

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only
received AUG 14 1985
date entered SEP 12 1985

RECEIVED

1. Name

OCT 30 1984

historic N/A

OHP

and/or common House at 584 Page Street

2. Location

street & number 584 Page Street

N/A not for publication

city, town San Francisco

N/A vicinity of

~~congressional district~~

state California

code 06

county San Francisco

code 075

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> <u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Raymond and Mary Zablotny

street & number 584 Page Street

city, town San Francisco

N/A vicinity of

state CA 94117

5. Location of Legal Description

courthouse, registry of deeds, etc. Hall of Records

street & number City Hall

city, town San Francisco

state CA 94102

6. Representation in Existing Surveys

title None

has this property been determined eligible? yes no

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 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 <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The house at 584 Page Street is an intact Queen Anne style, three-story wood-frame house with basement and tower. The facade exhibits the variety of massing, forms and textures associated with Queen Anne style, and the interior retains almost all its original woodwork, recently restored. Even the bathroom is intact, with chamfered and tongue-and-groove paneling, clawfoot tub, ceramic tile splashboard and marble-shelved, iron-bracketed washbasin.

The house (fig. 1) stands about one and a half stories above the street, facing south on a hill in San Francisco's Fillmore District, surrounded by flats and apartment buildings of various later dates (fig. 2). Between house and sidewalk there is landscaping, imitation stone coping with cast iron fence, a two-legged stair with iron handrail decorated in spirals, and a mature avacado tree that almost conceals the facade (fig. 3). To the east 584 Page virtually touches the next building; to the west a deep notchback separates it from a former companion, a smaller house now totally altered into Art Deco flats. The rear (fig. 4) presents to the center of the block an unadorned gable end with a slight projection at the second floor and on the first a projecting sun porch.

A round, witch-hatted tower-bay dominates the facade and cantilevers out over the basement's southwest corner (fig. 1). Another bay window, a polygonal one, projects from the second story only. Both together appear to support a molded frieze and cornice, above which rises a gable end with doubled attic windows and overhanging eaves. All windows are double-hung, with the exception of a fixed two-tone art-glass window (fig. 5) near the center of the main floor facade. Most siding is clapboard (fig. 6), but between first and second stories a band of geometric-patterned shingles begins next to the polygonal bay window and wraps around the circular bay window back as far as the tall brick and imitation stone chimney. Siding is smooth lapped on the basement, the gable end and the base of the polygonal bay, where foliate moldings run along the angles and the return. Other moldings on the facade include dentils, ball-and-ring, occasional buttons on a flat surface, and variously curved classical profiles. On the east (right) of the facade, small flower-bossed coffers fill the space between the polygonal bay and a round-headed entry arch, which is supported on attached columns with capitals imaginatively derived from Corinthian (fig. 6, 7). This archway opens into a wide, recessed vestibule with paneled walls and ceiling, intact encaustic tile floor (fig. 8) and a right side-light as tall and almost as wide as the door itself (fig. 9). The last has a single panel of beveled glass, a molded wooden frame and hardware adorned with delicate Art Nouveau foliage (fig. 10).

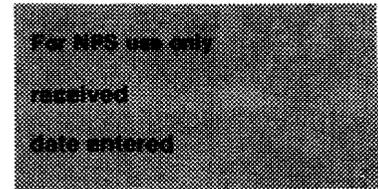
Interior architectural details are largely intact since 1910, except for a slightly remodeled kitchen, a missing dining room fireplace, and some floors. Woodwork has been stripped of accumulated layers of paint and restored to a dull gloss oak finish--most natural oak, but oak graining

(see continuation page 1.)

