

**United States Department of the Interior  
National Park Service**

For NPS use only

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

received **DEC - 8 1987**  
date entered

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

**1. Name**

historic Unknown

and/or common Russian Hill/Macondray Lane District

**2. Location**

street & number roughly 900-982 Green, 1918-1960 Jones, 15-84  
Macondray & 1801-1809 Taylor N/A not for publication

city, town San Francisco N/A vicinity of

state California code 06 county San Francisco 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"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<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 type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple; see Continuation Page 1.

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Hall of Records

street & number City Hall

city, town San Francisco state CA 94102

**6. Representation in Existing Surveys**

title Multiple; see Continuation Page 3 has this property been determined eligible?  yes  no

date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local \_\_\_\_\_

depository for survey records \_\_\_\_\_

city, town \_\_\_\_\_ state \_\_\_\_\_

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved      date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The Russian Hill/Macondray Lane District is a woody enclave on the steep North slope of Russian Hill, surrounded by the dense and treeless urban fabric of San Francisco. On the square block bounded by Green, Jones, Taylor, and Union Streets, it focuses on the mews-like public alley right-of-way called Macondray Lane, which bisects the block from East to West. The 18 buildings have addresses variously on Macondray Lane, Green, Jones, and Taylor Streets. The highest elevation in the district, 282 ft., is the flat half-block of Green; from it Jones Street drops at 26% grade to 210 ft. at Union, and the East Third of Green Street drops to 218 ft. at Taylor; Taylor Street itself drops a 23% grade to 154 ft. at Union; and Macondray Lane works its way down from about 246 ft. at Jones to about 185 ft. at Taylor, most of the drop in a steep double flight of steps at Taylor. The Lane and the steep part of Green are developed only as narrow footpaths and steps; the remainders of these city-owned rights-of-way are filled with trees and other plantings. Part of the Macondray width is overgrown cliffside, topped by rear retaining walls of the gardens and buildings facing Green. The Green Street Steps are ordinary but old concrete; the Macondray walkway consists variously of bricks, asphalt, concrete, cobblestones, and boardwalk. Its charm is in the scale, the hidden quality, and the landscaping. The buildings are all two- or three-story frame residential structures, small in scale and deceptively tiny on Macondray, where they acquire extra stories as the hill drops off toward Union Street. Those on Macondray and Jones generally fill their front lot lines; on Green there are setbacks and side yards. Of the 19 resources, 13 contribute to the district; four are not old enough; Sketch Map, No. 1 and 2, would have been contributors but were burned and recently demolished. Otherwise condition in the district is generally good. Buildings are densely packed, the space around them mostly an illusion created by differences in elevation, by spectacular views and intense landscaping in every bit of open space. Four buildings survived the 1906 fire, and almost all the rest were built in the next three years. Therefore, most are clad in "rustic", a local form of weatherboard; three are stuccoed; six are shingled (three of them some years after construction but within the period of significance). Styles are mostly vernacular renditions of Colonial Revival, Craftsman, or Mission Revival; at most, two or three of the houses might claim "high art" architecture.

### Resources that contribute to the character of the district;

4. Lewis, Charles Lux, House (940 Green Street): A large house clad in unpainted stucco with variegated sand aggregate. Massing is a series of terraces with arched garage door on the street facade, raised entry on the left (West) side, and numerous roof levels and shapes, all covered with tiles. Other Mission/Spanish Colonial Revival elements include wrought iron door hood brackets, some arched openings, a private patio, and a machicolated bay. Balance and proportion make this a fine piece of architecture.

5. Meaburn, Augusta, House (960 Green Street); a one-story stucco bungalow with attic and basement. Massing is irregular, the roof gabled in one section, flat elsewhere. Entry is through a glassed-in, Tuscan-plastered porch along the right (East) side. Gardens are on all four sides.

(See continuation page 4)

## 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 checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input checked="" type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" 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	Ethnic heritage, Italian <input checked="" type="checkbox"/> other (specify)	
<b>Specific dates</b>	1878–1930	<b>Builder/Architect</b>	Multiple; see below	American

