

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

**National Register of Historic Places
Inventory—Nomination Form**

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

1. Name

historic Tevis Block (Kern County Land Company Building)

and/or common Kern County Land Company Building

2. Location

street & number 1712 19th Street n/a not for publication

city, town Bakersfield n/a vicinity of congressional district 18

state CA code 06 county Kern code 029

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 checked="" 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 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 type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name John Pulskamp, M.D. and Tim Gannon - General Partnership

street & number 4101 Union

city, town Bakersfield n/a vicinity of state CA 93301

5. Location of Legal Description

courthouse, registry of deeds, etc. Kern County Hall of Records

street & number Civic Center

city, town Bakersfield state CA 93301

6. Representation in Existing Surveys

title Preliminary Historical Survey has this property been determined eligible? yes no

date 06-82 federal state county local

depository for survey records City Redevelopment Agency, City Hall

city, town Bakersfield state CA 93301

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input 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 Tevis Block is a two-storey brick building located on the northwest corner of 19th and H Streets. Constructed of imported fired brick, it is a classic example of second Renaissance Revival architecture with its first floor semicircular radiating brick, arched sash windows, plain belt-course, second storey entresol windows, and full cornice with modillions and dentils. The building is located on a prominent corner site (19th and H Streets) in the heart of the downtown business district of Bakersfield, California. Surrounding blocks contain buildings with tenants of various trades.

The building has a 138 foot frontage on 19th Street, a depth of 64 feet 10 inches on H Street and depth of 82 feet 10 inches on the west facade. In the rear, the H Street wing has a width of 49 feet 8 inches and the west wing 36 feet 4 inches, leaving a re-entrant court 25 feet 3 inches deep on the east and 52 feet wide, and with 43 feet 8 inches depth on the west.

The building was constructed of imported fired brick which was brought around the Horn. In those days, the brick was used for ballast in the ships. It has a full basement 7 feet 11 inches in height that rises 4 feet above the surface of the ground. The basement is constructed of limestone with cement floors.

The first floor is 14 feet 5 inches high. Originally, there were two entrances on 19th Street--one on the corner of 19th and H Streets, which was to be occupied by a bank, and one midway on 19th Street leading to the business offices of the Land Company. The bank never took occupancy in the building and the space was used instead by the Land Company to display a collection of horticultural, agricultural, and mineral products for public viewing. One room was completely filled with jars and cases containing vegetables, fruits, grains, and nuts. The mineral exhibit was housed in a separate room and provided a comprehensive sample of minerals and ores found in Kern County and surrounding areas.

The second storey is 12 feet 6 inches high, and was originally divided into 25 separate offices. The offices were originally heated by means of hot water coils. The roof, cornice and cuping extends 8 feet higher making total elevation of the building 39 feet 10 inches above the ground.

The architecture is of second Renaissance Revival. Each floor is articulated differently and treated with a different order and finish. The building was designed by Henry A. Schultze, a prominent architect from the San Francisco area.

The exterior architecture of the building is today as it was in 1893 with the exception of a one-storey brick structure added to the rear of the west wing in the early 1960's. This addition lengthens the west wing of the building by 25 feet 4 inches and puts a slight 'L' shape in the back of that wing. Originally 31 feet 7 inches wide, the addition extends the width of the wing to 54 feet 3 inches, though the addition is hardly noticeable from the front. A 31 foot west wall on the addition runs the section past the end of the west wing and connects with a 22 foot 8 inch wall on the south side of the addition. This connects somewhat like a

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tenon. The addition stands 13 feet 8 inches high and is topped with a concrete fascia. Constructed with the same type of fired brick as the main building, the wing has two plain walls (east and west) and two walls with 3 sets of 3 sash windows, 9 panes each.

The only other alteration to the original architecture is the closure of the east entrance on 19th Street which also occurred in the early 1960's. This alteration is to be removed and the entrance reopened as original sometime in the near future.

The original entrance stairways were of concrete and constructed of a large platform curved design. Above the doorway is an ornate terra cotta arch with keystone, covering a four window fan transom divided by three spokes.

