

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received JUL 18 1985
date entered AUG 18 1985

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

1. Name

historic Dr. Martin M. Krotoszyner Medical Offices and Residence

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and/or common Dr. Martin M. Krotoszyner Medical Offices and Residence

OHP

2. Location

street & number 995 - 999 Sutter Street

N/A not for publication

city, town San Francisco

N/A vicinity of congressional district

state California

code 06

county San Francisco 94109

code 075

3. Classification

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

4. Owner of Property

name Westcap Meritage Fund

street & number 165 Octavia Street

city, town San Francisco

N/A vicinity of

state California 94102

5. Location of Legal Description

courthouse, registry of deeds, etc. Hall of Records, San Francisco City Hall

street & number 400 Van Ness Avenue

city, town San Francisco

state California 94102

6. Representation in Existing Surveys

SEE CONTINUATION SHEET

title Outer Downtown Survey

has this property been determined eligible? yes no

date 1982 - 1984

federal state county local

depository for survey records Foundation for San Francisco's Architectural Heritage - 2007 Franklin

city, town San Francisco

state California 94109

7. Description

Condition		Check one	Check one	
<input checked="" 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 <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

A very fine example of the City Beautiful/Beaux Arts Classicism, 995-999 Sutter Street was built in 1911-12 as a combination doctor's office and residence, and is considered the finest known architectural example of its building type in downtown San Francisco. Its most striking architectural feature is the richly-colored and textured masonry surface. It is situated on the south east corner of the intersection of Sutter and Hyde Streets in San Francisco's Tenderloin District. See Photo One. This portion of the city is characterized by multi-story buildings of commercial and multi-unit residential function. They are generally Classical Renaissance Revival in style. Buildings in the area date from the era of reconstruction following the 1906 earthquake and fire. They tend to be built right up to the lot lines and sidewalks so that the contiguous facades create a continuous street face. See Photo 2. A visual landmark which is unaltered, thus retaining its original design integrity, 995-999 Sutter is slightly separated from adjacent building: on the Hyde Street elevation by a driveway, and on the Sutter Street elevation by a 25 foot wide open area, both of which are part of the building lot. See Photo 3.

The building's plan creates a stubby "L", with the short elevation on Sutter Street. It is three stories high, with an attic and a basement. The site slopes downward to the south, so that the floor of the basement level is only slightly below grade along the south elevation. See Photo 4.

The structure of the building is of reinforced concrete. The basement walls, where exposed, are surfaced in rough-cast stucco. There are heavy metal grilles over the Hyde Street basement windows. These are of metal bars, square in section, with circular bosses where vertical and horizontal elements intersect. On the South and East elevations, protected at least partially from public view, the concrete wall surface is painted and left exposed. There are protruding bay windows on these rear elevations; they are of wood frame construction and are sheathed in metal which has been textured to resemble combed concrete. Although these elevations are utilitarian in nature, the irregular placement of the window openings and the prow-like bay at the east elevation create a visually arresting wall composition. See Photos 4, 5, and 6.

The street elevations are veneered with brick laid in running bond, and are trimmed with ornamental terra cotta. The veneer is a soft-toned, rough-surfaced tapestry brick; the coloring ranges from golds and ochres through rusty reds, creating a lushly mottled surface of great visual richness. A lighter, grayish brick is employed for the first floor window sills of the Hyde Street facade; for keystones; for several courses at the base of the second floor; for rusticated quoins at the second and third floors; and to delineate rectangular frieze panels at the upper portion of the third floor. The frieze panels have ornamented infills of reddish brick laid on the diagonal. Above the frieze is a galvanized metal dentiled cornice topped by an unornamented parapet which terminates the building at the skyline. See Photo 7. Terra cotta is used for balconies and balustrades at some of the second floor windows. See Photo 8. It is also used for door and window trim on the ground floor of the Sutter Street elevation. The door trim is interrupted rhythmically by the rustication of the ground floor brick courses. See Photo 9. The orthogonal nature of the design is modulated by curvilinear elements; blind arches over some second floor windows on both street facades; oval windows on the ground floor at the Hyde Street elevation (See Photo 10); and curved terra cotta pediments over the two entrances.