### Statement of Significance (in one paragraph)

The Russian Hill/Macondray Lane District appears eligible for the National Register of Historic Places under criterion C, architecture, as a picturesque, woody, village-like enclave of vernacular and nearly vernacular architecture amid lush landscape on a view-rich hillside, an enclave with a history of artistic/Bohemian and Italian-American inhabitants. The period of significance begins in 1878 with construction of Sketch Map No. 7 (the steep hillside had prevented earlier development) and continues through the 1906 earthquake and fire which wiped out all but No. 2, 7, 12 and 19, a very high number of survivors in relation to the general devastation. Most of the other houses were built within the next three years, one in the 1920s, and the period of significance concludes with major enlargement of the last contributing building, No. 16, in 1930. Macondray Lane itself sets the district's woody tone; it enfolds the houses in greenery and creates an atmosphere in the Craftsman ethic, attractive to artists and Bohemians. Such residents have included landscape painter Giuseppe Cadenasso, poet and librarian Ina Coolbrith, writer Charles Caldwell Dobie, humanitarian Anita Whitney,<sup>1</sup> Meteorologist A. G. McAdie, Editors W. H. B. Fowler and Eleanor Ross, Printer Charles S. Ross, Geologist Curtis Redfern, Glass Workers Charles Bovone and Edward Rowland, Theater Musician Batista Devincenzi, and Architect Edward Huber Jr. The district boundaries were chosen to focus on this entire block of Macondray Lane (its only other block, to the West, is also woody but full of unremarkable backyards and building rears), the historic buildings along it, the adjoining properties on the North side of Green in a continuation of the woody enclave, and one cottage at Jones and Union Streets which adjoins the property at Jones and Macondray and is associated with it both historically and architecturally. This district is a woody, village-like enclave, which is a different world, visually distinct from the streetscapes on three sides, all solidly filled with yardless post-1906 small frame apartment buildings.

The Northeast portion of the district housed and was shaped by some successful Italian-Americans. Around the turn of the century this area was the farthest penetration of the local Italian community onto Russian Hill. Gumina says that immigrants from the Genoa area concentrated at this edge of North Beach;<sup>2</sup> certainly Cadenasso at No. 12 and Bovone at No. 15 are known to have come from there. The Italians this far up the hill were prosperous, significant members of the community. Louis or Luigi DeMartini of No. 19 (b. Nov. 1854), the Confectioners' Supplier, had come to America as an infant in 1856, long before the major Italian immigration of the 1880s; A. P. Giannini sought his counsel in founding the Bank of Italy (now Bank of America) and convinced him to become an early investor in it; his big house designed by Mooser & Son symbolized his prosperity; his family lived in the house some 70 years.<sup>3</sup> Giuseppe Cadenasso of No. 12 (1858-1918) had come to California at age nine in 1867; he rose from waiter at artists' hangout Coppa's Restaurant to be one of the area's most sensitive landscape painters and head of the Mills College art department.<sup>4</sup> Charles Bovone of No. 15 (c.1865-c.1938) had come with the great migration.

(See continuation page 7)

# 9. Major Bibliographical References

Multiple; see Continuation Page 13.

# 10. Geographical Data

Acreage of nominated property about 1.6 acres

Quadrangle name San Francisco, North

Quadrangle scale 1:24000

UTM References

A 

1	0	5	5	1	7	7	0	4	1	8	3	5	0	0
Zone		Easting						Northing						

B 

Zone		Easting						Northing					

C 

Zone		Easting						Northing					

D 

Zone		Easting						Northing					

E 

Zone		Easting						Northing					

F 

Zone		Easting						Northing					

G 

Zone		Easting						Northing					

H 

Zone		Easting						Northing					

**Verbal boundary description and justification** The district consists of Lots 4-6, 7A, 7C, 8, 8A, 10, 13-14, 14A, 15, 15A, 20A, 27-29 and a portion of 17, all in Assessor Block 120, and the adjoining streets. It is the half-block bounded by Macondray Lane, Green, Jones & Taylor Sts. minus 1 new bldg., the bldgs. on the western half of the north side of

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

state N/A code county

state code county code

# 11. Form Prepared By

name/title Anne Bloomfield, Consultant

organization Russian Hill Neighbors (c/o Rogers) date May 1, 1987

(Bloomfield) (Rogers) telephone 415-922-1063/415-885-0802

street & number 2229 Webster/ 1019 Vallejo

city or town San Francisco San Francisco state CA 94115 CA 94133

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature Kathryn Thacker

title date 11/30/87

For NPS use only

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

for Helene Byer  
Keeper of the National Register

Entered in the National Register

date 1-7-88

Attest:

Chief of Registration

date

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Continuation SheetSection number 4 Page 14. OWNERS OF PROPERTY