The basement windows are rectangular and bottom hinged with a flat limestone lintel. All of the basement windows are protected by vertical iron bars.

The front or south side of the building is distinguished by its rusticated limestone half-basement followed by smooth finished brick which composes the rest of the wall.

The first floor windows have the appearance of being divided by a plain belt-course producing the effect of having small second-storey or mezzanine windows. The windows are two-sash divided vertically with a transom of fanlight with two paneled glass. Each window has a semi-circular arched radiating bricks but are otherwise plain with a slipsill.

The second-storey windows are single-light sash with flat radiating bricks above. Above the second-storey windows is a narrow frieze with square vents. A wide band of bricks separates the frieze from the top of the second floor windows. The frieze is designed in a pattern of narrow recessed panels.

Above the frieze is a bracketed decorated boxed cornice capped by a high plain brick parapet.

The east side of the building follows the same architectural style as the south side with the exception that there are no doors. The same also applies to the west side of the building.

The north side of the building facing the alley, is different however, with its plain, unfinished brick and lacking completely a cornice and differentiation in windows. On the center and west wing are elliptical arched windows with relieving arches. The rear of the west wing has a stepped gable which adjusts the top elevation of the building down from the cornice.

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FHR-8-300A
(11/78)

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The rear of the east wing has flat double-hung windows with the same fired brick as the front of the building. Also present is the full cornice as seen on the front and sides of the building. The inside (west side) of the east wing is plain like the other alley-facing walls. Fire escapes are on the inside walls of both east and west wings.

The building is handsome, imposing, and considered one of the finest examples of its type of architecture remaining in the Southern San Joaquin Valley. It is truly a remarkable building, being one of a handful in the Greater Bakersfield area from the 19th century to have withstood the rigors of time and earthquakes.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" 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 checked="" type="checkbox"/> agriculture	<input checked="" 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 checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1893

Builder/Architect Architect: Henry A. Schultze

Statement of Significance (in one paragraph)

The Tevis Block/Kern County Land Company building is an excellent local example of second Renaissance Revival architecture and is one of the best examples of its kind in the Southern San Joaquin Valley of California. The building was designed by Henry A. Schultze, a prominent architect of San Francisco. The Kern County Land Company building was the center for much of the land development in Kern County as the company owned hundreds of thousands of acres of land in the area. It is one of the last early buildings in the downtown business district of Bakersfield which retains its architectural integrity.

The Kern County Land Company building at 19th and H Streets in Bakersfield, California is an imposing two-storey structure with its imported brick walls, fanlight windows, and terra cotta arches. The building is the last vestige of the corporation important in the development of one of California's richest counties (Kern).

The Kern County Land Company building has been a landmark in Bakersfield since its construction in 1893. This structure became the first commercial office building on the west side of H and 19th Streets, thus creating new boundaries for the business district in downtown Bakersfield. The building is the oldest commercial building in downtown Bakersfield to have survived, architecturally intact, earthquakes and remodeling efforts. While most buildings in downtown Bakersfield that survived the 1952 earthquakes have been remodeled, the Kern County Land Company building has not suffered that plight. Owners both present and past have taken a careful approach to any changes made to the building and only interior office space has been modified to accommodate present-day use. The only exception to this is the east doorway that was closed off to traffic as noted in the description section of this application. A brief history of the Kern County Land Company follows.

In 1890, James Ben Ali Haggin and his brother-in-law Lloyd Tevis, both successful lawyers from San Francisco, incorporated Kern County Land Company with between 400,000 and 500,000 acres of land with Kern River water rights, and canals and ditches as its assets.

