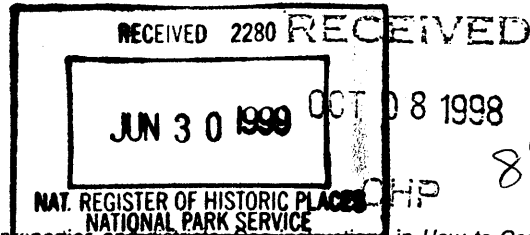


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



894

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name _____

other names/site number Second and Howard Streets District

2. Location

street & number 121-198 2nd, 579-612 Howard, 116 Natoma, 111-163 New Montgomery not for publication

city or town San Francisco vicinity

state California code CA county San Francisco code 075 zip code 94105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

Maureen A. Wright June 15, 1999
California Office of Historic Preservation

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register. See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Signature of the Keeper

Date of Action

Edson H. Beall

7/28/99

Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
19	2	buildings
0	1	sites
0	0	structures
0	0	objects
19	3	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

Function or Use

Historic Functions

(Enter categories from instructions)

~~COMMERCE~~

OTHER: Construction industry

Current Functions

(Enter categories from instructions)

COMMERCE

DOMESTIC: Multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Commercial Style

Materials

(Enter categories from instructions)

foundation OTHER: not visible

walls Brick

Stucco

roof Other: not visible

other TERRA COTTA

METAL

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1906-1912

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Multiple, see Continuation Sheet 5

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

10. Geographical Data

Acreage of Property 31

UTM References

(Place additional UTM references on a continuation sheet.)

1	1,0	5,5,2,8,8,0	4,1,8,2,2,0,0
	Zone	Easting	Northing
2	1,0	5,5,3,0,0,0	4,1,8,2,3,0,0

3	1,0	5,5,3,1,6,0	4,1,8,2,1,4,0
	Zone	Easting	Northing
4	1,0	5,5,3,0,2,0	4,1,8,2,0,8,0

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Anne Bloomfield

organization _____ date 3 October 1998

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

city or town San Francisco state CA zip code 94115

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets enclosed

Maps enclosed

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs enclosed

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

owner mailing labels

Property Owner

(Complete this item at the request of SHPO or FPO.)

name See Continuation Sheet 19

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

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APR 19 1999

National Register of Historic Places
Continuation Sheet

OHP

Page 1

Second and Howard Streets District
San Francisco, CA

Section 7. Narrative Description

The Second and Howard Streets District is walls of medium to small sized masonry buildings lining both sides of Second Street, the adjoining portion of Howard Street, and adjoining portions of Natoma and Minna Streets, in the South of Market area of San Francisco, California. The boundaries include seven properties on Howard Street near Second, eight properties on the easterly side of Second northerly from Howard to one beyond Minna (one high rise construction site short of Mission Street), six properties on the westerly side of Second Street from Howard to Minna, and three properties westerly from the Second Street lots and extending along Natoma and Minna to the easterly side of New Montgomery Street (two of these front on New Montgomery). Adjusting for double counted corner lots, there are 22 properties within these boundaries, of which 19 are contributors to the district (non-contributors are two heavily altered buildings and a vacant lot). All the buildings fill the fronts of their lots at the sidewalk. Lots are relatively small, with frontages of 30 to 100 feet; lot depths are 70 to 165 feet. Second and Howard Streets are laid out in the grid pattern standard for South of Market, with two alleys (Minna and Natoma) subdividing the Second Street blockfronts. All the contributing buildings were constructed 1906 through 1912. All are masonry structures. About half are clad in brick, two in terra cotta (now painted), the rest in stucco. They are three to seven stories high. All the buildings are Commercial Style with limited Renaissance-Baroque ornament, most often at cornices. Most façade shafts are plain, but some are ornamented with brick patterning, rustication, or pilasters. Above the buildings' bases, the proportions of solid wall to openings are nearly 1/1. Most upper floor windows are double hung. Ground floors are commercial and therefore, by original design and subsequent practice, frequently altered to suit commercial needs. Upper floors most often are lofts. The main original uses were wholesaling, light manufacturing, and printing. The area was built for services to the construction industry and to the city's main financial and retail districts. Therefore the buildings for the most part lack the elaborate ornamentation constructed elsewhere in the city in the same years. The district possesses integrity of location, design, setting, materials, workmanship, and association.

