from west to east: a dance hall, saloon, saloon, saloon, "Temporary Mission", vacant lot, saloon, "vacant saloon and Cheap Show", San Francisco Fire Department Engine #1, vacant lot, saloon, storage, saloon, and a cigar factory. This is to say nothing of the hundreds of houses of prostitution that were ultimately closed down by the Red Light Abatement Act of 1917.

This background makes the Osgood structures' situation as residential units in the Barbary Coast area that much more unique. Sometime after 1899 and before 1905 a new brick building was built at 17 Osgood. The Assessor's office estimated it as 1900. This building was damaged in the Earthquake and Fire of 1906, but was rebuilt using the existing brick walls, and extended to cover almost the entire lot. Owners in 1906 were Louis and Giovanni F. Arata.

The two frame buildings at 25-47 Osgood were replaced after the Fire by a double building with a common facade and common center wall. The southerly half of the building, occupied by the Figone family had a stable on the first floor for four horses and a cow. The buildings were finished in 1907 and water was connected in the name of Figone and S. Cortazi(sic).

The third building, at 55 Osgood, was designed by architects Perseo Righetti and Henry Kuhl, offices in the Humboldt Bank building, and was finished by November of 1906. The owner was P. Borrozzi(sic).

New frame buildings were built at the rear of all buildings except 17 Osgood. These were very small structures, each with two flats of two rooms each, and brick walls along the property lines.

The Figone family returned to Osgood after the Fire (John Figone with A. Paladini, wholesale fish, was at 41 Osgood; Louis Figone, laborer, was at 43 Osgood), but the other lot owners appear to have moved elsewhere.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 28 1979
DATE ENTERED	MAY 31 1979

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

Local conjecture has it that these buildings on Osgood housed a brothel. There is no way to substantiate or refute this, but it is more likely that the small flats provided housing for lower income people. The original Italian families had moved out by about 1915, although they continued to own the buildings.

In 1922, 47 Osgood was sold by the estate of Samuel and Domenica Cortopassi to John Delucchi. P. Anastasia Barozzi sold his property in 1925, and the properties of the estates of Luigi Arata and Luigi Figone were sold in 1937 and 1938. An owner of all the Osgood lots at various times in the 1930's was Marston Campbell, Jr., manager of a cosmetics firm. Campbell lived at 55 Osgood until World War II. An architect occupied 17 Osgood for some time during the war years. The buildings on Osgood were used during the 1950's and 1960's by artists, writers and musicians. It is reputed that Lenny Bruce and Ralph Ginzberg lived there in the mid-1950's. More recently "underground" movies have been filmed there.

In the area south of Broadway there seem to have been very few structures that were residential around the turn of the century. Most were commercial, many with "Lodgings Above". The buildings at 17-55 Osgood however were built as residential units. The few similar residential structures of the period in this area have mostly been converted into commercial or office space. The Osgood structures have continuously functioned as residential units since their construction, and still function in this capacity.

Architecturally they are similar to the brick commercial structures in the area, like those in the adjacent Jackson Square Historic District. They are characterized by a simplicity in form; rows of windows set in arched openings with sills. Articulation in 17 Osgood and 55 Osgood consists solely of cornice strips and moldings. The detail is more developed in 25-47 Osgood but it conforms to the same aesthetic. The decoration, variations in the same material (and consequently the same color) as the rest of the facade, articulate the surface while still retaining an organic unity of form.

The most interesting feature of the buildings actually lies beyond the facades. The interior courtyard at the rear of 25-47 and 55 Osgood is a unique architectural space in San Francisco. In a densely urban area it has historically offered its residents a retreat from their sordid surroundings. Created out of a number of pre-existing ele-

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED MAR 28 1979	
DATE ENTERED	MAY 31 1979

CONTINUATION SHEET

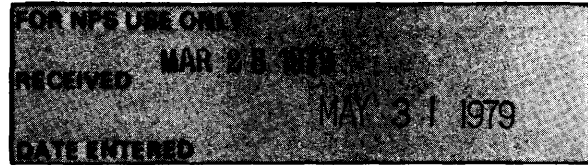
ITEM NUMBER 8 PAGE 4

ments, it provides information on the history of the site before the construction of the present buildings. The three-storey brick wall that forms the western side of the courtyard must have been part of one of the two structures that occupied the 25-47 Osgood site until the Fire. This would account for the rather incongruous fireplace in that wall.

The character of the court cannot be labeled by any generic type. Rather, it is a space that developed out of a specific situation. Individual architectural elements and circumstances evolved into a unique spatial oasis. The limitations on area in the tight urban environment seem to have necessitated a vertical articulation of the space. This was facilitated by multiple levels that create a spatial meandering while retaining intimate niches. The whole is integrated by the landscaping. The interior courtyard at Osgood is a unique spatial, as well as environmental experience.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**



CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

Lewis, Oscar. San Francisco: Mission to Metropolis. Berkeley:  
Howell-North Books, 1966.