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7. DESCRIPTION (cont.):

on redwood doors. Main floor door surrounds consist of a dignified entablature resting on broad moldings with delicate beading (fig. 11); these are interrupted by a horizontal band at chair-molding height, but there does not appear ever to have been a continuous chair molding except in the dining room. Doors have four to six horizontal panels (fig. 12); some slide into wall pockets. Much door hardware is original. Baseboards and picture moldings are intact; there are no interior cornices. Most ceiling center medallions exist, cleared of detail-obscuring paint layers (fig. 13, 14). The two remaining fireplaces appear to date from about 1906 (fig. 15). Wall finishes are simple white paint or new wallpaper simulating old patterns.

The floor plan generally follows the nineteenth-century San Francisco standard of hall with stairs on one side of the house, rooms on the other side and across the back, but the designer achieved more variety of interior massing than usual. The hall space is broken up by a rear diagonal wall with arched opening, by a broad square landing just two steps up and, on this landing, by a square newell post beginning the crisply rectangled staircase that winds up two stories via three legs and a hall, three legs and a hall (fig. 16). Floor is original oak parquet. The light oak stair rail has newells with broad finials, beading, and floral applique (fig. 17). Balusters are a pattern of open boxes with stubby turned verticals resting on flat pieces: one above two, one above two, over and over.

The living room is a single space, but ceiling scars indicate either settling or that it may once have been partitioned in some fashion. Spatial variety comes from the added interior of the circular bay window (fig. 18), from a built-in cupboard at the opposite west wall corner (fig. 19) and from the off-center fireplace that faces the southern of the room's two hall doors. The north wall opens through a pair of sliding doors into the paneled dining room (fig. 20). Here the corners are chamfered with: a former fireplace, a north bay window, an angled entrance to the sun porch, and the angled hall entry. Dining room floors are probably original oak hardwood with dark walnut striped borders. The chair molding is enlivened by a bas relief floral molding in a composition material. A sun porch across the house's rear center is a regular rectangle on three sides, but the fourth inserts a wedge between the dining room and the behind-stairs kitchen.

Upstairs rooms are less militantly irregular. The second floor has four bedrooms, the attic two. Floors are pine, doors are horizontally paneled on the second floor, an earlier style in the attic. Upstairs

(see continuation page 2.)

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7. DESCRIPTION (cont.):

woodwork and ceiling medallions are generally intact, and the stair balustrade is restored throughout its length. The bathroom and water closet are separate rooms, the latter with simple tongue-and-groove wainscot. Between bedrooms is an original ceramic tile splashboard.

The bathroom, placed over the entry hall, boasts all its original, four-foot-high paneling (fig. 21). Recessed panels are backed with tongue-and-groove boards laid vertically in the high row of small panels, diagonally in the middle row of large panels, and vertically again in the large bottom row. Simple chamfered boards outline the panels. Above the paneling runs a floral composition molding like the one in the dining room. The basin's cream tile splashboard is bordered with a thin line of dark maroon tiles and then a row of cream tiles with bas relief garlands (fig. 22). Open metal bracket scrolls support the basin, which sits in a marble shelf. Floor is tiny hexagonal white tiles. There is an original skylight.

Alterations can be described quickly. The most obvious is the fire escape across the front of the second and third floors, installed in 1950 under Building Permit #131357 when the building was used as multiple-unit housing. The kitchen has some new appliances but retains original tongue-and-groove wainscot. The living room floor is recently laid hardwood. The sun porch is a recent reconstruction following old foundations of a similar rear projection which appears on the 1905 Sanborn map. There seem to have been a number of alterations executed shortly after 1906, when the second owner's widow and her four adult children moved into the house, displacing her daughter and son-in-law. The chimney may have been damaged in the 1906 earthquake, as on its lower exterior to halfway up the second story, the brick has been covered and/or replaced by a concrete mixture imitating rustic-cut stone; also the two fireplaces on this chimney relate stylistically rather to 1908 than to 1894. The horizontal-paneled doors may also come from this period.