Buildings are numbered on the enclosed sketch map. Those which contribute to the district are:

1. 579 Howard Street, 1906 by Ross & Burgren, 4 stories, stucco cladding [brick with historic painted sign on exposed east side wall]. Design features: single bay of 4 windows, box cornice, acanthus consoles atop ground floor paneled pilasters. 1910 use: United Sheet Metal Works. Integrity: good except for T-bar window sash, modern store fronts and recent wiggly blade sign. (Photo C)
2. 580 Howard Street, R. W. Kinney Company Building, 1906 by A. W. Smith, 4 stories, brick cladding. Design features: light tan brick, heavy galvanized iron cornice with modillion blocks, historic blade sign ("Dahl Beck" etc.), paired double hung windows. 1910 uses: plumbing supplies and printing. Integrity: 1998 tax certification project (use changed to residential, seismic strengthening, floor added but deeply recessed, storefronts replaced in wood, sign retained). (Photos A, B)

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Second and Howard Streets District
San Francisco, CA

7. Narrative Description (cont.):

3. 583-587 Howard Street, 1912 by W. J. Miller, 3 stories, brick cladding. Design features: nearly orange brick laid in patterns, casement windows. 1914 use: Peters Cartridge Co. (Photo C)
4. 589-591 Howard Street, 1906 by Frank S. Van Trees, 5 stories, brick cladding. Design features: light tan brick, galvanized iron cornice with dentil and egg-and-dart moldings, 4 double hung windows evenly spaced on each floor, metal string course all sides between top 2 floors. 1910 use: unknown. Integrity: good except for ground floor between piers. (Photo C)
5. 606-612 Howard Street through to Natoma, Merritt Building, 1907 by Reid Brothers, 6 stories, stucco cladding. Design features: more glazing than solid wall, 5 bays with paired double hung windows, string courses at 2nd and top floor sills. 1910 uses: electrical equipment, oil tanks, oiled clothing, packaging. Integrity: good except cornice stripped for parapet reinforcement, ground floor changed between piers, and Natoma elevation stuccoed over glazed white brick. (Photos B, A, K)
6. 116 Natoma Street through to Minna, N. Clark & Sons Building, 1909 by Cunningham & Politeo, 3 stories, painted terra cotta cladding. Design features: matching street elevations on Natoma and Minna, tight row of circular garlands on fascia, "N. Clark & Sons" atop storefronts, upper floor casement windows with divided transoms. 1910-1940 use: San Francisco outlet of nearby terra cotta manufacturer. Integrity: very good except for paint on terra cotta, glazing between ground floor piers, modern sign. (Photos P, L, N)
7. 111-121 New Montgomery Street at Minna, Standard Building, 1907 by Reid Brothers, 7 stories, painted brick cladding. Design features: arched entry to upper floors, radiating lintels at 2nd floor, heavy modillion block and dentils cornice, string courses at 2nd and 3rd floor sills, individual double hung windows spaced evenly. 1910 uses: electric construction. Integrity: good except for ground floor glazing between piers. (Photo M)
8. 137-163 New Montgomery Street at Minna and Natoma, Greenwood Block, 4 stories 1907 by Henry A. Schulze, 2 more stories 1925 by O'Brien Brothers, painted brick cladding. Design features: 1907 modillion block cornice retained below 1925's 2 top stories, double hung windows in threes, segment arches with keystones at 4th floor windows. 1910 uses: electric manufacturers, asbestos, monotype machines, woolens, shirt manufacturers, *The Wasp*. Integrity: 2 stories added 1925, now vacant, boarded up and in poor condition. (Photos L, M, N)
9. 121-131 Second Street at Minna, The Rapp Building, 1907 by Reid Brothers, 7 stories, stucco cladding. Design features: big string courses above 1st, 2nd and 6th floors, heavy cornice with modillion blocks and dentils, hood over office entry with large consoles and anthemia, paired double hung windows, segment arches with keystones above 6th floor windows. 1910 uses: electric supplies, engraver, liquor wholesaler. Integrity: very good except for ground floor between piers. (Photos R, D, G)

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Continuation Sheet

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Second and Howard Streets District
San Francisco, CA

7. Narrative Description (cont.):

10. 132-140 Second Street at Minna, 1907 by John Cotter Pelton, 6 stories, brick cladding. Design features: dark red brick contrasted with tan brick projected around openings and as quoins, round-headed triple windows on 6th floor, 2 double hung windows (with relieving arches) per bay elsewhere, big modillioned and dentilled cornice. 1910 uses: electrical works, electrotyper, gloves. Integrity: very good except for ground floor and mezzanine between piers. (Photos H, N, J)
11. 133-137 Second Street at Minna, 1906 by William Curlett, 4 stories, brick cladding. Design features: light tan brick, corner quoins of brick, 4/4 relieving arched windows, double string course over ground floor, modillion blocks on cornice. 1910 uses: blue prints & drawing supplies. Integrity: good (ground floor infill probably a re-creation). (Photos E, D)
12. 141-145 Second Street, Rincon Building, 1907 by John Cotter Pelton, 5 stories, terra cotta cladding. Design features: more glazing than solid wall, egg-and-dart enframing, variation on Greek key design for spandrels, double hung windows 3 in corner bays and 2 in center bay with fire escape, paneled cornice and base. 1910 uses: engineers, metallurgists, Westinghouse, printer, real estate, dress patterns. Integrity: good. (Photos S, D, E, G)
14. 149-155 Second Street with L to Natoma, 1908 by John A. Ettlter, 4 stories, stucco cladding. Design features: 2 bays with 4 double hung windows each, similar façade on Natoma one bay wide. 1910 uses: leather, gloves. Integrity: ground floor changed, cornice removed. (Photos F, E, D, G)
15. 156-160 Second Street at Natoma, 1909 by unknown, 6 stories, brick cladding. Design features: variegated orange to tan brick, bays recessed between piers, paired double hung windows. 1910 uses: conduit, electric supplies, chemist, stationer. Integrity: good except for ground floor between piers, and possible cornice changes. (Photos H, J, K)
16. 163 Second Street at Natoma, Marcus Modry Building, 1907 by contractor Henry C. Farley, 4 stories, brick cladding, Design features: 4 double hung windows per floor spaced evenly (paired on Natoma elevation), simple corbeled cornice, wood storefront. 1910 uses: unknown. Integrity: brick sandblasted, storefront changed between piers, minor metal reinforcements visible. (Photos F, G)
17. 165-173 Second Street at Natoma, Electric Building, 1906 by John Cotter Pelton, 6 stories, brick cladding. Design features: modified Chicago windows 3rd through 6th floors, fluting on piers, moldings to box in 1st and 2nd floors. 1910 use: Westinghouse Electric Co. Integrity: cornice removed, ground floor changed between piers. (Photos G, D, F)