Ownership & Use of Buildings

City Directories and Sanborn Insurance Map, California Historical  
Society.

Records, San Francisco Assessor's Office.

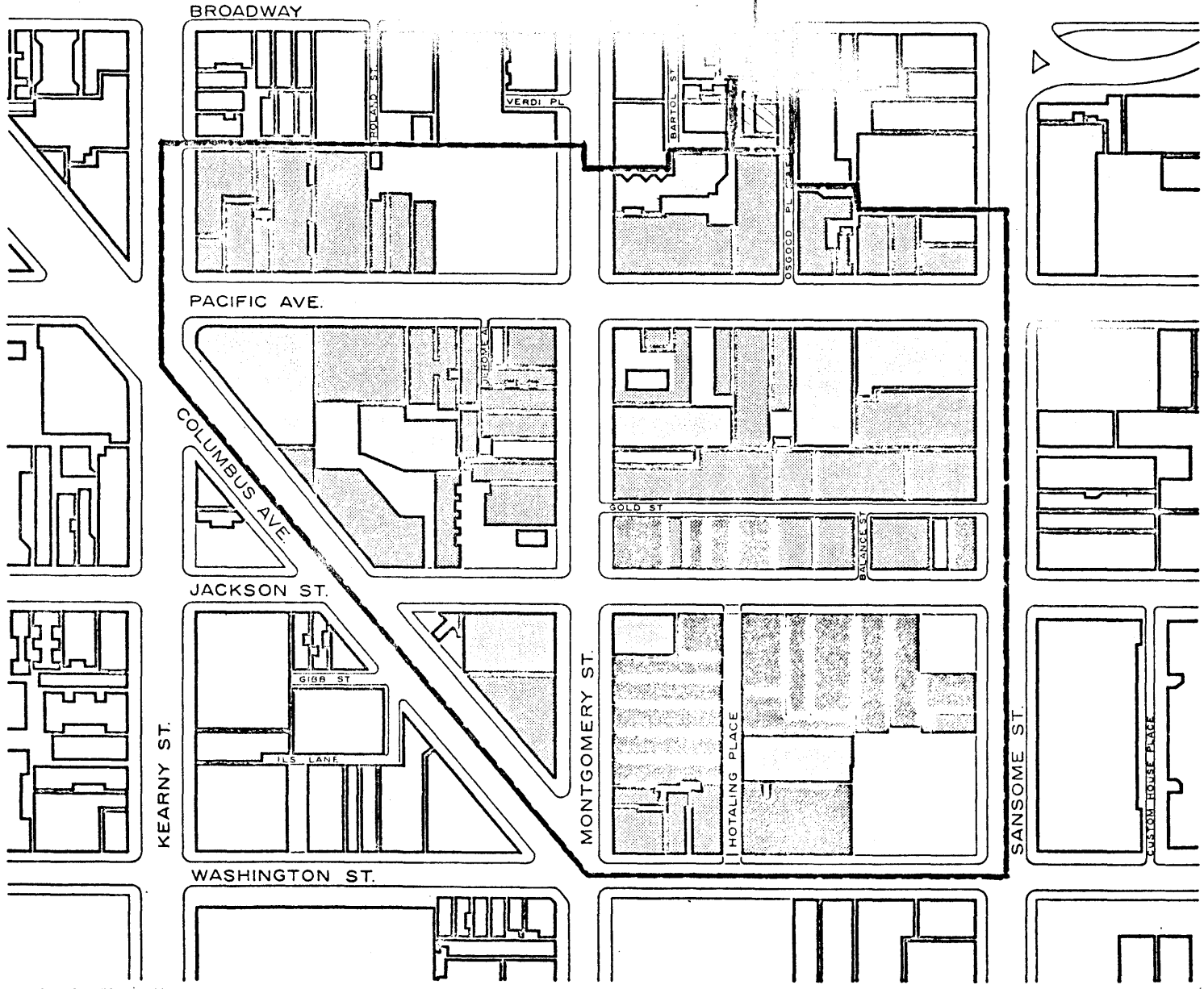
Sanborn Insurance Maps, San Francisco Planning Department.

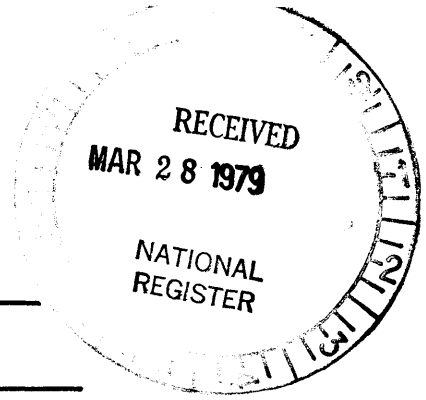
Records and Sanborn Insurance Map, San Francisco Water Department,  
Commercail Division.

