



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

OHP

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 any 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: Haas Candy Factory
other names/site number: _____

2. Location

street and number 54 Mint Street Not for publication
city or town San Francisco vicinity _____
state California code CA county San Francisco code 075 zip code 94103

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

Daniel Almeyda _____
Signature of certifying official Date 11/21/00
California Office of Historic Preservation
State or 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 or other official Date _____

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this 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 1/2/2001
[Signature]

5. Classification

Ownership of Property

(check as many boxes as apply)

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

Category of Property

(Check only one)

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

Number of Resources within Property

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

contributing	noncontributing	
.....1.....	buildings
.....	sites
.....	structures
.....	objects
.....1.....	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

N/A.....

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Category	Sub
Commerce/Trade.....	business.....
Industry/Processing.....	manufacturing facility.....
.....
.....
.....
.....

Current Functions

(Enter categories from instructions.)

Category	Sub
Commerce/Trade.....	business.....
Commerce/Trade.....	professional.....
Commerce/Trade.....	restaurant.....
.....
.....
.....

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th/Early 20th Century Commercial Style.....

Materials

(Enter categories from instructions)

foundation concrete.....
 roof asphalt.....
 walls brick.....

 other

Narrative Description

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

See Continuation Sheet.

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.
- 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.

Narrative Statement of Significance

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

See Continuation Sheet.

Areas of Significance

(Enter categories from instructions)

Architecture.....
.....
.....
.....
.....
.....
.....
.....

Period of Significance

1906, when the building was constructed.....
.....
.....

Significant Dates

1906.....
.....
.....

Significant Person

(Complete if Criterion B is marked above)

N/A.....

Cultural Affiliation

N/A.....
.....
.....

Architect/Builder

Curlett, William FAIA.....
.....

9. Major Bibliographical References

(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 on 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

.....

Acerage of Property: less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 10..... 552240..... 4181680.....
Zone Easting Northing
2

Primary location of additional data:

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

Name of repository:

San Francisco Main Library

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 Wendy Hillis, project manager

organization Architectural Resources Group

street & number Pier 9, The Embarcadero

city or town San Francisco

date April 11, 2000

telephone (415) 421 1680

state CA

zip code 94111

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property

Additional items (check with SHPO or FPO for any additional items)

Property Owner

name Jessie Historic Properties, LLC

street & number 54 Mint Street

city or town San Francisco

telephone (415) 442 4800

state CA

zip code 94103

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

54 Mint Street
Name of property

San Francisco, California
County and State

NARRATIVE DESCRIPTION

The Haas Candy Factory is a narrow five story, reinforced concrete commercial building at the southwest corner of Mint and Jessie Streets, opposite the old U.S. Mint (88 Fifth Street) in San Francisco, California. The lot is long and narrow: 22.5 feet on Jessie and Stevenson Streets by 155 feet (80 feet on Mint plus 75 adjoining another building). The building is clad in brick, now painted. The designed facade is on Jessie Street, facing south towards Mission Street, a major thoroughfare. The original loading dock for the building must have been the eastern bay on Jessie, which is rectangular, wider than any window, and edged with soldier courses that turn a corner about 20 inches above the sidewalk. The two bays facing Jessie are treated as a single recessed panel: its cornice is segment arched, its top floor window sill is corbelled, its lower floor windows are in rectangular openings, and string courses are between floors. Corbelling defines the wraparound cornice and a wraparound string course between the first and second floors. Windows are wood, double-hung, and in deep reveals. On the top floor all windows are round-headed. Windows on the other floors on the Mint Street elevation have segmental relieving arches with flat topped windows. On this long elevation the windows are doubled, except at the corners, and their sills extend like a string course. The northern part of this elevation, adjacent to another building, has double-hung windows with relieving arches, arranged singly on the top three floors. There are two entries on Mint Street: the original one, which has well-worn concrete steps, is in the fourth bay north of Jessie Street. The western elevation has virtually no windows. In spite of the alterations described below, the building's exterior appears to possess a high degree of integrity.