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Second and Howard Streets District
San Francisco, CA

7. Narrative Description (cont.):

18. 168 Second Street at Natoma, 1907 by Herman Barth, 3 stories, stucco cladding. Design features: box cornice, fascie at top and bottom plain and dipping down below window tops, double hung windows (3 singles on façade, paired on Natoma). 1910 uses: oil burners, gloves. Integrity: good except ground floor between piers. (Photos K, J, H)
21. 182-198 Second Street/600 Howard, 1909 by unknown, 5 stories, stucco cladding, brick on mid-block elevation. Design features: more glazing than solid wall, 3 double hung windows per corner bay (4 per center bay), dentilled cornice with consoles at piers. 1910 uses: unknown. Integrity: good except for ground floor between piers. (Photos J, A, B)
22. 191-197 Second Street/590-598 Howard, 1907 by Ross & Burgren, 4 stories, brick cladding. Design features: light tan brick, rustication at 2nd floor, corbeled cornice, 2 corbeled string courses, paired double hung windows deeply recessed. 1910 uses: chemicals, liquor wholesaler. Integrity: good except ground floor changed between piers. (Photos G, A, B, D)

Properties which do not contribute to the district are:

13. 144 Second Street, 1908 by John A. Ettler, 5 stories, stucco cladding, non-contributor for alterations (top floor glazed addition, all other windows reconfigured). 1910 use: Upton Brothers & Delzelle, printers. (Photos H, J)
19. c. 176 Second Street, vacant lot (parking). (Photos K, J)
20. 181 Second Street, 1911 by Charles Peter Weeks, 2 stories, stucco cladding, non-contributor for alterations (façade stripped and stuccoed, all windows reconfigured). 1914 use: Mechanical Installation Co. (Photo G)

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Second and Howard Streets District
San Francisco, CA

8. Statement of Significance

ARCHITECTS

Reid Brothers (Merritt J. and James W.), Sketch Map Nos. 5, 7, 9
Pelton, John Cotter, Sketch Map Nos. 10, 12, 17
Cunningham & Politeo (Harry M. Cunningham, M. V. Politeo), Sketch Map No. 6
Ross & Burgren (T. Paterson Ross and Albert W. Burgren), Sketch Map Nos. 1, 22
Unknown, Sketch Map Nos. 15, 21
Smith, A. W., Sketch Map No. 2
Curllett, William, Sketch Map No. 11
Barth, Herman, Sketch Map No. 18
Van Trees, Frank S., Sketch Map No. 4
Schulze, Henry A., Sketch Map No. 8
Miller, Washington J., Sketch Map No. 3
Ettler, John A., Sketch Map Nos. 13, 14

NARRATIVE STATEMENT OF SIGNIFICANCE

The Second and Howard Streets District has been determined eligible for the National Register of Historic Places at the local level of significance, under Criterion C, architecture, in the context of San Francisco's rebuilding after the great earthquake and fire of 1906. The district has a remarkable continuity of building type, scale, and style. Over 90% of the buildings contribute to the feeling of a district. All the contributing buildings were constructed 1906 through 1912, the district's period of significance. All are masonry structures, half of them clad in brick, two in terra cotta (now painted), and the rest in stucco. All are Commercial Style with limited Renaissance-Baroque ornament. Ground floors are commercial and therefore, by design and practice, frequently altered to suit commercial needs. Upper floors most often are lofts. The area was built principally for services to the construction industry, perhaps the reason why it was built up so quickly after the 1906 earthquake and fire. The scale and modesty of the buildings demonstrates their intended uses as different from the city's main office sector to the north crossing Mission and Market Streets and to the west along New Montgomery Street. They are also different from the industrial sector to the east and south. Services to the construction industry used to continue westerly from New Montgomery, near the Builders' Exchange, a membership and mail boxes organization which in 1910 was located at 180 Jessie Street west of New Montgomery and Mission Streets. However, hardly any of the buildings housing that part of this service industry still exist. The 1910 classified directory showed the Second and Howard Streets District as headquarters for a plumbing supply house, nine electrical businesses, a terra cotta works (N. Clark & Sons), several engineers, metallurgists, a blueprint service, an asbestos supplier (Johns-Manville) a sheet metal works, chemists, and printers. The area of significance is architecture; significant dates are 1906, 1907, 1908, 1909, and 1912, the years of construction of the various buildings. The two non-contributing buildings (Sketch Map Nos. 13 and 20) have been altered significantly. The district retains a remarkable integrity in contrast to all the city's modern changes.