SEE CONTINUATION SHEET

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 checked="" 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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) Medicine

Specific dates 1911 - 1912 **Builder/Architect** Herman Barth, AIA

Statement of Significance (in one paragraph)

Based upon the summary and subsequent information in the preceding Description section, there can be no question that 995-999 Sutter "possesses integrity of location, design, setting, material, workmanship, feeling and association". The Krotoszyner residence and medical office building is also significant in that it housed Doctor Martin Krotoszyner, "pioneer cystoscopist and blood cryoscopist" who "was recognized as the most erudite urologist in the West", and who "trained many of the best known urologists in San Francisco" according to renowned medical historian Miley Barton Wesson. (Criteria B), With respect to Criteria C, the building is an excellent example of the City Beautiful/Beaux Arts Classicism in which the city of San Francisco was clothed during the massive rebuilding which followed the 1906 earthquake and fire. As an individual building, the Krotoszyner office/residence represents a skillful manipulation of the elements of its style. It contains elegantly proportioned facade elements, particularly along the Sutter Street elevation; well-executed ornamental details; some unusual decorative components; and its richly mottled brick surfacing is exceptional. As a combination doctor's office and residence, the building is an increasingly rare survivor of an unusual Tenderloin area building type; only two other such types are known to remain, and both are of substantially less architectural and historic interest than the Krotoszyner building. Architect Herman Barth, while not a designer of the very first rank, was a figure of some significance in his own time, and his buildings continue to be judged as important components of San Francisco's architectural heritage.

Herman Barth was born in Germany in 1865. He first appears in the San Francisco City Directory in 1882 as a draftsman with Kenitzer and Raun. From 1894 - 1899, he was in partnership with Charles W. Kenitzer, to whom he was apparently related by marriage. From 1899 until his death in 1923, he was in practice without a partner.

His published work reveals a wide range of building types: residential, commercial and institutional. Among the more specialized examples are a mausoleum at the smaller end of the architectural scale, and hospital construction at the larger end. One of his hospital designs was the German (later Franklin) Hospital, where Doctor Krotoszyner was chief urologist from 1904 - 1918. Barth was also responsible for the Alameda Hospital, and the Tuberculosis Unit of San Francisco City Hospital. The commission for the latter was won in an invitational competition organized and supervised by three of the Bay Area's major architects: John Galen Howard; Frederick Meyer; and John Reid, Jr. The competition was juried by C. S. Kaiser and Julia Morgan. That Barth was invited to participate in such a prestigious competition indicates considerable standing in the architectural community. Barth's obituary in the California Architect and Engineer noted his addition to San Francisco City Hospital was "one of his best works". Another of Barth's buildings, the Young Building on Market Street, was cited in an article in the May 1906 issue of the Architect and Engineer of California dealing with the structural damage caused by the 1906 earthquake for the "admirable condition" with which its concrete structural system survived the tremor. Although gutted by the fire which followed the earthquake, the Young Building was refurbished and continues in use today as a commercial and office structure.

SEE CONTINUATION SHEET

9. Major Bibliographical References

SEE CONTINUATION SHEET

10. Geographical Data

Acreege of nominated property 0.125

Quadrangle name San Francisco North Quadrangle

Quadrangle scale 1:24000

UMT References 7.5 Minute Series

A	<u>1</u> <u>0</u>	<u>5</u> <u>5</u> <u>1</u> <u>4</u> <u>8</u> <u>0</u>	<u>4</u> <u>1</u> <u>8</u> <u>2</u> <u>2</u> <u>7</u> <u>0</u>
	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

Situated on the southeast corner of Sutter and Hyde Street, the parcel measures 62.5 feet on Sutter Street and 87.5 feet on Hyde Street. It is Lot 12 in Assessor's Block 300. Selected to correspond to historic boundaries of building.