Haggin, Tevis, and an earlier partner, W. B. Carr, realized very early the importance of water and irrigation for cattle raising and farming in the San Joaquin Valley. But as they drained more and more water from the Kern River an intense rivalry developed with the partnership of Henry Miller and Charles Lux. In 1880 the two partnerships filed lawsuits over Kern River water usage rights. After seven years of bitter litigation that took the parties through the California Superior and Supreme Court systems, a settlement was reached giving Haggin and Tevis approximately 75 percent of the water rights. Two years after the settlement (1890) the Kern

9. Major Bibliographical References

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See Continuation Sheet

10. Geographical Data

Acreeage of nominated property .44 acre

Quadrangle name Oildale

Quadrangle scale 1:24,000

UMT References

A

1	1	3	1	6	4	5	0	3	9	1	6	4	8	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 Lots 15 through 20 South 1/2 of Block 236, the City of Bakersfield, County of Kern, State of California, as per map recorded in book 1 pages 13 and 14 of maps, in the Office of the County Recorder of said county. Lot size 172 feet east and west by 132 feet north and south.

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 Christopher D. Brewer

organization Brewer's Historical Consultants date 08-27-82

street & number 3204 Perry Place telephone (805) 872-2423

city or town Bakersfield state CA

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K M Zeller

title State Historic Preservation Officer date 12/20/83

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County Canal and Water Company was formed which in later years became a part of Kern County Land Company's Water Division.

For nearly 50 years the primary operation of Kern County Land Company was cattle raising. This operation was not only successful, but was quite extensive, covering almost 2 million acres in California, Arizona, and New Mexico. Most of the hay, grain, and alfalfa used for feeding the cattle was grown on Kern County Land Company land.

Farming at Kern County Land Company fell into 3 different categories-- orchard and vineyards, row crops, and land leasing. Of the developed farmland, over 100,000 acres were leased from the San Emigdio front, at the extreme southern end of the San Joaquin Valley, north to McFarland, while the rest was farmed by Kern County Land Company itself. The usual rent for leasing Kern County Land Company land was 25 percent of the crop, if cotton, and somewhat less for other crops. If the tenant farmer's crop failed, he would owe no rent for that growing season. This system would allow the tenant farmer to use all of his capital and credit on seed, equipment, fertilizer and necessary labor to produce a large harvest, with no worry about losing his land. Kern County Land Company kept a staff of soil experts, agronomists, engineers, and irrigationists which were made available to the tenant farmers. The result was large scale farming done through the combination of big farm accessibility and small farm efficiency.

Beginning in the 1940's, row crop and orchard and vineyard farming received a boost from a very unlikely source--oil. As revenues received from the oil discovered in the late 1930's grew, more and more money was put into improvement and development of land for farming. Oil is not only given credit for boosting the economy of Kern County, but also for providing Kern County Land Company with the capital to develop row-crop farming on a large scale.

By 1936, oil and gas was the richest source of income for Kern County Land Company. At that time Shell Oil Company brought in an oil well in Kern County Land Company's 10 section field. The field was the first in California to be discovered through the use of reflection seismography, a method utilizing explosives to show underground structures not visible above ground. Oil royalties soon constituted 75 percent of Kern County Land Company's gross revenues, and Kern County Land Company stock rose from \$33 a share at initial release in 1934 to \$450 a share in 1938. The wells also made Kern County Land Company one of the largest oil companies in the U.S.

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However, Kern County Land Company did not limit itself to cattle raising, agriculture, and oil and gas. In 1957, Kern County Land Company undertook a venture to manufacture lightweight, ultra-low-noise microwave tubes in Palo Alto, California. In 1959, Kern County Land Company acquired Walker Manufacturing Company of Racine, Wisconsin. Walker's products included car jacks, oil filters, metal stampings, and automobile tailpipes and exhaust systems.

In 1960, Kern County Land Company founded Gas Processors, Inc. which produced equipment for separating liquids from natural gas and drying them so as to have the ability to place them into pipelines economically, even at wells with small gas production.

Besides its oil explorations in Kern County, Kern County Land Company bought wells in Texas, New Mexico, and a number of other western and gulf states, as well as Canada and Australia. The first of these ventures was in partnership with various oil companies, but in later years, Kern County Land Company went on its own.

In the early 1960's, Kern County Land Company began prospecting for hard minerals, starting with an asbestos deposit near Coalinga, California. During this same time Kern County Land Company, in partnership with Del E. Webb Corporation of Phoenix, Arizona, formed Stockdale Development Company and began a community-development program which includes the active retirement community in Southwest Bakersfield known as Kern City.