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Second and Howard Streets District
San Francisco, CA

8. Statement of Significance (continued)

CONTEXT

The 1906 earthquake and fire destroyed the entire downtown of San Francisco, from the Bay to Van Ness Avenue, and south of Market to Townsend and 13th Streets. A handful of buildings survived (e.g. U.S. Mint, U.S. Courthouse, Montgomery Block, 600 Mission Street), but the 4.11 square mile area was characterized by rubble, some partial walls, and a few burnt-out shells. Rebuilding commenced within two or three months and continued at an accelerated pace into 1908. Then construction slowed considerably due to an unfavorable financial climate, only to pick up again in preparation for the Panama Pacific International Exposition of 1915. The pre-fire districts and their building types were rebuilt and expanded: skyscrapers in the financial district on Montgomery, Sansome, Market, and New Montgomery; large and elaborate mid-rise buildings for major retail near Union Square and on Market Street; smaller, less elaborate buildings for wholesale and services in the couple blocks around and south of Mission Street; industrial buildings farther south and east of Market; apartments and hotels mixed in and on the fringes. The buildings constructed in the post-fire decade shared a common design ideology; they were two- or three-part vertical compositions with commercial ground floors and historicist ornamentation, usually Renaissance-Baroque. The huge volume of work attracted architects from all over the country, and it also necessitated expanded services to the construction industry. One result of the catastrophe was the enactment of a requirement for "fireproof" construction in a much increased area. The new requirement included the subject district. At first in this area, brick was the favored material for structures and cladding, with terra cotta and galvanized metal for ornament. Only later did concrete and stucco eclipse brick for cladding.

Few buildings of the district's scale, type, age, and style exist outside the district, and none in so large a group. Either such buildings have been demolished (e.g. by Redevelopment) or buildings of different scales, types, ages, and/or styles were constructed instead. These include large financial district buildings north and immediately west, later service buildings farther southwest, industrial buildings south and east. Where Mission Street is parallel to Market Street, it marks a change in building type, from retail and office structures, usually large, on and northwest of the Mission Street corridor; to service, industrial, and single-room-occupancy housing southeast from Mission Street.

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Second and Howard Streets District
San Francisco, CA

8. Statement of Significance (cont.):

In 1985 the City of San Francisco enacted the Downtown Plan (Article 11 of the Planning Code) which, among other things, established a "New Montgomery-Second Street Conservation District" with minimum protection for most of the historic buildings therein. The Conservation District includes most of the proposed district; it goes from Market Street to Howard and includes both sides of New Montgomery Street and of Second Street. However, the designating ordinance recognizes differences between the two major streets in their histories, scales, and orientation. Therefore the focus of the subject district is limited to Second Street, where the ordinance states that the history is wholesaling and office services as opposed to offices and retail, the scale is smaller and more intimate, and the design orientation of individual buildings is vertical rather than horizontal as on New Montgomery. At some future time the district could be expanded in building type, scale, and age, and therefore in boundaries; but the present district's emphasis is on these small-scale service buildings of a very limited age range and style.

HISTORY OF THE DISTRICT

Before the 1906 earthquake and fire the area that was to become the Second and Howard Streets District contained mostly smaller buildings, about a third of them frame. There were quite a few dwellings and lodging houses. Uses shown on the 1905 update of the Sanborn maps included a glove factory, a patent medicine factory, a book bindery, plumbers, some restaurants, more saloons, and a large number of unidentified stores. The residential uses and most of the others disappeared in 1906.

The earthquake on 18 April 1906 and the subsequent three day fire totally destroyed the District. If any walls were left standing, they were later demolished for the construction of the buildings that form the District. Reconstruction could not start immediately because the first tasks were to provide for people's food and shelter, to wait for the ruins to cool down, to clear the streets, and to remove the rubble.

The first building to go up in the District was No. 2 on the Sketch Map, which the R. W. Kinney Company owned and constructed for their own business, plumbers supplies. The building permit for it was approved on the 5th of July, 1906, just two and a half months after the catastrophe. This use may have triggered the whole District's specialization in construction services.