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

state	N/A	code	N/A	county	N/A	code	N/A
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state	N/A	code	N/A	county	N/A	code	N/A
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11. Form Prepared By

name/title Mrs. Bland Platt and John E. Beach (415) 922 - 3579 for Westcap Financial Group

organization Westcap Financial Group

date October 30, 1984

street & number 165 Octavia Street

telephone (415)- 626 - 0123

city or town San Francisco,

state California 94102

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 Kathryn Gualtieri, Kathryn Gualtieri

title State Historic Preservation Officer date May 28, 1985

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

[Signature] Keoper of the National Register

Entered in the National Register date 8-15-85

Attest: _____ date _____

Chief of Registration

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

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Department of City Planning Architectural Inventory
1976 Local/County
Department of City Planning - 450 McAllister Street
San Francisco, California 94102

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There are two pedestrian entries on the Hyde Street elevation. The left hand entrance, a door which opens directly onto the street, leads to stairs to the residential upper floors of the structure. The western opening leads to a recessed porch which provides access to the ground floor, originally the doctor's offices. The porch has a vaulted ceiling, and there is an elaborate escutcheon over the entry door. The porch floor is paved with orange and green tiles in a square-and-octagon pattern; the walls are also tiled, with iridescent glazed tiles of soft greens and golds.

The building is topped by a shallow-sloped hipped roof, with low dormers to light the attic. The roof and dormers are largely concealed from the street view by the parapet and a shallow setback.

The only alteration to the structure which is visible from the exterior is the removal of a small garage and attached wing wall which were originally located at the south end of the Hyde Street elevation. This allowed access to parking in the courtyard area, but made the building vulnerable to unwanted casual access. To counteract this, later burglar bars have been added to the basement openings of the south elevation.

The basement contains a furnace and other utility items. Room finishes are utilitarian in nature and there are no spaces or finishes of interest.

The ground floor, with its two entrances in the Sutter Street elevation, was devoted primarily to Doctor Krotoszyner's office, reception, waiting, and examination rooms. The office and public rooms are carefully detailed, with picture mouldings and other decorative wooden elements. The entrance corridor has a wooden wainscoting. All the wood trim, mouldings, doors and paneling of these rooms are painted with a wood-grain pattern. The room which was Doctor Krotoszyner's private office contains built-in case work, a safe (with wood-grain-painted door), and a fireplace. See Photo 11. The fireplace is one of three remaining in the building. It consists of wooden moldings and casing surrounding a green tile facing and hearth.

There is a reception room occupying the space between the two entrances. It is accessible both from the office suite and from the residential entrance lobby. This room contains three windows: one pivoting oval and one rectangular double hung window facing Sutter Street, and a gracefully curvilinear stained glass panel in the wall which the room shares with the office entrance hall. It is lit by an ornate electrical fixture composed of over-scaled elements. The room also contains a corner fireplace similar in design to the one in Doctor Krotoszyner's office except for its extraordinary tile. See Photo 12. The field tile of the hearth and facing is glazed in rich brownish orange-red with areas of ochre and yellow. Above the firebox are five very unusual ornamental tiles, three of one pattern and two of another. See Photo 13. The clay body of these tiles is of unglazed deep purple stoneware. A design is either stamped into the tile or carved into it; the almost primitive quality of the tile suggests that it may be handmade. The depressions in the tile surface are filled with green and yellow glazes, much like the enameling technique of *champlevé*. One of the patterns is a floral motif; the other is

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quite abstract and suggests the forms of insect wings. It is not known where or by whom these tiles were made.

Alterations to the ground floor consist of minor partition changes in the rear portion of the office suite, and the application of new tile to the floor of the entrance lobbies, probably circa 1980.

Entrance to the second and third floor residence is by stair from the left hand Sutter Street entrance. The entry door, a twin of that of the office entrance, features a single large arched glazed light of complex outline. See Photo 9.

The stairwell has a paneled wooden wainscoting which continues to the upper floors. The wainscoting, as well as the other woodwork in the residential segment of the building, is painted with wood-grain patterns like those of the office suite. Lighting the stairwell at the second and third floor levels are stained glass windows of delicate coloration and abstract geometric form. These windows are influenced by the decorative work of Frank Lloyd Wright and other Prairie School designers. See Photos 14 and 15.

The partitions of the original sitting room and library were removed to create a reception area when the upper segment of the building was converted from residential to office use, sometime after the Krotoszyners moved out in 1938. Although these alterations involved the removal of fireplaces and some casework, much of the original configuration and wood finish remains intact. Not original, but probably dating from the latter part of the Krotoszyner tenancy are some handsome brass sconces and ceiling fixtures which are Moderne in style and feature a curled leaf motif. See Photos 15 and 16.