On July 17, 1967, Kern County Land Company stockholders approved a stock merger with Tenneco, Inc., a company headquartered in Houston, Texas, for \$432 million. From its original 400,000 acres in 1874, Kern County Land Company had grown to an area more than twice the size of Rhode Island with a diversity of activities spanning from cattle raising to building automobile parts. Now known as Tenneco West, the company is responsible for nearly all the development in Southwest Bakersfield as well as the multitudes of other services and operations performed.

Henry A. Schultze, architect, was well known in the San Francisco bay area. Most of his surviving architecture was created in the 1890's and 1900's. Of particular note are several buildings which are listed in various guides to the northern California area. These are as follows:

Preston Castle, California State Historical Landmark #867, is called the most significant example of Romanesque Revival architecture in the Mother Lode. Designs for this building appeared in California Architect and Building News (Vol. XII, No. 7), July, 1891.

Schultze designed the original Olympic Club building in San Francisco. Unfortunately the earthquake and fire of 1906 destroyed the building. However, the original pool, designed by Schultze still exists on the east end of the property. Schultze's proposal for the original design of the Olympic Club was published in California Architect and Building

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News (Vol. XIII, No. 1), January, 1892. The building is documented in the Charles Hall Page & Associates publication entitled Splendid Survivors, San Francisco's Downtown Architectural Heritage, p. 157.

In 1892, Schultze designed a set of 9 Victorian homes in the 2000 block of Pierce Street in San Francisco. The houses were of Queen Anne design and unfortunately only 4 have survived the rigors of time. These homes are noted in the Judith Lynch Waldhorn and Sally B. Woodbridge publication Victoria's Legacy, Tours of San Francisco Architecture.

The First Christian Science Church, on the northwest corner of 17th and Franklin in Oakland, California is deemed one of the best examples of a rusticated-stone Romanesque Revival church in the East Bay. The church was constructed in 1899-1900 and dedicated in 1902. This building is documented in the Mark A. Wilson publication East Bay Heritage, A Potpourri of Living History, as well as in the Gebhard, Montgomery, Winter, Woodbridge and Woodbridge publication A Guide to Architecture in San Francisco & Northern California.

The Tevis Block/Kern County Land Company Building is the only known representation* of Henry A. Schultze's architecture in the southern San Joaquin Valley of California and stands among the few remaining buildings from the nineteenth century in the area. It is truly a local landmark and warrants the special merit of being placed in the National Register of Historic Places.

*Schultze's other known local work, the Tevis House of 1895, has been destroyed.

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KCL Bld.

TEVI'S BLOCK
1712 19th Street
Bakersfield, Kern Co., CA

CL ALLEY

172'

132'

EXISTING BUILDING

CL 19th STREET

EXISTING POLE
UNDERGROUND TRANSFORMER
TO REMAIN

EXISTING TRASH
CATCHER TO REMAIN

PLANTING

PLANTING

EXISTING TREES
TO REMAIN

PLANTING

EXISTING
FENCE
TO REMAIN

EXISTING STAIRS
TO BE REMOVED

EXISTING STAIRS
TO BE REMOVED

EXISTING OPENING FOR
BACKLIFT TO REMAIN

EXISTING OPENING FOR
BACKLIFT TO REMAIN

PLANTING

MOTORCYCLE &
BICYCLE
VINE AREA

7 PARKING SPACES
AT 5' x 7' = 70' x 5'

NEED 4" OF
SIDEWALK

EXISTING SIDEWALK
TO BE REMOVED
FOR PLANTING

EXISTING SIDEWALK
TO BE REMOVED FOR
PLANTING

EXISTING
TRAILER
TO BE
REMOVED
FOR PLANTING

EXISTING PLANTING
TO REMAIN

2" x 10" CONCRETE
BLOCK AT 4' HIGH (CIP)
2" x 6" HIGH WEIGHT
IRON FENCE W/ 1/2"
CONC CURBS BELOW (CIP)