Four others were also started in 1906, Sketch Map Nos. 1, 8, 11, and 17. Their uses continued the construction services: sheet metal at No. 1, electrical services and asbestos at No. 8, blue prints and drawing supplies at No. 11, and Westinghouse Electric Company at No. 17. Four of these five earliest buildings have brick cladding and relatively simple designs. No. 11 has a corbeled brick cornice, brick quoins, and segmental relieving arches. Three of them (Nos. 1, 4, 17) have cornices of galvanized iron.

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Second and Howard Streets District
San Francisco, CA

8. Statement of Significance (cont.):

Nine of the District's were constructed in 1907, two in 1908, three in 1909, one in 1911, and one in 1912. This age distribution makes sense with the known peak of construction citywide in 1907, with a slowdown for a financial slump in 1908. Besides, the 1906 and 1907 construction filled 15 of the District's 22 lots, leaving only seven vacant, of which one was still vacant at the close of the period of significance. That vacant lot has not been built upon since 1906 and is today a private parking lot for one of the District's current businesses.

The quality of architecture in the District is related to the skills of the architects and the wishes of their clients, the original owners or major tenants. Several of San Francisco's finest architects of the time are represented by works in this District. The Reid Brothers (Sketch Map Nos. 5, 7, 9) are known for the Hotel Del Coronado, the Call and Rose Buildings, the Fairmont Hotel, and the Music Pavilion in Golden Gate Park. They, Cunningham & Politeo (Sketch Map No. 6), and William Curlett (Sketch Map No. 11) were among the city's "twelve leading architects" as reported by *Architect & Engineer* in April 1911. Cunningham & Politeo designed the Shroth and Bancroft Buildings and the Stewart Hotel, respectively on Stockton, Market, and Geary. Curlett was one of the State Board of Architecture's examiners, and his works include the Phelan and Shreve Buildings.

Other architects who built in the District are also well known. John Cotter Pelton (Sketch Map Nos. 10, 12, 17) published one of the first west coast architectural pattern books, *Cheap Dwellings* (1882). T. Paterson Ross of Ross & Burgren (Sketch Map Nos. 1, 22) designed very many residences, especially community apartment buildings on Russian Hill, and also the Shrine Temple on Geary Street. Herman Barth (Sketch Map No. 18) constructed at least a dozen downtown business buildings, the Richmond Masonic Temple, and the Krotoszyner Building in the Lower Nob Hill National Register District. Frank S. Van Trees (Sketch Map No. 4) inherited most of A. Page Brown's clients and built the Koshland Mansion on Washington and the Presidio Golf Clubhouse.

Some of the clients who hired these architects had businesses connected with the construction industry. They understood what the industry needed in the way of services and supplies. The R. W. Kinney Company owned and occupied Sketch Map No. 2 (by A. W. Smith) for its plumbing supply dealership. N. Clark & Son occupied Sketch Map No. 6 (by Cunningham & Politeo) as the San Francisco outlet for its sewer pipe and ornamental terra cotta factory in the City of Alameda. Hunt, Mirk & Company were anchor tenants in Sketch Map No. 12 (by Pelton) for their engineering business and machinery dealership. The Westinghouse Electric Company occupied Sketch Map No. 17 (by Pelton). Christian Froelich owned Sketch Map No. 20 (by Weeks), but his iron pipe and water meter dealership was elsewhere. Byron Jackson owned Sketch Map No. 15, but his iron works were elsewhere. Henry Bothin, whose real estate company owned Sketch Map Nos. 13 and 14 (by John A. Ettlner), was also the president of Judson Manufacturing Company, makers of structural steel products. Johann A. Schmidt, owner of Sketch Map No. 19 (by Barth), had dealt in bags, bale rope, etc.

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Second and Howard Streets District
San Francisco, CA

8. Statement of Significance (cont.):

However, the majority of the clients were simply investors who went along with the prevailing uses. Elise Drexler (Sketch Map No. 7), one of the city's few female "capitalists," always used the Reid Brothers for her business buildings, including the Colombo Building at Columbus and Washington, 1049 Market in the Market Street Theatre and Loft District, the Britain Building at 938 Market, and the store at 129 Post Street. Physician George W. Merritt, Mayor Sutro's son-in-law, also hired the Reid Brothers, for Sketch Map No. 5. Rainer Beer distributor John G. Rapp was yet another Reid Brothers client, for Sketch Map No. 9. Attorney Eugene Lent had Van Trees design Sketch Map No. 4. Stockbroker Henry Shaw hired William Curlett for Sketch Map No. 11. Advertiser Morton L. Cook used Pelton for Sketch Map No. 10. The real estate firm of Barker Knickerbocker & Bostwich had Pelton design Sketch Map Nos. 12 (for Hunt, Mirk) and 17 (for Westinghouse), and an unknown architect No. 21. The Monroe Greenwood Estate Company had Henry A. Schulze design Sketch Map No. 8. And another estate company, that of oyster magnate Thomas Crellin, hired Washington J. Miller for Sketch Map No. 3. Thomas G. Taylor, who had made his money in mining, used Ross & Burgren for Sketch Map No. 1.