Alterations include change of use, paint on the exterior brick, changed rear elevation (on Stevenson Street), ground floor metal grilles, fire escapes, an aluminum-and-glass lobby entrance, and interior sandblasting. The two entries on Mint Street have modern windows and doors. The one in the fifth bay north of Jessie was probably cut down from a window. It opens to the lobby, and has a plain stucco surround. The stucco does not go as high as the top two of the four brick courses marking the original window arch. The north elevation, on Stevenson Street, was changed after the 1989 Loma Prieta earthquake severely damaged the two rear bays of the top two floors. These have been rebuilt in concrete block and steel braces have been added just inside the north wall. On all of the floors, the north elevation has a band of recessed storefront windows. The exterior brick is currently painted.

The building's interior consists of a restaurant on the ground floor and offices above. Originally the manufacture of candy, chocolates, and ice cream, the wrapping of the same, and probably the manufacture of candy boxes occupied the entire building. This factory supplied four to eight George Haas & Sons retail stores. A single elevator, not original, is located midway along the west elevation. A restroom is on each floor immediately north of the elevator. Steel X-braces have been installed near the north elevation for seismic reinforcement. The interior of the brick walls is exposed, and most of the interior brick has been sandblasted and previously painted. Various partitions have existed and been changed over the years. The roof is supported on wood trusses.

The Haas Candy Factory appears eligible for the National Register of Historic Places at the local level of significance under Criterion C, architecture, as the work of a master, William Curlett. While his reputation was made with important business buildings and large residences, the Haas Candy Factory is the better known of his only two surviving industrial buildings. Both were constructed in 1906-07 and share this as their period and dates of significance. The area of the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

54 Mint Street
Name of property

San Francisco, California
County and State

building's significance is architecture, for its rare place in the Curlett oeuvre. Although the building's brick has been painted, the use changed, and the entrances fitted with glass and aluminum doors, the building retains integrity of location, design, setting, materials, workmanship, feeling, and association.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

54 Mint Street
Name of property

San Francisco, California
County and State

CONTEXT: WILLIAM CURLETT, F.A.I.A. (1846-1914)

One of San Francisco's most respected architects, William Curlett was born in Warrenpoint, County Down, Ireland and studied architecture at the Art School in Manchester, England and at the Art School of Belfast. He arrived in San Francisco in 1871 and worked for a time under Augustus Laver. Over 40 years of practice he often worked with a partner, but at the time of the Haas Candy Factory design, Curlett practiced alone. His partners included Thomas J. Johnson (1873-1975), Augustus Laver (1877-1880), Theodore Eisen (his brother-in-law, 1881-1883 in San Francisco), Walter Cuthbertson (1884-1889), William F. McCaw (1898-1900), and his son, Aleck E. Curlett (1909-1914). He kept offices and spent time in both San Francisco and Los Angeles, the latter office with partner Theodore Eisen.¹

There are many marks of Curlett's significance to his contemporaries. He was a Fellow of the American Institute of Architects, a president of the California A.I.A., a president of the California State Board of Architecture, and chairman (until declining health forced him to resign) of the architectural advisory board for the 1915 Panama Pacific International Exhibition. Biographies of him appear in *California Architect and Building News* (1884, 1886, 1890), *Davis' Commercial Encyclopedia* (1911), *Who's Who in the Pacific Southwest* (1913), and the *American Encyclopedia of Biography*, vol. 54 (New York, 1933). In addition to the local newspaper, obituaries of Curlett were carried in the February 1914 issues of *American Architect and Building News*, the *A.I.A. Journal*, and the western publication *Architect and Engineer*.