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		

Specific dates 1894 **Bullder/Architect** Daniel Einstein

Statement of Significance (in one paragraph)

The house at 584 Page Street is significant as a towered Queen Anne building virtually intact outside and in, with an unusual fine surviving bathroom. Probably the oldest intact structure on its block, 584 Page stands out from the other 384 Queen Anne tower houses surveyed in San Francisco (1) because of its exterior integrity and its interior details which reveal the juxtaposition of styles--Eastlake, Queen Anne, Classical Revival and a little bit of Art Nouveau--typical of contractor designing. With this house its contractor-builder Daniel Einstein began the mature and most productive phase of his at least 90-house career.

The bathroom, described above in Item 7, has been highly rated by Hank Dunlop, Program Head of Interior Architecture Design at the California College of Arts and Crafts:

Of most importance, is the original bathroom found on the second floor. The wood paneling in this room is truly unique. It is in the Queen Anne/Eastlake style of the quality normally found in entry halls, libraries, studies, or dining rooms of much grander homes. The clever way this paneling is combined with standard fixtures and ceramic tile along with the unusual means of bringing daylight into the room (the lightwell with window and skylight) is worth preserving. In my extensive studies of the 19th century interiors, I have never seen a bathroom of this nature.

The second floor bathroom alone is such a find that it makes 584 Page a unique late 19th century home. This bathroom, combined with the moderate contractor/builder quality of the house makes it a desirable property for the National Register. (2)

Pattern book precedents exist for some of the interior details. The bathroom paneling, for instance, resembles that in the entry hall of John C. Pelton's "Seven-Room Cottage" of 1882, and also that in William T. Comstock's 1881 designs for the "Inside Finish of a Summer Cottage." The Newsom's first catalogue (1884) shows one door surround interrupted by chair molding bands that do not continue along the wall. The same book contains two designs for stair balusters that together could have inspired the ones in the subject house. (3)

(see continuation page 3.)

9. Major Bibliographical References

See continuation page 6.

10. Geographical Data

Acreeage of nominated property 0.06

Quadrangle name San Francisco North

Quadrangle scale 1:24 000

UMT References

A

1	0	5	5	0	2	7	0	4	1	8	0	6	2	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

The nominated property is Lot 17 of Assessor's Block 842, being a rectangular lot 25.708' x 100' on the north side of Page Street, 50' east of Fillmore Street. Boundaries encompass the building and its original lot.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Anne Bloomfield

organization (consultant) date 25 October 1984

street & number 2229 Webster Street telephone (415) 922-1063

city or town San Francisco state CA 94115

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 Katheryn Gualtieri, Katheryn Gualtieri

title State Historic Preservation Officer date July 25, 1985

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I hereby certify that this property is included in the National Register

John Albert Byer
Keeper of the National Register

Entered in the National Register date 9/12/85

Attest: _____ date _____
Chief of Registration

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8. SIGNIFICANCE (cont.):

Daniel Einstein (1857-after 1906) is identified as 584 Page's developer-builder on the water Application for Service Installation of 16 April 1894, and by two deeds. On 25 March 1894 Elias J. "Lucky" Baldwin, the multi-millionaire mining stock and land speculator, horse racer and hotelier shown as owner of the property on the 1894 Block Book, recorded his sale of the 50-foot lot now occupied by 584 and 590 Page for \$4875 to Daniel Einstein. (4) On 12 September 1894 Einstein and his wife Ellen recorded their deed of 584 Page (north Page, 50' east of Fillmore, east 25x100') to W. W. Van Arsdale for an undisclosed sum. (5) Chronologically this was the thirteenth house of at least ninety built by Einstein and identified through the San Francisco Recorder's General Index. Einstein was first listed in the San Francisco Directory of 1892, as a real estate dealer, but he executed his first deed in San Francisco in November 1891. The 1900 Census indicates he was born in Germany in June 1857, had come to this country in 1875, and had been married (without children) since 1885. A San Francisco Index of Naturalized Voters says he became a United States citizen in New York in 1879, but a search of directories for New York and other cities has produced no clue to his whereabouts or occupation(s) between the 1875 immigration and the San Francisco arrival about 1891. Equally mysterious is his departure from the city. His last known San Francisco actions were to record two leases in October 1906. He is not listed in any subsequent San Francisco Directory, in the index to the 1910 Census, nor in the State Death Index. He must have departed from the state or the country, leaving behind a power of attorney executed in 1902 but recorded in January 1907.