<u>Map Name</u> <u>No. Mailing address</u>	<u>Building</u> <u>Address</u>	<u>Assessor's</u> <u>Block/Lot</u>	<u>Relation</u> <u>to District</u>
1. Green/Taylor Associates c/o-GWL Development, Inc. 2670 Leavenworth San Francisco, CA 94133	900-910 Green/ 1801 Taylor	120/5	Non-contributor
2. Green/Taylor Associates c/o-GWL Development, Inc. 2670 Leavenworth San Francisco, CA 94133	920-930 Green	120/6	Non-contributor
3. Mrs. Charlotte Schaupp 936 Green Street San Francisco, CA 94133	936 Green	120/27	Non-Contributor
4. Mr. & Mrs. Donald Gregory 3 Embarcadero Center San Francisco, CA 94111	940 Green	120/7A	Contributor
5. John & Lyle A. Older 960 Green Street San Francisco, CA 94133	960 Green	120/7C	Contributor
6. Mr. Norman Yeon 2566 Vallejo Street San Francisco, CA 94115	980 Green	120/8	Non-Contributor
7. Mr. Harvey Berneking and Mr. Charles R. Pahrman 982 Green Street San Francisco, CA 94133	982 Green	120/8A	Contributor
8. Mr. Peter Conmy, Trustee 1066 Ardmore Avenue Oakland, CA 94610	1918-20 Jones	120/10	Contributor
9. Mee Oy Eng & Tai Loy Lau 80 Glover Street San Francisco, CA 94109	1950 Jones	120/15	Contributor
10. Eureka Federal S & L Assoc. c/o-Reo Dept. - #01-05-52909 1250 San Carlos Avenue San Carlos, CA 94070	1960 Jones	120/15A	Contributor

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<u>Map Name</u> <u>No. Mailing address</u>	<u>Building</u> <u>Address</u>	<u>Assessor's</u> <u>Block/Lot</u>	<u>Relation</u> <u>to District</u>
12. Mr. and Mrs. Oakley Hall P.O. Box 2101 Olympic Valley, CA 95730	15-17 Macondray	120/29	Contributor
13. Mrs. Charlotte Schaupp 936 Green Street San Francisco, CA 94133	19 Macondray	120/28	Non-contributor
14. Katherine, August and David DeWilde 60 Macondray Lane San Francisco, CA 94133	58-64 Macondray	120/20A	Contributor
15. Adele Parks 227 Park Lane Atherton, CA 94025	66-68 Macondray	120/13	Contributor
16. Mr. Robert Day 72 Macondray Lane San Francisco, CA 94133	72 Macondray	120/14	Non-contributor
17. Mr. Martin Ems 74 Macondray Lane San Francisco, CA 94133	74 Macondray	120/17	Contributor
18. Wells Fargo Bank Trustee P.O. Box 38002 Rincon Annex San Francisco, CA 94120	80-82 Macondray	120/14A	Non-contributor
19. Mr. and Mrs. Richard Bishop 1809 Taylor Street San Francisco, CA 94133	1809 Taylor	120/4	Contributor

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6. REPRESENTATION IN EXISTING SURVEYS.

1. Here Today (Junior League Survey)  
1967, county survey  
records deposited in: San Francisco History Room  
San Francisco Public Library  
Civic Center  
San Francisco, CA 94102
  
2. Architectural Survey, San Francisco Department of City Planning  
1976, county survey  
records deposited in: Department of City Planning  
450 McAllister Street  
San Francisco, CA 94102

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7. DESCRIPTION continued

7. Huber, Edward A., House (982 Green Street): a rectangular plan 3-unit Italianate building set well back on the lot. House has false front, no bay window, prominent cornice, rustic siding, deep entry porch on right (east) side. At lot's front corners are a pair of intrusive modern detached carports.
8. Richter, Peter, Flats (1918-1920 Jones Street): a simple vernacular Colonial Revival pair of flats occupying the entire frontage of a lot that slopes steeply down to the left (north), where the garage entry is located. Main entry steps and open, pedimented vestibule are contained within the building envelope.
9. Bruns, Euphemia, Apartments (1950 Jones Street): a natural shingle-clad frame apartment building stepping down the steep hillside so that the second floor of the uphill (right or south) half connects directly with the third floor of the downhill half. There are polygonal bay windows at both facade corners and two along each side elevation. The centered entry has a great curving broken pediment and a recessed vestibule.
10. Bruns, Euphemia, -Middleton, William, Cottage (1960 Jones Street at Union Street): a one-story and attic, natural shingled frame house with clipped gable roof and Craftsman detailing such as diamond-mullioned windows. The building is sited on both sidewalk lines at the corner, leaving the south (uphill) half of the lot open as a fenced garden.
11. Macondray Lane: a 35-foot-wide public alley right-of-way used as a footpath, heavily landscaped, narrow, the sole access to Sketch Map No. 12-18. It descends about 60 ft. in the 412 linear ft. from Jones Street to Taylor, and part of its width is taken up by steep bluffs up toward the houses on Green Street or down toward those on Union. It begins at Jones Street with a rustic arbor and a short driveway; houses down the Lane are barely visible through the trees. The path is sometimes asphalt, sometimes brick-edged, sometimes cobblestones. It is often lined with low, unmortared rough stone walls. The Taylor Street end is a steep boardwalk stair case two flights down. Everywhere is greenery, from miniature, carefully tended garden plots to wild thickets, from window boxes of geraniums to large eucalyptus, with ferns, azaleas and Japanese maples between.
12. Maloney, Catherine, -Cadenasso, Giuseppe, Flats (15-17 Macondray Lane): a very simple, rectangular plan pair of flats with the entry and its steps recessed into the right (west) side of the block. It is distinguished by Baroque garlands of plaster draped over each opening. Windows originally double-hung are now uninterrupted sheets of glass.