Services to the construction industry accounted for most of the early uses found in the District to date, although some unrelated uses such as printing, liquor wholesaling, and saloons were found as well. The construction services included engineers, machinery dealers, blueprint services, electrical supplies, electricians, metallurgists, and a terra cotta manufacturer. Several architects were nearby in office buildings on New Montgomery Street and Mission Street. In the rush of rebuilding four square miles of central San Francisco after the earthquake and fire, it was convenient for contractors to have such services available in a concentrated area. Following is a partial list of the uses here in 1910, by Sketch Map Number:

1. 579 Howard Street
United Sheet Metal Works
2. 580 Howard Street
R. W. Kinney Co., plumbers supplies
Western Press
3. 582-87 Howard
built 1912

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8. Statement of Significance (cont.):

4. 589-91 Howard
(none found to date)
5. 606-612 Howard Street, Merritt Building
S. F. Bowser & Co., oil tanks
Liquid Proof Paper Package Co.
Simplex Electric Company
Stromberg-Carlson Telephone Manufacturing Company
Telephone and Electrical Equipment Company
A. J. Tower Company, oiled clothing
6. 116 Natoma Street
N. Clark & Son, manufacturers and dealers in architectural terra cotta, pressed brick, Spanish roofing tile, sewer pipe, drain tile, chimney pipe, etc. (factory in City of Alameda)
7. 111-121 New Montgomery Street, Standard Building
Decker Electrical Company, electrical engineers and contractors
8. 137-163 New Montgomery Street, Greenwood Block
Benjamin Electrical Manufacturing Company
Flanigan Brothers, woolens
John-Manville Company, asbestos
Lanston Monotype Machine Company
The Monotype Company
Pacific States Electric Company
Ulman, Seelighson and Brown, shirt manufacturers
9. 121-131 Second Street, The Rapp Building
Brooks-Follis Electric Corporation
California Photo-Engraving Company
Henry Camp and Company, liquor wholesaler
The Wasp, illustrated weekly
10. 132-140 Second Street
Excelsior Glove Factory
Farnsworth Electrical Works
Hoffschneider Brothers, electrotypers

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8. Statement of Significance (cont.):

11. 133-137 Second Street
The Frederick Post Company, blue prints and drawing supplies
12. 141-145 Second Street, Rincon Building
American Electric Fuse Company
Barker, Knickerbocker and Bostwick, real estate (owners)
B.C. Broadwater, mining engineer
Cutler Water Heater Company
Hunt, Mirk and Company, engineers and dealers in machinery
Eugene C. Knowles, metallurgist
Charles W. Merrill, mining engineer
Louis D. Mills, metallurgist
Paris Modes Company, paper patterns
A. B. Scott, metallurgist
Samuel Watson, printer
The Westinghouse Machine Company
13. 144-154 Second Street
William Brown Engraving Company
John Mulhern, soda water manufacturers' supplies
National Brass and Copper Tube Company
National Conduit and Cable Company
Upton Brothers and Delzelle, printers, engravers, bookbinders and embossers
14. 149-155 Second Street
A. J. and J. R. Cook, leather dealers
Pacific Glove Works
San Francisco Saddlery Company
15. 156-160 Second Street
Bailey Specialty Company, manufacturing stationers
Dean Electric Company
H. K. Mulford Company, chemists
National Conduit and Cable Company
United Workingmen's Boot and Shoe Manufacturing Company, office
16. 163 Second Street, Marcus Modry Building
(none found to date)

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8. Statement of Significance (cont.):

17. 165-173 Second Street, Electric Building
Westinghouse Electric and Manufacturing Company
18. 168 Second Street
Empire Glove Company
The Glafke Company, oil burners and valves
19. c.176 Second Street
vacant
20. 181 Second Street
built 1911
21. 172-198 Second Street/600 Howard Street
(none found to date)
21. 191-197 Second Street/590-598 Howard Street
American Chicle Company
Badische Company, chemicals
Jesse Moore-Hunt Company, liquor wholesaler

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Section 9. Major Bibliographic References

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Section 10. Geographical Data

VERBAL BOUNDARY DESCRIPTION

The boundary includes Lots 22, 23, 25, 48, 49, 50, 51, 71, and 91 in Assessor's Block 3721; Lots 3, 4, 5, 6, 7, 16, 17, 19, 20, and 72 in Assessor's Block 3722; and Lots 98, 99, and 100 in Assessor's Block 3736. The properties are located in the 100 block of Second Street, the 500 and 600 blocks of Howard Street (at Second), the 100 block of Natoma Street, and the 100 block of New Montgomery Street.