The third floor, which was devoted to bedrooms, had a somewhat plainer repertoire of finishes. One bedroom, now an office, retains its fireplace, similar in design to the one in Doctor Krotoszyner's ground floor office, but the tile and woodwork have been painted white.

The attic floor was originally left unfinished; it may have been used for storage, but it does not seem to have contained any functional rooms. When the building was occupied by attorneys in 1980, one third floor room had its ceiling removed and a stairway was installed to provide attic access; the attic was converted to a library for the law firm. The book weight necessitated the installation of some structural steel, but this is not visible except in the remodeled room which contains the access stairway.

The building is in excellent physical condition except for deterioration and spalling of the exterior balcony balustrades.

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The architect/client relationship seems to have been a congenial one as Barth was also the architect of another building project of Krotoszyner's. This was a branch Post Office, known as Station O, located at 1217-1227 Sutter Street which was built to Government specifications in 1910 - 1911 under a long-term lease with Doctor Krotoszyner. Although the building appears to be physically small, it was made memorable by Barth's skill as a designer.

Although it is clear that Barth was not as important as Willis Polk, Ernest Coxhead, or Bakewell and Brown, he must be considered a significant figure. He was a member of that group of talented and skillful but lesser known designers whose work is responsible for the amazingly high quality of San Francisco's contextually significant buildings; and in some of his works such as the Krotoszyner office/residence, Barth demonstrates his ability to rise considerably above the merely competent.

According to authoritative medical historian Miley Barton Wesson in "The Early History of Urology on the West Coast" as reprinted from Volume One of his History of Urology, Dr. Krotoszyner was born in Ostrowo, Germany, on September 6, 1861. Proficient in Greek and Latin, he entered the University of Berlin to study philology as preparation for a teaching career. After three semesters, he changed his course of study to medicine. He passed his state examinations at the University of Berlin on July 25, 1887, and received his Doctor of Medicine at the University of Leipzig on August 12 of that same year. Several months later, he responded to an advertisement for a ship's surgeon, and sailed from Hamburg to New York, arriving there on March 12, 1888. Soon thereafter, he traveled to Arizona to relieve a young physician who wished to return to Europe for further studies. After six months, it was clear to Doctor Krotoszyner that frontier life was not to his liking, so he departed for Los Angeles which was just as hot as Arizona had been, and therefore, not to his liking. Having relatives in San Francisco, he decided to go there, and arrived in the fall of 1888. Within several days, he had found quarters at 43 Sixth Street where he practiced medicine as well.

Shortly after joining the California State Medical Society in 1892, Doctor Krotoszyner elected to specialize in urology. Possibly because Germany was on the cutting edge in the field, and possibly because he wished to see family and friends again, Doctor Krotoszyner returned to Germany in 1893 for six months of intensive specialized study. Soon after returning to San Francisco, Doctor Krotoszyner presented a paper to the San Francisco Medical Society entitled "The Development and Future of Endoscopy of the Urethra and Bladder". He concluded that "the cystoscope is for urology of the same revolutionary influence as the ophthalmoscope and laryngoscope have been for ophthalmology and laryngology". (Marris and Mathes). He is credited with bringing the cystoscope to San Francisco and demonstrating its uses in 1894. A subsequent visit to Germany in 1897 introduced him to the diagnostic advantages of ureteral catheterization which he once again demonstrated to his colleagues upon his return. That same year, genito-urinary surgery was a prime topic for discussions at the San Francisco Medical Society. Consequently, Doctor Krotoszyner presented a paper entitled "A Case of Nephrectomy for Nephrolithiasis" on September 14th. According to Wesson, in addition to the accolades above,

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Dr. Krotoszyner was "recognized as ... a hard student, a prolific writer of truly scientific papers, a perfect consultant, (and) a teacher by disposition and training...."