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7. DESCRIPTION continued

14. Ryer's Apartments (58-66 Macondray Lane): a miniature apartment building with centered entry between a pair of second-story polygonal bay windows. Ornamentation is minimal and simple, barely enough to mark the building Colonial Revival rather than No style/vernacular.

15. Bovone, Charles, House (68 Macondray Lane): a small set of apartments, originally a residence, with semi-circular bay window on the upper floor, originally flanked by small square stained-glass windows, now by regular-length double-hung windows. Craftsman elements are the natural shingle cladding, the bay's flare, and the lost window-surrounds. Colonial Revival elements are the curved bay, modillioned cornice and general plan.

16. Allen, Mrs. Genevieve, Apartments (72 Macondray Lane): is a small apartment building clad in swirled stucco, with tile pent roof on parapet and with solid balcony.

17. Rowland, Edward, -Whitney, Anita, Cottage (74 Macondray Lane): a one-story and basement cottage with Colonial Revival cornice. Natural shingles replaced the original rustic siding in 1912, and the wide multi-paned metal sash window replaced a narrow double-hung one probably during fire repairs costing \$2,000 in 1940.

19. Demartini, Luigi, House (1809 Taylor Street): a Queen Anne house set high over a retaining wall above the steeply sloping street. The turreted circular bay window at the facade right corner (at Macondray) is balanced by gable end and recessed entry porch at the left. Restrained but typical Queen Anne ornamentation is contained within the architectural lines of the building.

Non-contributing buildings that detract from the character of the district:

1. Moss, Dr. J. Mora, Apartments ( 900-910 Green Street/1801 Taylor Street): an L-plan 7-unit apartment at a corner on a steep hillside. The Taylor Street (east) facade is a bay-windowed fortress wall incorporating a buttressed and rough-stuccoed retaining wall foundation. The garden (southwest) facade seems a pair of Craftsman bungalows, with simple wooden balconies and pineapple-topped entry gate. Natural shingles replaced the original rough stucco in 1921; some Mission Revival trim remains. Vacant since 1980, the building is badly deteriorated. Demolished June, 1987.

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7. DESCRIPTION continued

2. Christiansen, Hans H., -Moss, Dr. J. Mora, House (920-930 Green Street): a duplex on a hillside sloping down to right and rear. It has multi-dormered gable roof, natural shingle walls, facade bay window, balconies along the upper right (east) side, some double-hung windows and some leaded glass casements. A heavy wood Japanesque gate admits to garden and lower flat. Vacant since 1980, the building is badly deteriorated; damage from two fires in the early 1980s has not been repaired. Demolished June, 1987.

3. Schaupp, Dr. John B., House (936 Green Street/21 Macondray Lane): a house lying on Macondray behind No. 2 but reached by a narrow access walkway from Green. It is clad in natural finished wood, partly narrow clapboards, partly rustic. Some window surrounds are broad flat boards. Exterior appears a harmonious mixture of old and recent construction.

6. Del Valle, Joseph, Apartments (980 Green Street): a clapboarded, new 6-unit apartment building set well back, with parking in the basement.

13. Schaupp, Dr. John B., Apartments (19 Macondray Lane): a narrow, tall-seeming new 3-unit apartment building occupying the full front of the lot. It has north-facing balconies and an exterior metal spiral stair. In open space underneath and in front of it are remains of a former building's brick foundation.

18. Kolb, Frederick W., Flats (80 Macondray Lane): a grooved rustic-covered flats building with horizontal window muntins and original garage contained in the building envelope. A recent metal balcony contrasts with the Moderne detailing.