In the downtown San Francisco survey published as *Splendid Survivors*, Curlett is credited with four top-rated buildings: the narrow Mutual Savings Bank at 704 Market Street opposite Third Street (1902, 1906), the four-part Shreve building at the northwest corner of Grant and Post Streets (1905, 1907), the complementary Head building at the southwest corner of Post and Grant (1909), and the Gore Phelan Building at 706-784 Market Street at O'Farrell and Grant (1908). Two Curlett buildings rated next-to-highest in the survey: the MacDonough Building at 333-43 Kearny (1907), and the Federal Hotel at 1083-87 Market in the Market Street Theater and Loft National Register Historic District (1912).²

Curlett also designed a number of magnificent residences, such as the tower portion of the Lichtenberg house in San Rafael, the Charles Crocker house at California and Jones in San Francisco (destroyed 1906, site of Grace Cathedral), his own San Francisco residence at Pierce and Vallejo, and Montoya, Senator James D. Phelan's country estate at Saratoga. His religious designs include a synagogue on Geary, near Fillmore, in San Francisco (demolished 1990), and St. Mark's Episcopal Church in Berkeley. He is also responsible for two San Francisco branch libraries.

¹ "William Curlett, F.A.I.A.," *Architect and Engineer* 36 (Feb. 1914), 79. Waverly Lowell, ed., *Architectural Records in the Bay Area, A Guide to Research*, Garland, 1988, 264-65. Harold Kirker, *California's Architectural Frontier*, Peregrine Smith, 1973, 89, 98, 101, 114, 206.

² Michael R. Corbett, *Splendid Survivors, San Francisco's Downtown Architectural Heritage*, The Foundation for San Francisco's Architectural Heritage and California Living Boods, 1979, 85, 134, 151, 88, 142, 98.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

54 Mint Street
Name of property

San Francisco, California
County and State

Beyond the Bay Area, the Curlett biographies and obituaries list a number of important buildings which may or may not still stand. Public buildings include the courthouses for both Fresno and Los Angeles Counties, the Marysville public library, insane asylums in San Bernardino County and Stockton, and the Sisters' School in Los Angeles. He also laid out St. James Park in Los Angeles, and designed the Merchant's Bank Building, the Gates Hotel, the Severance Building, and Los Angeles Title and Trust. In Sacramento he designed the California State Bank.

In matters of design and style, Curlett was neither an innovator nor a laggard. His buildings are strong and well made, superior representatives of their time. He created handsome works worthy of their prominent locations.

However, of industrial buildings, there is very little evidence in the known Curlett oeuvre, at least in San Francisco. Perhaps he priced himself out of this market, or perhaps he demanded higher quality materials and structures than most such owners were willing to venture on low-rent buildings like warehouses and factories. His contracts in San Francisco locations likely for industrial buildings are few, and in almost all cases demolished. In 1889, he and a partner altered a warehouse on Berry Street near Mission Creek. In 1901, he built a two-story brick and terra cotta building at the northeast corner of Fourth and Clara Streets. After the 1906 fire he designed a warehouse at 103-09 Washington, and a two-story brick building at 600 Front Street. All of these have been demolished. There remains only the Price Pump and Engine Factory at 16-30 Jessie Street (1906, attributed) and the Haas Candy Factory, subject of this application.

The Price Factory is four stories, L-plan, brick, with a larger floor plate than the Haas Factory. It has elevations on three streets: Jessie, Stevenson, and Ecker (just west of First Street). It has wide arched windows with segmented relieving arches lined with four header courses. The piers are stepped, giving a paneled effect. However, it is so far merely attributed to Curlett. It was severely altered in 1972 by Gensler and Associates: the Ecker Street (west) wall was cut to make an arcade, all of the window sash were replaced, and the brick was sandblasted. Because of these alterations, the Price Pump and Engineering Factory would probably not be eligible for the National Register of Historic Places.

The Haas Candy Factory, on the other hand, has far fewer serious alterations. It is credited to Curlett in two contemporary sources.³ The Haas Candy Factory is thus the best surviving representative in San Francisco of the industrial building type very rare in the known oeuvre of William Curlett.