Having moved his offices in 1897 to 700 Sutter Street, Doctor Krotoszyner became Chief of Urology at French Hospital in 1899. He remained there until 1904, when he resigned to become chief of the urological department of Franklin Hospital which was known as German Hospital until the outbreak of World War I. It interesting to note that both hospitals grew out of ethnic associations known as benevolent societies which were formed in the 1850's and were supported by dues paying members.

In 1909, Doctor Krotoszyner became chief of urology at the San Francisco Polyclinic in addition to his responsibilities at Franklin Hospital. The San Francisco Polyclinic began as an outgrowth of the medico-social Friday Night (or Evening) Club which was comprised of 12 "well-known practioners who were not closely affiliated with medical facilities". (Marris). The clinic was founded in 1888, and opened its doors above a livery stable on Ellis Street in 1889. Because many of those associated with it wished to teach, in 1892, the Polyclinic became the Post-Graduate Medical Department of the University of California, an arrangement that was subsequently dissolved to assure the clinic's independence. The clinic remained a teaching and research facility while treating the City's ambulatory poor until recent years, and it was here that Doctor Krotoszyner "trained many of the best known urologists in San Francisco" (Wesson) before his death in 1918.

Doctor Krotoszyner's other professional affiliations included the chairmanship of the urological section of the San Francisco Medical Society in 1911, and the vice-chairmanship of the urological section of the American Medical Association in 1917.

In addition to authoring numerous scientific articles that were published nationally and internationally, Doctor Krotoszyner was the American Editor of Professor Nitze's Jahrbuch der Urologie beginning in 1905, and was on the editorial board of Surgery, Gynecology and Obstetrics at the time of his death. (Wesson).

In moving his offices first to 700 Sutter Street, and then in 1903, to 1207-1209 Sutter can be attributed to the high concentration of physicians' offices and pharmacies prior to the 1906 earthquake and fire which devastated the area. Many physicians returned to the area in the years following the disaster. Some of these were undoubtedly encouraged by the circa 1910 relocation and construction of Saint Francis Hospital at Bush and Hyde Streets, a block north of what was to become the Krotoszyner property which Doctor Krotoszyner purchased from Doctor Julius Rosenstirn, a colleague who had owned numerous parcels in the immediate vicinity for many years.

Doctor Krotoszyner and his family moved into 995 - 999 Hyde Street in 1911 - 1912, and were living there at the time that he was shot to death in his office on April 20, 1988, by an irate patient, actor Frank Freeman, who immediately shot himself on Hyde Street.

Mrs. Krotoszyner and her five children continued to reside in the family home until 1937 - 1938. Doctor Krotoszyner's brother-in-law, Doctor George W. Hartman, maintained his office at 999 Sutter until 1945 when he apparently retired. At that time, the family leased the entire building to Doctor Robert M. Perlman who subsequently purchased the building from the family in August 1950. Doctor Perlman

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apparently used the entire building for medical purposes to house both his office and the Institute of Endocrinology and Gerontology which later was known as the Institute of Endocrinology and Gerontology. As late as the mid-1950's, Doctor Perlman also leased space in the building to Doctor George J. Heppner, a radiologist who remained there until 1966. During the early to mid-1960's, the remainder of the space was leased to the Bay Medical Group, a voluntary pre-paid medical plan, which included an eye clinic and pharmacy. Other tenants included the Bay Health Association, a complete physicians and surgeons medical service, and the Physicians and Surgeons Association. When these organizations vacated the building in 1966, it remained vacant until Doctor Perlman moved his offices back into the building from 1969 until 1980 when he sold the building for law offices.

Because of its location on the southeast corner of the intersection of Sutter and Hyde, a one-way street southbound on a relatively steep slope, the Krotoszyner building is a visual landmark visible from several blocks away. Its distinctive character is heightened because buildings on other corners of the intersection and nearby tend to be six to eight stories in height, some with commercial uses on the ground level, and are generally sited on standard 25 foot wide lots. Most of these buildings were constructed circa 1910 or later as apartment houses, and while some are architecturally interesting, or possess notable features, they tend to blend together due, in part, to their verticality, and light-colored building materials or paint. In comparison, the handsomely detailed Krotoszyner Building is rectangular with a frontage of approximately 37.5 feet on Sutter and 69 feet on Hyde. Because the lot measures 62.5 feet on Sutter and 87.5 feet on Hyde, the building is set off on both sides by open areas of 25 feet and approximately 19 feet respectively.