Resource Count:

	Contributing	Non-contributing
Buildings	12	4
Sites	1 (Macondray Lane)	2 (vacant lots)

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in 1884 and became secretary of the Oriel Glass Works in San Francisco's Marina District, specialists in the glass for curved bay windows; for his house on Macondray Lane he commissioned architect Louis Mastropasqua (1870-c.1945) who had come fully trained from Brescia, Italy about 1902 and worked almost exclusively for the Italian-American community; about 1928 Bovone retired to Genoa, but his son returned to San Francisco a decade later.<sup>5</sup> Many tenants on Macondray Lane in 1910 bore Italian names such as Devincenzi, Collarino, Arata, Caselli and Martinelli; but no Italians climbed the hill as far as Green Street.

Most of the original owners in the district were not people of note but modest members of the middle class. Exceptions might be the clients of the district's best architects, DeMartini at No. 19 and Charles Lux Lewis at No. 4, related to Lux of the Miller & Lux land and cattle empire. Otherwise owners had occupations like harness maker, agent, glassworker, stonemason, widow, physician. Their architectural ambitions were quite modest. Of the 14 historic buildings only four had named architects: William Mooser & Son, John K. Branner, Louis Mastropasqua and Arthur J. Laib, names not especially known today except possibly Mooser; not one of them was on Architect & Engineer's 1911 list of the twelve "leading architects" of San Francisco.<sup>6</sup> Most of the buildings were designed by contractors and look it. 'Vernacular' describes them, but they form an especially pleasing ensemble hidden among their greenery.

Boundary considerations: Almost adjoining this district, on the south (uphill) side, is the Russian Hill/Vallejo Street Crest District also being nominated by the Russian Hill Neighbors and also a woodsy hillside enclave. The two districts are separated by unsympathetic apartment development on the south side of Green Street: a pair of 1920s skyscrapers, a 1960s highrise and other modern apartments. They are also separated by the difference between vernacular and high art architecture, and on this side by the modest circumstances of most owners, the smaller scale and greater density of development, the very informal organization of the district's central public right-of-way, and the Italian-American connection. Part of the Assessor's lot for No. 17 is omitted from the district because it goes through to Union Street and there contains a non-contributing building structurally detached from the contributor on Macondray Lane.

The very early place name "Russian Hill", which now applies to a large hilly area, was derived from some pre-Gold Rush graves with Russian inscriptions, probably of persons from the Russian American Company who were buried on this hill.

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8. SIGNIFICANCE continued

Resources contributing to the significance of the district:

4. Lewis, Charles Lux, House (940 Green Street): 1922. John K. Banner, architect. This house appears separately eligible for the Register as a masterful design still intact even to its original unpainted stucco. Probably its Palo Alto architect's best work, a soft-focus exterior photo of it appeared in Architect and Engineer in April 1924, and again in May 1925 along with a plan and three interior views. Branner (active 1919-1958) is known also for residences in Menlo Park and Palo Alto, for an outdoor theater in Los Altos and fraternity houses on the Stanford campus.<sup>7</sup>

5. Meaburn, Augusta, House (960 Green Street): 1907. Arthur J. Laib, architect. The house contributes to the district by scale, siting, style, age, use, and the modest place of its architect, Arthur J. Laib. Active 1906-1916, Laib did mildly distinguished residential work. Owner Augusta Meaburn had been a widow at least since 1881, had lived on this site since 1890, and rebuilt almost immediately after the 1906 fire.<sup>8</sup>

7. Huber, Edward A., House (982 Green Street): 1878. Designer unknown. The house contributes to the district as its earliest building, and an important edge which states the themes of small treasures hidden in greenery, modest architecture and modest owners. It conforms to the district in size, scale, materials, fenestration, age and landscaping. The Huber family resided here during the entire period of significance. The house's own integrity is not compromised by the pair of modern carports occupying much of the front setback.<sup>9</sup>

8. Richter, Peter, Flats (1918-1920 Jones Street): 1908. Ratto Brothers, contractors. The building contributes to the district in its style, materials, scale, fenestration, adaptation of the hillside site, and the modesty of its designers and owner. In addition, Charles Caldwell Dobie resided here 1909-1916,<sup>10</sup> when his first work was published but before his most famous San Francisco, A Pageant.