Between 1891 and 1906 Daniel Einstein carved himself a substantial niche in San Francisco as a builder, developer and contractor. A 1901 newspaper real estate column spoke of him familiarly:

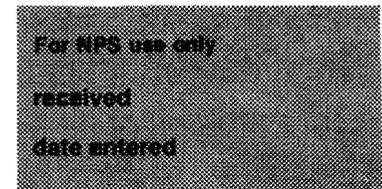
Dan Einstein has disposed of one of the colonial residences erected by him on the east line of Lyon street, 155 north of Clay street, for \$8,250. There are several prospective buyers for the other two negotiating. (6)

In directories he was listed as a real estate dealer 1892 and 1893, as a contractor and builder 1894 through 1899, as a contractor 1900 and 1901, and as a builder with office in the Chronicle Building 1902 through 1905. He was not alone: Lynch Waldhorn claims there were in the Victorian period "more than seven hundred" contractors and "several hundred" owner-builders, but she names only seven of the former and six of the latter, illustrating some ornamentation by seven of them. She

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8 SIGNIFICANCE (cont.):

gives Einstein the prominence of both name and illustration. (7) His ninety-odd houses identified through officially recorded documents include only seventeen built on contract, leading to an assumption either that he did not record all his contracts or, more likely, that the bulk of his business was as an owner-builder, or developer.

Einstein commenced his business gradually 1891-1893, with a dozen Queen Anne cottages on Noe, 22nd and Sanchez Streets, well south of Market. Only one, 952 Sanchez, was a full two-story house, though hilly terrain led to full basements in most of the others. With this solid experience he ventured into more expensive, and potentially more lucrative, areas north of Market. He began in 1893 with a two-story L-plan Queen Anne house at 2887 Bush Street, next purchased the 50-foot lot from Baldwin where he built and sold 590 and 584 Page. In the rest of 1894, 1895 and 1896 he was working on Scott, Fell and Baker Streets, building houses in a mixture of Queen Anne and Colonial Revival styles. Of these first ten houses north of Market presumably built by Einstein (8), four have been covered with stucco or asbestos and four are less pretentious structures without towers. The L-plan experiment of 2887 Bush Street was not repeated, probably because it required too much land. The first tower house Einstein ever built was 584 Page, and towers became an Einstein theme; many of his later Colonial Revival houses feature an almost tower-like curved bay window, for instance in the 100 block of Central Avenue. Einstein's later work, some sixty buildings, was all Colonial Revival houses and flats, the majority in or near the Haight-Ashbury district between Market Street and Golden Gate Park, most of the rest in the southwest part of Pacific Heights. Thus the construction, tower and sale of 584 Page, by affirming that Einstein could indeed compete successfully in the lucrative medium-large house market between Golden Gate Park and Market Street, pivoted his career into its most productive phase.

His customer at 584 Page was William Wilson Van Arsdale, 1874 graduate of the University of California and in 1894 cashier at Sisson, Crocker and Company, general merchants. Later he became a partner in Scott and Van Arsdale, lumber merchants, owning the Ridgewood Ranch in Mendocino County. (9) He never lived on Page Street, but on Washington near Laguna. His deed selling 584 Page in 1899 gives his abode then as Siskiyou County. (10) The 1899 buyer was Daniel Brown of Petaluma, a 65-year-old Irish capitalist naturalized by the naturalization of his father. (11) Brown never lived in the house either, but according to the 1900 Census his tenants were his daughter and son-in-law, Nathalie and John J. O'Connor, with his son Vincent P. Brown, medical student,

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8. SIGNIFICANCE (cont.):

as a boarder. Ownership passed to the Daniel Brown Estate Company, and title clearance after the 1906 earthquake and fire was handled by daughter Emma R. Brown. (12) The 1910 Census taker found at the house Emma, her two sisters and widowed mother (each with an independant income) and her brother Vincent P. Brown, now a physician-specialist. These are the people who presumably had the chimney rebuilt, the mantels replaced and the five-panel doors installed. They left the wonderful bathroom intact.