The Krotoszyner Building is included in two of San Francisco's architectural surveys or inventories. In the Department of City Planning's 1976 Architectural Inventory, it received a summary rating of "2" out of a possible "5". It is important to note that this inventory was visual only; therefore, the ratings are not based upon historical considerations. However, the building did receive particularly high marks for its setting, its contribution to a cluster or streetscape, and the importance of its cornice to overall building design. The Krotoszyner Building is also included in the Foundation for San Francisco's Architectural Heritage Outer Downtown Survey which was conducted from 1982 to 1984. Because this survey includes historical, and architectural history as well as interior information, the building received a "B" rating, the second highest possible rating. Based upon survey criteria, buildings so rated are eligible for listing in the National Register of Historic Places. Of particular note with respect to design are the entrances, the rusticated base, the balconies and the cornice as well as the stained glass windows on stairway landings. It is further noted that it is conspicuous for its design quality, its importance to the streets it faces, and the fact that it is one of very few residential/medical office buildings in the area.

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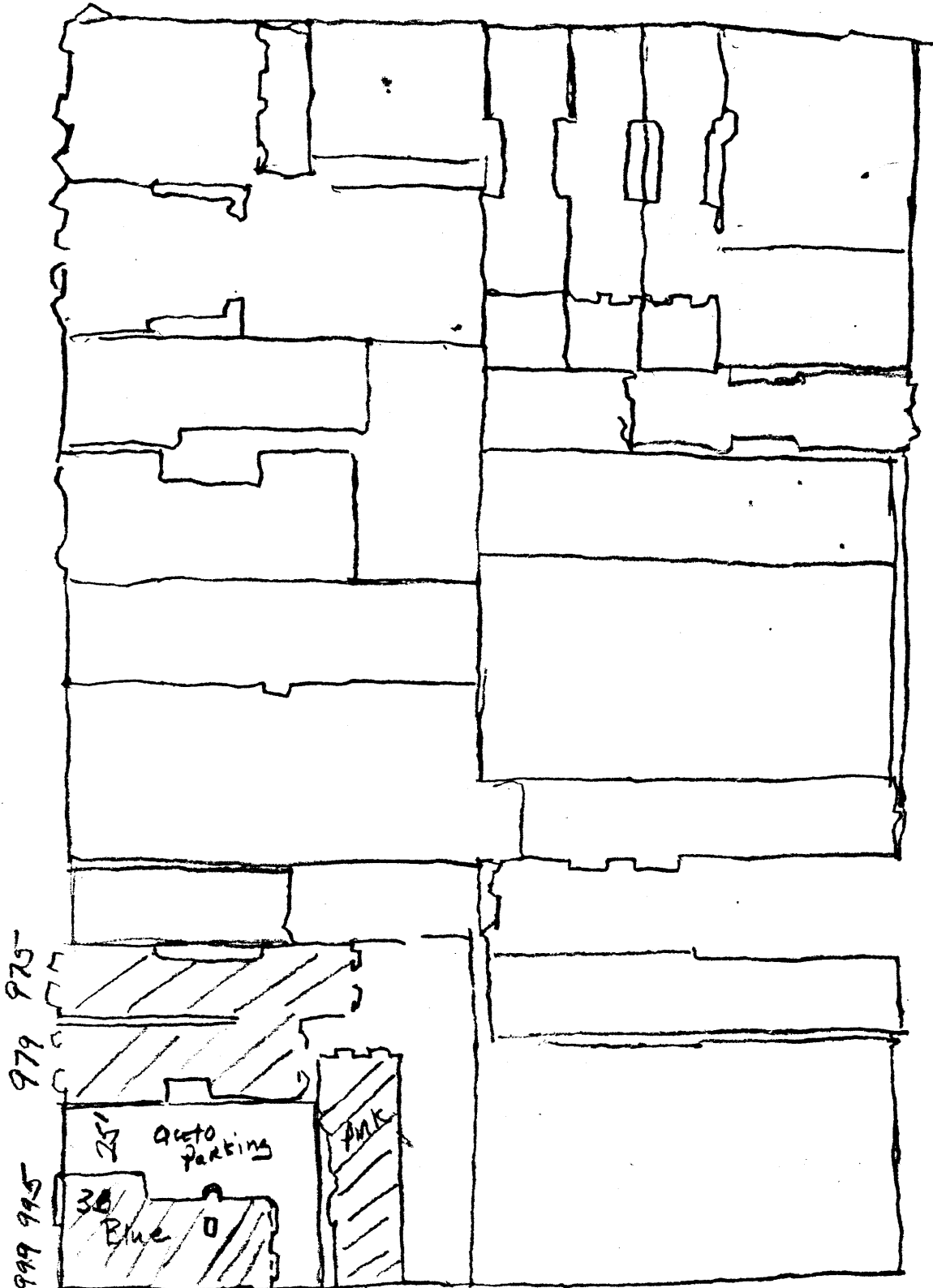
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S
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768
 Reinforced Concrete
 w/bracing