9. Bruns, Euphemia, Apartments (1950 Jones Street): 1907-1908. Otto A. Craemer, contractor. This building contributes to the district by style, siting, fenestration, hillside accomodation, materials, age, use and the lack of architect. On land owned by the Bruns family a quarter century before the 1906 fire, it was constructed as income property by a fairly active San Francisco contractor just nine months after Mrs. Bruns' own residence next door at sketch map No. 10. She moved here about 1916.<sup>11</sup>

10. Bruns, Euphemia, -Middleton, William, Cottage (1960 Jones Street): 1907. William K. Middleton, developer. A district contributor by style, materials, siting, fenestration, hillside adaptation, size, use, continuity of ownership, and anonymity of designer and builder, the Bruns-Middleton Cottage is a strong design for this extended corner of the district. Euphemia Bruns had owned the land of this and No. 9, with two buildings on it,

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before the 1906 fire. She and her husband, metal shop owner Henry H. Bruns, had lived on the block at least since 1882. As a widow she lived in this house at least 1908-1916 with her daughter and son-in-law, Jean and William K. Middleton. The building permit lists him as owner, builder and designer.<sup>12</sup>

11. Macondray Lane: Dates and designers unknown. The Lane itself is a strong contributor to the district, the best expression of its Craftsman ethic. It ties the buildings together into the woodsy enclave. Its informal landscaping began in the 1920s or earlier. As a right-of-way it appears in part on the 1859 U.S. Geological Survey map, and its space was allowed in deeds recorded at least as early as 1873. About 1912 the name was changed from 'Lincoln' to 'Macondray,' for pioneer San Francisco merchant Frederick W. Macondray (and because there were too many streets named Lincoln). Author Margot Patterson Doss called it "a dream . . . one of the secret walks of San Francisco . . . a deceptive anachronism, a[n] . . . accident of place in time. . . At Jones Street, the entrance to the lane looks like a garden gate. . . Once within the vine-heavy arch, Macondray Lane assumes some of the character embodied in Japanese gardens. Stepping stones change from brick to cobble to random concrete. The way bends and twists. Sculptural trees, cats and garbage cans share the drowsy sunlight. . . Poets have long loved the lane. . . Once down the steps to Taylor Street, the mood of enchantment breaks."<sup>13</sup>

12. Maloney, Catherine, -Cadenasso, Giuseppe, Flats (15-17 Macondray Lane): c.1892. Designer unknown. A contributor for its age, scale, siting, use, materials, design, and modesty of designer and original owner, the building's distinguishing garlands are clearly visible in one of the fire photos and therefore are probably original with the building. The second owner was the important California landscape painter Giuseppe Cadenasso (1858-1918), resident here 1905-1918 while on the Mills College art faculty.<sup>14</sup>

15. Ryer's Apartments (58-66 Macondray Lane): 1908-1909. M.R. Bernheim, developer. This building contributes to the district by age, use, materials, scale, fenestration, siting, anonymity of designer, and hiding place in greenery. Occupants in 1910 were a furniture carver, a milliner, a theater musician, bookkeeper, jeweler and two electricians: the mixture of workingmen, artisans and artists common to the district as a whole.<sup>15</sup>

16. Bovone, Charles, House (68 Macondray Lane): 1908. Louis Mastropasqua, architect. This building contributes to the district by age, materials, scale, siting, style, use, fenestration, and being secreted in greenery. Original owner Charles Bovone, Italian immigrant of 1884, manufactured cut glass and curved glass for curving bay windows such as the one on his own house. Architect Louis Mastropasqua (1870-c.1944) also came from Italy. He served an Italian-American clientele and designed Julius' Castle and the Canessa Building, but he never achieved a wide reputation.<sup>16</sup>

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17. Allen, Mrs. Genevieve, Apartments (72 Macondray Lane): 1930. Castle Building Company, contractors. This building contributes to the district by scale, use, landscaping, and participation in the Lane's hidden quality. The 1910 Census and 1912 Sanborn map indicate a small building at this address, but the 1930 building permit shows an addition costing \$2,500, enough to establish the present size and appearance.<sup>17</sup>

18. Rowland, Edward, -Whitney, Anita, Cottage (74 Macondray Lane): 1907. Carillo & Baker, architects(?). This cottage contributes to the district by scale, style, materials, siting, use, age, hiding among the greenery, owner's occupation, and anonymity of designers. About 1927-1945 it was the abode of Anita Whitney (1867-1955), the "patrician rebel," suffragette and social worker, and during her time in this house a labor organizer and revered founder and leader of the Community Party in California.<sup>18</sup>