JACKSON SQUARE HISTORIC DISTRICT SAN FRANCISCO  
Proposed extension to include #17-#55 Osgood Place.

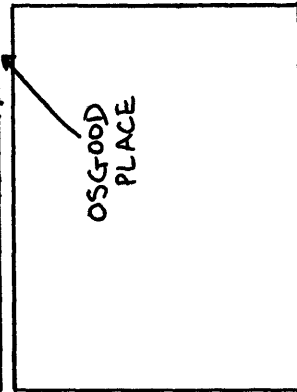
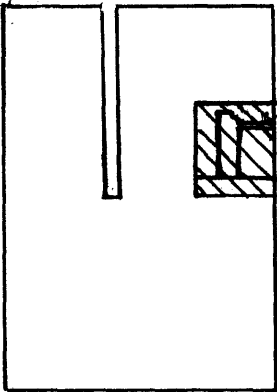
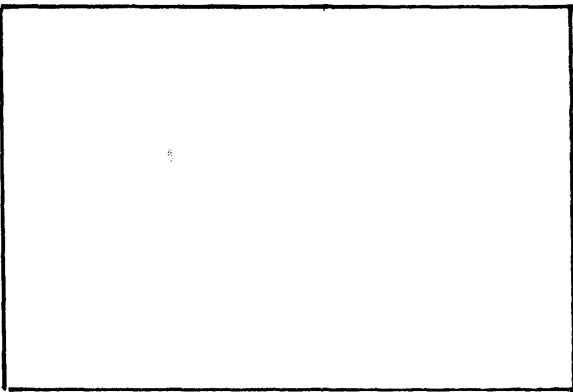
JUL 18 1978

*Proposed*  
17-55



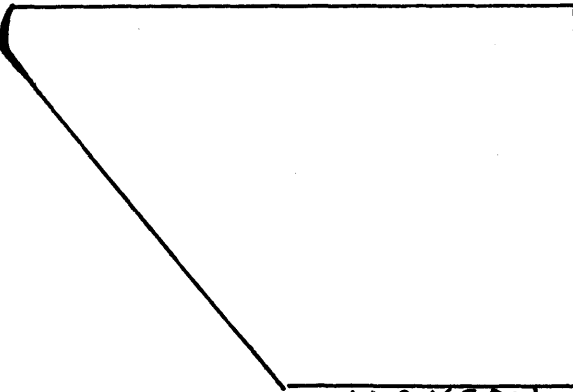


BROADWAY

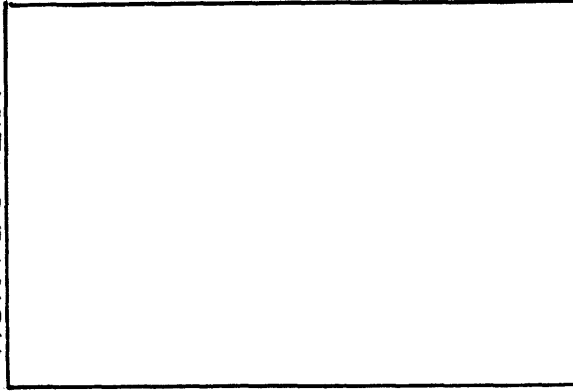


OSGOOD PLACE

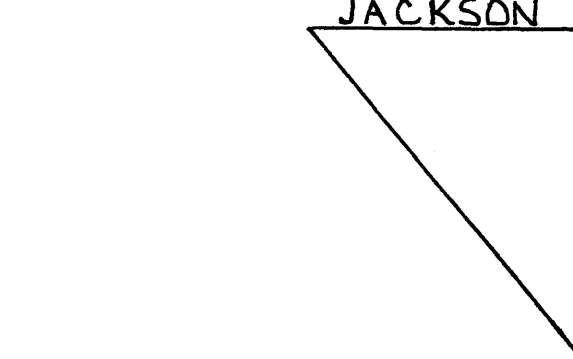
PACIFIC



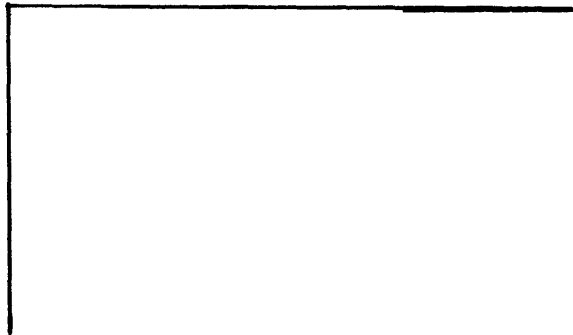
MONTGOMERY



SANSOME



JACKSON



17-55 OSGOOD PLACE