Hyde



SKETCH MAP FROM SANBORN INSURANCE MAPS

ONE INCH = 50 feet

For Martin M. Krotoszyner's Medical Office and Residence
 995 - 999 Sutter Street, San Francisco, California 94109

Subject parcel - Lot 12 in Assessors Block 300 - outlined in green.

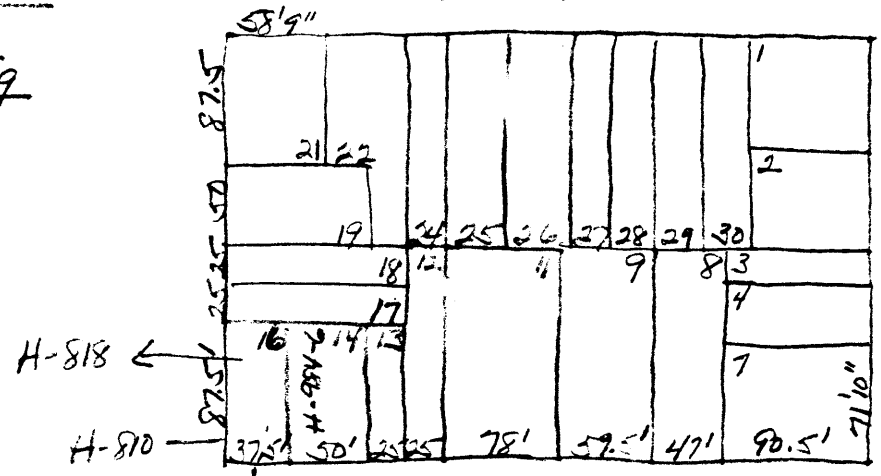


1964 PLAT MAP BOOK
Page 38

Block 280
OLD BLOCK
50V279

BUSH

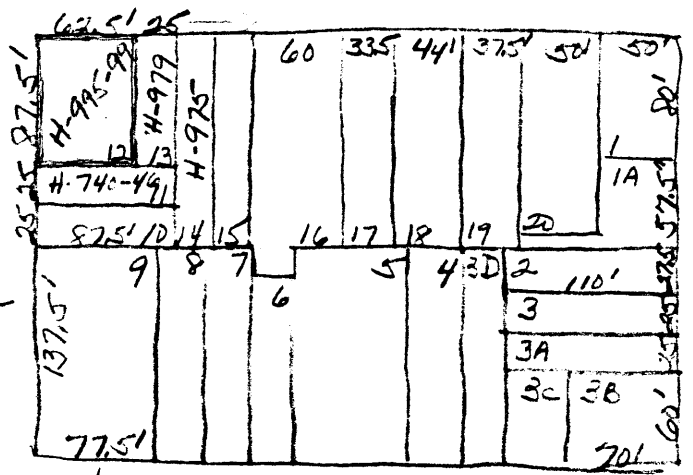
H
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H-992-98 SUTTER

Block 300
OLD BLOCK 50V280

A-720



H-890 POST

Doctor Martin M. Krotoszyner Medical Office and Residence
995 - 999 Sutter Street, San Francisco, California 94109

Subject property outlined in red.