20. DeMartini, Luigi, House (1809 Taylor Street): 1895. William Mooser & Son, architects. This house is one of the district's four survivors from before 1906. Its bulwark of a retaining wall, topped by greenery, and the restrainedly ornate white structure create a strong corner for the district. It was the pride of Luigi DeMartini, successful Italian-American confectioners' supplier who helped found the Bank of Italy (now Bank of America). Unlike other owners in the district, Demartini chose architects prominent in the profession.<sup>19</sup>

Non-contributing buildings that detract from the district's significance:

1. Moss, Dr. J. Mora, Apartments (900-910 Green Street/1801 Taylor Street): 1908. Charles M. Depew, contractor. If only it were not so tragically deteriorated, the building would contribute to the district by its protection against the outside world on the one side and its enfolding of greenery on the others. Its age, materials, siting, use and hill adaptation also contribute. Original owner Dr. J. Mora Moss lived next door at No. 2 and also built, with Depew, the Moss Flats on the National Register. The 1910 Census lists minor professionals as occupants, another contribution.<sup>20</sup> Demolished June, 1987.

2. Christiansen, Hans H., -Moss, Dr. J. Mora, House (920-930 Green Street): 1895/c.1906. Alfred E. Waller, contractor/Charles M. Depew (attrib.) contractor. If only it were not so tragically deteriorated, this survivor of the 1906 fire would contribute to the district's sense of a woodsy hillside enclave by its setback position on the Green St. Steps, its natural shingle exterior, Craftsman design elements and gate. Probably the Craftsman elements were alterations about 1906 by owner Dr. J. Mora Moss on a basic Queen Anne cottage originally built for policeman Hans H. Christianson. The two carpenter-contractors were designers typical of the district.<sup>21</sup> Demolished June, 1987.

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3. Schaupp, Dr. John B., House (936 Green Street/19 Macondray Lane): 1907/1955. Unknown/Schubart & Friedman, architects. Some 1907 fabric still exists, but \$14,000 alterations in 1955 included reframing the building, so that most of what one sees today is a 1955 structure.<sup>22</sup>
6. Del Valle, Joseph, Apartments (980 Green Street): 1953. Schubart & Friedman, architects. Though too recent to contribute to the district, this building harmonizes with it in materials, scale, height, use and siting.<sup>23</sup>
13. Schaupp, Dr. John B., Apartments (19 Macondray Lane): 1961. John L. Hunter, engineer. Built on a new lot created out of the space between No. 11 and No. 3, for the owners/revisers of the latter, the apartment is too new to contribute to the district.<sup>24</sup>
18. Kolb, Frederick W., Flats (80 Macondray Lane): c.1937. Designer unknown. This building does not contribute to the district by fenestration or age, but its scale and secretive quality make it a non-obtrusive intrusion.<sup>25</sup>

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1. A recent biographical article tells how Whitney (1867-1955), daughter of a patrician Oakland attorney and herself a Wellesley graduate, became in succession a social worker, charter member of the NAACP, suffrage organizer and lobbyist, civil libertarian, IWW fundraiser, and a convicted and imprisoned violator of the criminal syndicalist law. After Gov. Young pardoned her in 1927, she moved to Macondray Lane and became a labor organizer and a fundraiser for California's Communist Party. Lisa Rubens, "The Patrician Radical: Charlotte Anita Whitney," California History, Sept. 1986: 158-171.
2. D.P. Gumina, The Italians of San Francisco, 1978: 29.
3. James, Biography of a Bank, 1954: 14. Gumina: 145.
4. E.M. Hughes, Artists in California: 1786-1940, 1986: 76. Stewart American Art gallery, announcement of Cadenasso exhibit, 1984.
5. Interview with George Bovone, Charles' grandson. U.S. Census 1910.
6. Architect & Engineer, April 1911: 99.
7. Building permit application #112096. Architect & Engineer, April 1924: 100D; May 1925: 71, 76-79.
8. Building permit application #12974.

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8. SIGNIFICANCE continued

9. Water service installation request. Historic photos.
10. Contract notice, Edwards Abstracts from Records, 7 April 1908. Dobie obituary, San Francisco Chronicle, 12 Jan. 1943: 9/4.
11. Building permit application #12628.
12. Building permit application #8737.
13. Margot Patterson Doss, "Macondray Lane," San Francisco at Your Feet, 1964: 68-70. Historic photos. Thomas Magee, Real Estate Circular, May 1873: 2/1.
14. Water service installation request. Sanborn maps, 1891 and 1899.
15. Building permit application #20617. U.S. Census 1910.
16. Building permit application #16342. Interviews with George Bovone, winter 1986-1987.
17. Building permit application #187086.
18. Building application permits #10368, 44121, 49888. Rubens, op. cit.
19. California Architect & Building News, Sept. 1895: 108.
20. Building permit application #20598.
21. California Architect & Building News, March 1895: 36/2. Interview with Mrs. Joseph M. Moss, Jan. 1983.
22. Realdex, 1980. Building permit application #173946.
23. Building permit application #159517.
24. Building permit application #241581.
25. Realdex, 1985. Water service installation request.