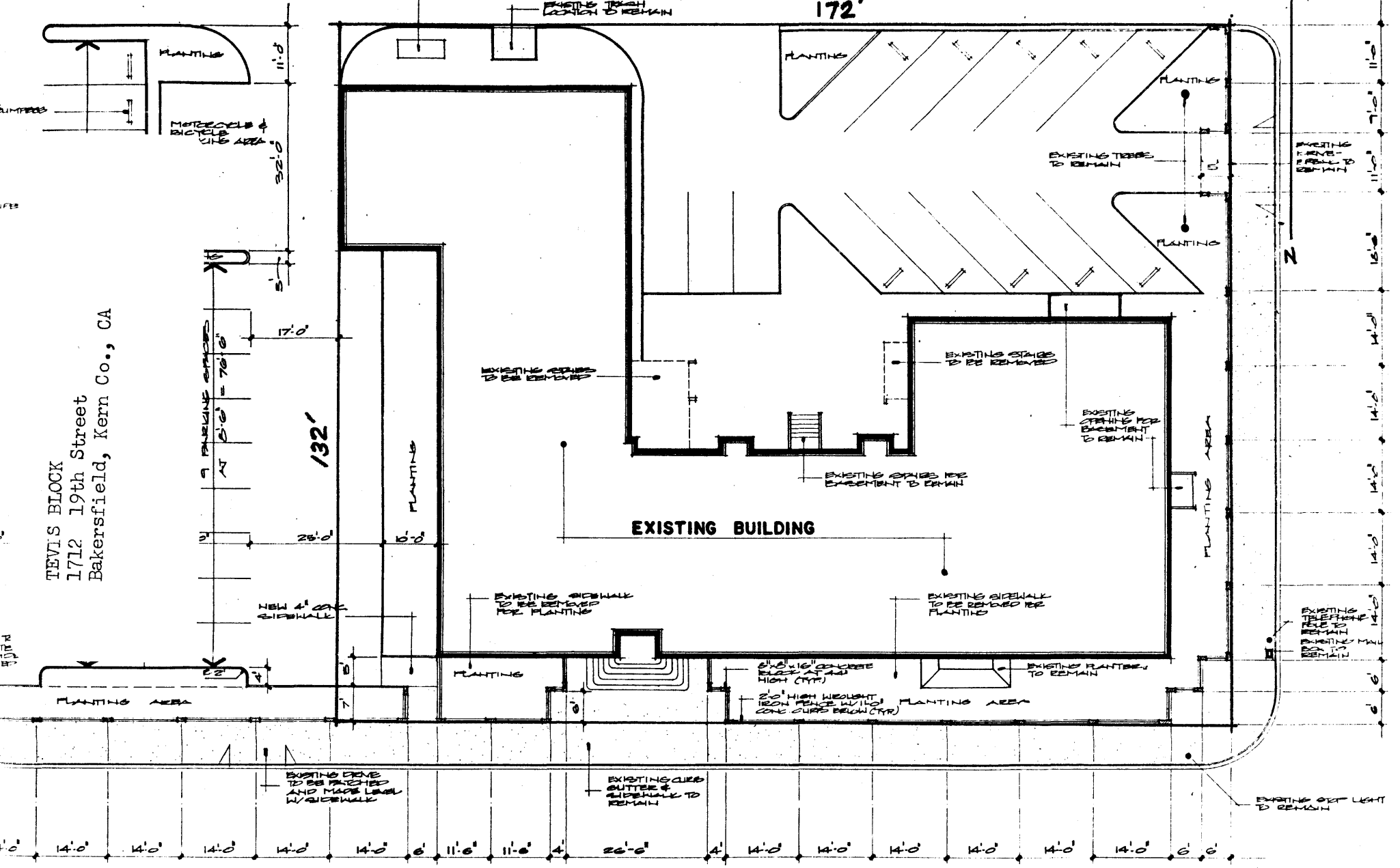
EXISTING FENCE
TO BE RELOCATED
AND MATCH LEVEL
W/ SIDEWALK

EXISTING CURB
OUTLET &
SIDEWALK TO
REMAIN

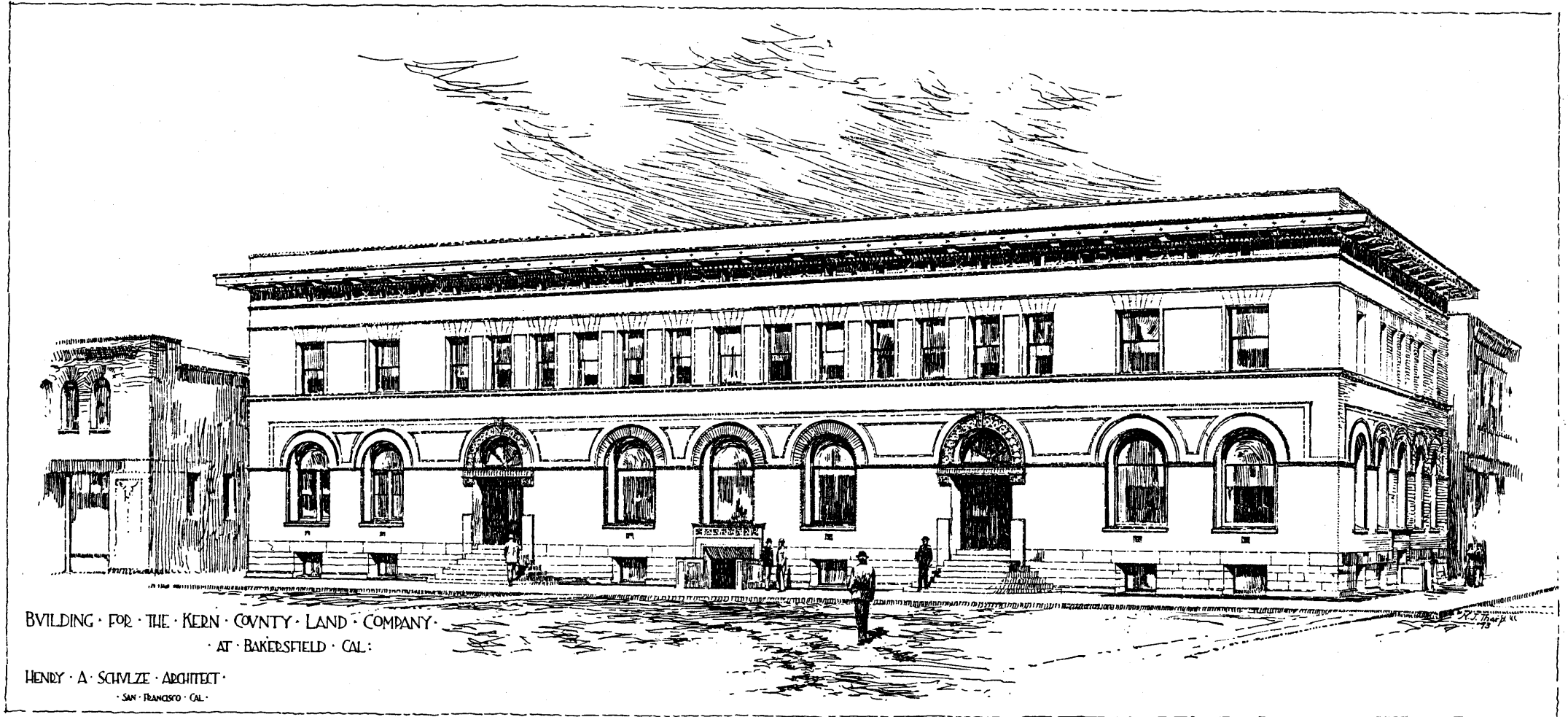
EXISTING GRT LIGHT
TO REMAIN

N

11' CT



Tevis Block (Kern County Land Company Building)
1712 - 19th Street
Bakersfield, Kern County, CA



BUILDING FOR THE KERN COUNTY LAND COMPANY
AT BAKERSFIELD CAL.

HENRY A. SCHULZE ARCHITECT
SAN FRANCISCO CAL.