HISTORY OF CANDY MAKING IN SAN FRANCISCO AND IN THIS BUILDING

Candy making has been a significant industry in San Francisco since the gold rush. M. L. Winn's candy factory was destroyed in one of the fires of 1850. Domingo Ghiradelli started making chocolates in 1852. In an 1882 article, John S. Hittell reported that San Francisco wholesalers supplied all of the West Coast's finer grades of candy, some \$300,000-worth, and all of the imported candy, valued at half that sum. Candy was exported to nearby states and to Columbia,

³ *Edwards Abstracts*, 22 November 1906; and *Architect and Engineer* 7/1 (November 1906), 80.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

54 Mint Street
Name of property

San Francisco, California
County and State

Hawaii, and Mexico. The wholesalers employed approximately 130 persons. Hittell found 27 candy manufacturers, including George Haas & Company, and two manufacturers of chocolate, Ghiradelli and Guittard, both of which still exist today.⁴ In 1921 the Chamber of Commerce found that San Francisco led the state in candy production, and that the state ranked eighth nationally. In San Francisco, over 4,000 people were employed in making candy and related products. There was even a school where chocolate dipping was taught.⁵

San Francisco possessed many favorable characteristics for the success of the candy industry: the cool summer climate is favorable for dipping chocolates. The deep water port facilitated importation of cocoa beans and sugar cane. Sugar was refined locally as early as 1857. The large population provided a good market for the product, which included not only chocolates, but candy sticks, licorice, sugar plums, lollipops, Turkish delight, ribbon candy, and taffy.

In the early 20th century there were many manufacturers of candy, both wholesale and one-person neighborhood operations. The 1920 *San Francisco Directory* for instance, listed 20 wholesalers, nine of which remained in 1923. Some listed themselves as “candy manufacturers”, some as “wholesale confectioners” or “confectionery manufacturers”, and three as “chocolate manufacturers”. Only two, Frank Maskey and George Haas & Sons dared to list themselves as manufacturers of fine candies. Both companies operated retail stores where candies, ice cream, and other sweets were purveyed. Maskey had just one location, his factory and store, on the first block of Kearney Street in the city’s main retail area. This building still exists, though Maskey’s company does not. The Haas firm was a chain of retail stores with an off-site factory, the subject building.

Of the 20 candy factories listed in 1910, 13 have been demolished and replaced with other buildings or parking lots. One was in a small wood frame residence, another on a commercial ground floor below a floor of residential units in another wood frame building. At 1151 Mission Street there is a two story, brick-front building constructed in 1920 but heavily altered. Four factories still exist. Pacific Coast Biscuit, at 200 Broadway, is a five story building with a larger footprint than the subject building; the stucco walls and Chicago windows make it look a decade or two younger than its actual 1907 construction date; and its products may have been cookies rather than candy. The Maskey Building, at 48-52 Kearny, looks and is located like a prime retail building; the manufacture of Maskey candies must have taken place in one of its upper stories.⁶ The Ghiradelli factory, at 940 North Point Street (part of a 1982 National Register listing), was known as the Cocoa Building, constructed in 1900; it was limited to the production of chocolate. The Haas factory, subject of this application, best represents the immediate post-fire construction of a factory for making candy of all types.

⁴ John S. Hittell, *Commerce and Industry of the Pacific Coast*, San Francisco, Bancroft, 1882, 567-569, 762.

⁵ “S. F. Takes Rank as State Candy Capital,” *San Francisco Examiner*, 23 September, 1921, 7/1. “Developed a Sweet Tooth,” *San Francisco Chronicle*, 10 October 1921, 18/2.

⁶ See illustration in *Splendid Survivors*, page 137.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

54 Mint Street
Name of property

San Francisco, California
County and State

Candy making and chocolate manufacture continue as San Francisco industries. See's and Ghiradelli are the best known. Recently, the Candy Manufacturer's Association of the USA counted about a dozen chocolate manufacturers in the country. Four of these are in the San Francisco Bay Area.⁷

George Haas opened his first San Francisco candy factory and store in 1868. He made some 200 varieties of candies. He sold out in 1880 and opened a new business two years later. It was in the Phelan building at 770 Market Street where the firm kept its offices as long as it existed, except right after the 1906 fire when the Phelan building had to be reconstructed. The founder died in 1896 and the business was continued by his sons, George William, Walter A., and Reuben C. Haas.