-
- (1) Lynch Waldhorn, see item 9: 31.
 - (2) Hank Dunlop, letter to Anne Bloomfield, 9 October 1984, enclosed.
 - (3) John Cotter Pelton, Cheap Dwellings, San Francisco Bulletin Co., 1882: before p. 25. William T. Comstock (publisher), Modern Architectural Designs and Details, New York 1881, reprinted as Victorian Architecture: Two Pattern Books, Watkins Glen, NY, 1977, American Life Foundation: pl. 56. Samuel and Joseph C. Newsom, Picturesque California Homes, San Francisco 1884, reprinted Los Angeles 1978, Hennessy & Ingalls: pl. 25, 3rd from left, and pl. 24, No. 2 and 6.
 - (4) Edwards Abstracts from Records, 26 March 1894.
 - (5) San Francisco Call, 13 September 1894: 9/1.
 - (6) San Francisco Bulletin, 5 May 1901: 18/2.
 - (7) Lynch Waldhorn: 22, 27, 33-38.
 - (8) Deed of sale alone cannot certify Einstein actually built the houses in question, as deeds then routinely mentioned only a token "\$10 in gold coin" as the consideration, and they did not carry indication of real estate transfer tax. For instance in December 1894 Einstein sold a 60-foot lot to contractor E. W. Hyde, but one of the houses on it, 454 Scott Street, closely resembles 448 Scott next door, which Einstein sold to the wife of a policeman who lived there for over a decade. Did Hyde or Einstein construct the houses? Perhaps they worked together; in 1905 Hyde is shown as architect on a house Einstein owned and Joseph A. Bush built.
 - (9) California Historical Quarterly, 28 (December 1949): 381.
 - (10) S.F. Recorder, Deeds Book 1847 (old series): 25.
 - (11) Great Register of Sonoma County, 1894: 105.
 - (12) McEnerny Judgements, see item 9.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES.

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Lynch Waldhorn, Judith, and Sally B. Woodbridge, Victoria's Legacy:
Tours of San Francisco Bay Area Architecture, San Francisco 1978,
101 Productions: 22, 27, 31, 35.

San Francisco Block Book, 1894: 174; 1901: 190; 1906: 514; 1909: 514.

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San Francisco County Clerk and Recorder, McEnerny Judgements, #4032,
Daniel Brown Estate Company, 18 Feb. 1908.

San Francisco Directory, 1876-1910, passim.

San Francisco Recorder, General Index, old series, Books 147 (beginning
6 Nov. 1890) through 260 (ending 20 June 1908).

San Francisco Registrar, Index of Naturalized Voters, 1898, microfilm
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---, Index to Register, 1900, Assembly District 37, Precinct 12.

---, ---, 1902, Assembly District 37, Precinct 8.

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---, ---, 1908, Assembly District 37, Precinct 10.

---, ---, 1910, Assembly District 37, Precinct 33.

San Francisco Water Department, "Application for Service Installation"
for 584 Page Street.

United States Archives, Record Group 29, 1900 Federal Population Census,
California, San Francisco County, Microfilm Roll 104, Enumeration
District 166, p. 10A, lines 15-19 (Daniel Einstein).

---, ---, ---, ---, ---, Microfilm Roll 104, Enumeration District 155,
p. 10B, lines 92-99 (584 Page).

---, ---, 1910 Federal Population Census, California, San Francisco
County, Microfilm Roll 98, Enumeration District 160, p. 6B, lines
76-81 (584 Page).

Sanborn Map Company, San Francisco, 1899-1905, III: 308.