BOUNDARY JUSTIFICATION

The boundary was drawn to include the three- to seven-story masonry buildings, dating from 1906 to 1909, which line Second Street between Howard Street and one or two properties south of Mission Street, or which line the adjoining streets: Howard, Natoma, and Minna. Mission Street and most of New Montgomery Street are excluded because they feature larger and more elaborate buildings mostly of an office character, rather than the district's small-scale modest building type originally used primarily for construction services and printing. Also excluded are two severely altered buildings on the edge of the district: 572 Howard and 120-130 Second. Northeast of the district lie vacant lots and a site where a highrise is in process of construction. Easterly from the district, a viaduct crosses over Howard Street. Howard Street westerly from the district is vacant lots. The irregular, outer boundaries of the district follow the property lines of the buildings on Second, Howard, Natoma, and Minna Streets.

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Photographs

All photos were taken by Anne Bloomfield; the negatives are in her office.

Photo A.

Howard Street, northerly side, looking westerly
From foreground: out of district, Sketch Map Nos. 2, 22, 21, 5
19 September 1998 (AB360/5A)

Photo B.

Howard Street, northerly side, looking easterly
From foreground: Sketch Map Nos. 5, 21, 22, 2
19 September 1998 (AB360/10A)

Photo C.

Howard Street, southerly side, looking easterly
From foreground: Sketch Map Nos. 4, 3, 2
19 September 1998 (AB360/22A)

Photo D.

Second Street, easterly side, looking southerly from Mission Street
From foreground: Sketch Map Nos. 9, 11, 12, 14, 16, etc.
31 January 1998 (AB337/25)

Photo E.

Second Street, easterly side, looking southerly from Minna Street
From foreground: Sketch Map Nos. 11, 12, 14, 16, 17
6 February 1998 (AB338/7A)

Photo F.

Second Street, easterly side, looking northeasterly from Natoma Street
From foreground: Sketch Map Nos. 17 (fragment), 16, 14, 12
6 February 1998 (AB337/21A)

Photo G.

Second Street, easterly side, looking northerly from Howard Street
From foreground: Sketch Map Nos. 22, 20, 17, 16, 14, etc.
31 January 1998 (AB337/20)

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Photographs (cont.):

Photo H.

Second Street, westerly side, looking southerly from Minna Street
From foreground: Sketch Map Nos. 10, 13, 15, 18, 19, 21
6 February 1998 (AB338/10A)

Photo J.

Second Street, westerly side, looking northerly from Howard Street
From foreground: Sketch Map Nos. 21, 19, 18, 15, 13, 10
31 January 1998 (AB337/17)

Photo K.

Second and Natoma Streets, looking southwestly
From foreground: Sketch Map Nos. 18, 5
19 September 1998 (AB360/21A)

Photo L.

Natoma and New Montgomery Streets, looking north easterly
From foreground: Sketch Map Nos. 8, 6, 15
19 September 1998 (AB360/12A)

Photo M.

New Montgomery Street, easterly side, looking southerly from near Mission Street
From foreground: Sketch Map Nos. 7, 8
19 September 1998 (AB360/13A)

Photo N.

Minna Street, southerly side, looking westerly from Second Street
From foreground: Sketch Map Nos. 10, 6, 8
31 January 1998 (AB337/23)

Photo P.

N. Clark & Sons Building, 116 Natoma, looking north easterly
Sketch Map No. 6
6 February 1998 (AB338/3A)

Photo R.

Rapp Building, 121 Second Street, looking north easterly
Sketch Map No. 9
19 September 1998 (AB360/17A)

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Photographs (cont.):

Photo S.
Detail of Rincon Building, 145 Second Street, looking easterly
Sketch Map No. 12
19 September 1998 (AB360/20A)