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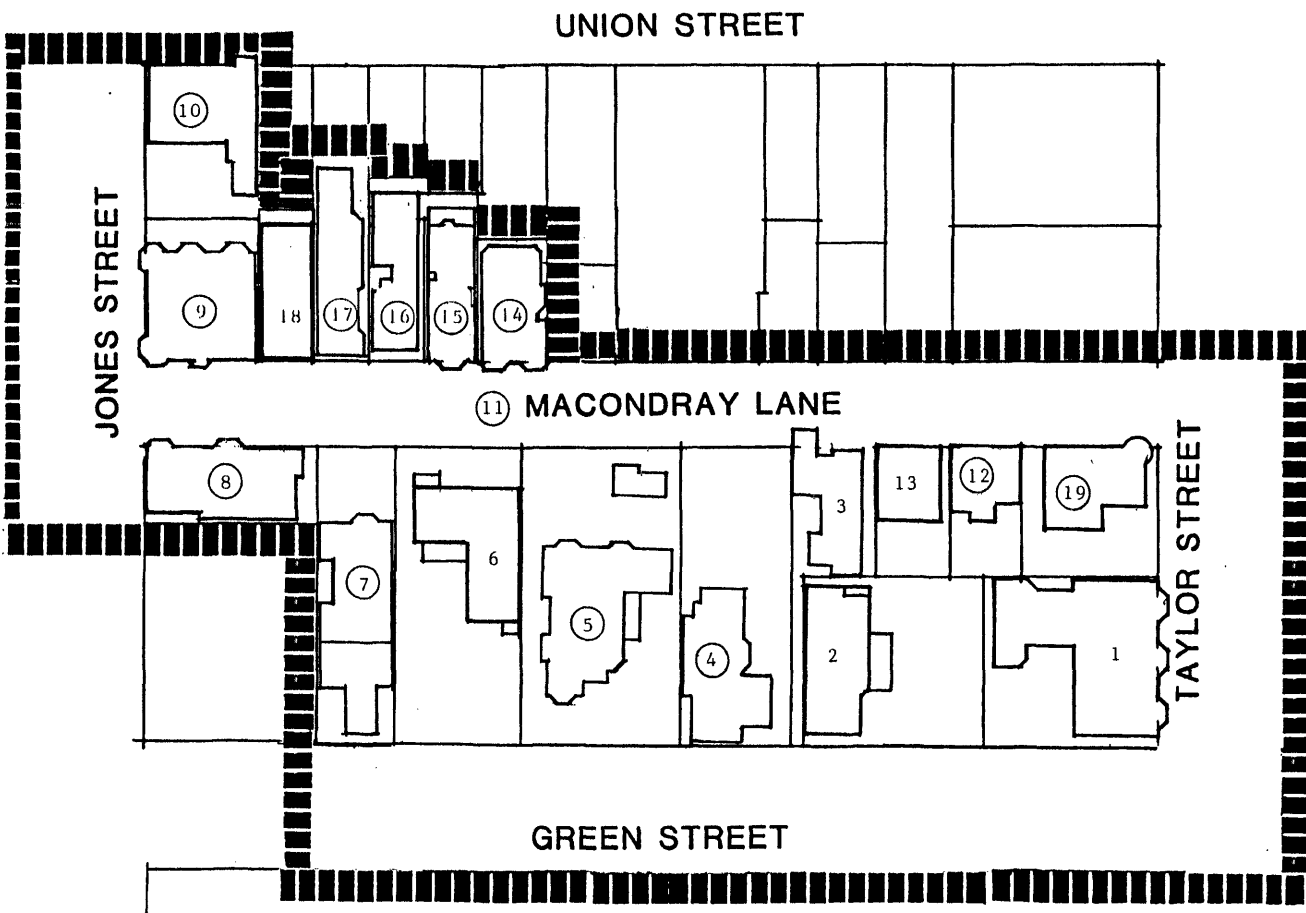
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Macondray and the adjoining, historically and architecturally related building on the corner of Jones and Union.

# RUSSIAN HILL/MACONDRAY LANE DISTRICT

## -Sketch Map

San Francisco, San Francisco County, California



NOTE: Circle around number indicates Contributing Resource.