Like many other businesses, George Haas & Sons was wiped out in the 1906 earthquake and fire, and the brothers restarted it almost immediately afterwards. This time they expanded with branch stores, four of them listed in the 1908 city directory, eight in 1928. The stores were located in prestigious spots. They had one each on Van Ness and Fillmore, the city's main retail arteries while the downtown was being rebuilt after the 1906 fire. There were several on the busy part of Market Street, including the main store in the Phelan Building. They even had a store in the lobby of the Palace Hotel.⁸

Having a separate building for the manufacture of their products was a necessary part of the expansion. Although the company did not own the factory property at Mint and Jessie, they used it for 21 years following its 1907 completion. Subsequently they moved to an even larger factory building a few blocks away. The one at Mint and Jessie was designed by William Curlett (1846-1914), architect also of the Phelan building where the Haas' had their main store and offices. Curlett was one of the city's best architects, responsible for four downtown buildings rated in the highest category by San Francisco Heritage. Hardly any industrial buildings are known by him, and therefore his tasteful design at Mint and Jessie is especially significant among his oeuvre.

Jerry Flamm described one of the branch stores of the 1920s: "George Haas & Sons. Makers of Fine Candies. 1355 Fillmore. This candy store, soda fountain, and restaurant was the elegant 'confectioner' of the neighborhood, one of a chain in the city. It had all the classic touches - dark wood paneling and booths, black-and-white tile floors, a long marble-topped fountain, woven-cane-seat chairs, and waitresses and candy clerks dressed in black uniforms with white lace trimmings like French maids in the movies. One side of the long front shop was lined with curved glass candy display cases. Haas made excellent chocolates and had a good trade in gift boxes. The soda fountain occupied the other side of the front shop, and the restaurant was in the back. Haas' ice cream sodas were probably the best in town. They

⁷ Maria Cianci, "Our Chocolate-Coated History," *Chronicle*, 8 October 1997, "Food" Section.

⁸ Their 1928 listing reads: 'HAAS, GEO & SONS (George W., Reuben C., and Walter A.) Mfrs of Fine Candies, Office and Store 770 Market, Phone Douglas 5000, Branches 1355 Filmore, nw cor Polk and Sutter, 28, 169, 550 and 974 Market and Palace Hotel lobby, Factory cor Mint av and Jessie" (*Polk's Crocker-Langley San Francisco Directory 1928*, San Francisco, R.L. Polk & Co., 1928, 725)/

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 5

54 Mint Street
Name of property

San Francisco, California
County and State

were served in tall soda glasses in metal base holders. The bubbly foam header on the sodas tickled your nose. The ‘all-around chocolate’ (chocolate ice cream and soda) was a real winner.”⁹

By 1935 George Haas & Sons claimed eight branches in San Francisco and a thousand outlets elsewhere. The company made 1500 different kinds of candies and employed 80-130 workers in the factory.¹⁰ However, the depression must have hit them badly, for they went bankrupt in 1940.¹¹

⁹ Jerry Flamm, *Good Life in Hard Times, San Francisco's '20s and '30s*, San Francisco, Chronicle Books, 1977, 80-81.

¹⁰ “Plant Makes 1500 Kinds of Candy” *P. G. and E. Progress*, January 1935, 1-2.

¹¹ “Bankruptcy Schedule,” *Chronicle*, 9 March 1940, 5/7.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 1

54 Mint Street
Name of property

San Francisco, California
County and State

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 2

54 Mint Street
Name of property

San Francisco, California
County and State

VERBAL BOUNDARY DESCRIPTION

Commencing at the point on the southeasterly line of Stevenson Street, distant thereon 275 feet southwesterly from the southwesterly line of Fifth Street; running thence southwesterly along said line of Stevenson Street 22 feet and 6 inches; thence at a right angle southeasterly 155 feet to the northwesterly line of Jessie Street; thence at a right angle northeasterly along said line of Jessie Street 22 feet and 6 inches to the southwesterly line of Mint Street; thence at a right angle northwesterly 155 feet to the point of commencement.

Lot 034, Block 3704

BOUNDARY JUSTIFICATION

This city lot retains its original property lines.