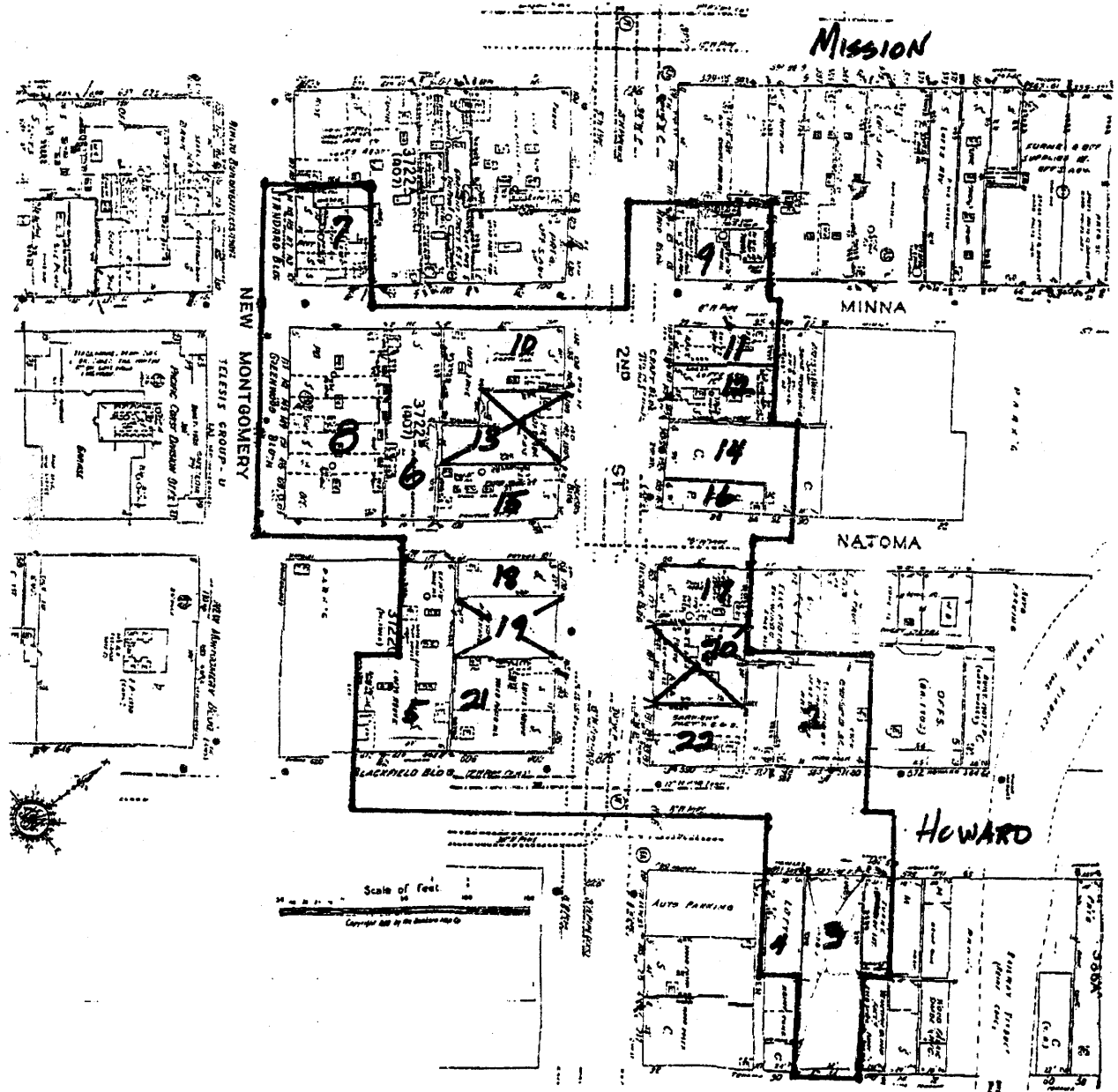
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Sketch Map



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Mailing labels for owners

Gerrard & Colette O'Beirne
579 Howard Street
San Francisco, CA 94105

Howard Properties LLC
655 Third Street
San Francisco, CA 94107

585 Howard Street Partners
35 Stillman Street
San Francisco, CA 94107

Martin E. Harband, trustee
(for 589-91 Howard, S.F.)
% Theresa Tompkins Dyer
181 Second Avenue, #600
San Mateo, CA 94401

Millennium Play LLC
(for 606-12 Howard)
% William Lightner
P. O. Box 27508
San Francisco, CA 94127

Wuteh of China, Inc.
(for 116 Natoma)
% Jones Pacific Land Co.
353 Sacramento Street, 9th Floor
San Francisco, CA 94111

Wong 1997 Revocable Living Trust
(for 111-21 New Montgomery, S.F.)
% Robert T. and Chi Pin Wong
420 Roblar Avenue
Hillsborough, CA 94010

149 Montgomery Street Associates
% LTDD Inc.
944 Market Street, #610
San Francisco, CA 94102

The Rapp Company
(for 121-31 Second, S.F.)
% D. Monasch III
2513 Valdivia Way
Burlingame, CA 94010

140 Second Street Company
% James Funston
140 Second Street
San Francisco, CA 94105

Carjo Properties
149 Second Street
San Francisco, CA 94105

Patelco Credit Union
% Accounts Payable (2 lots)
156 Second Street
San Francisco, CA 94105

Anna and Martin L. Fineman
(for 163 Second St., S.F.)
3181-B Lucas Drive
Lafayette, CA 94549

Brugnara Corp.
(for 165-73 Second St.)
% Luke Brugnara
38 San Jacinto Way
San Francisco, CA 94127

Keith Kai Tsu & Carmelita Ko
(for 168 Second St.)
% Saxe Real Estate
1360 Franklin Street
San Francisco, CA 94109

Helsten Partners LP
(for 181, 191-99, & c.176 2nd, S.F.)
% Norm Weil
975 Vista Road
Hillsborough, CA 94010

182 Second Street Associates LLC
% Peter Sullivan
155 Montgomery Street, #300
San Francisco, CA 94104

The Epstein Living Trust
(for 133-37 Second St., S.F.)
% Selma Epstein
5 Sotelo Avenue
Piedmont, CA 94611