

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED

**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
James C. Flood Mansion
AND/OR COMMON
Pacific Union Club

2 LOCATION

STREET & NUMBER
1000 California Street
CITY, TOWN
San Francisco
STATE
California
VICINITY OF
COUNTY
San Francisco
CODE
06
CODE
075

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

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 checked="" type="checkbox"/> BUILDING ()	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> PARK
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> EDUCATIONAL
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> TRANSPORTATION
			<input checked="" type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME
The Pacific Union Club
STREET & NUMBER
1000 California Street
CITY, TOWN
San Francisco
VICINITY OF
STATE
California

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.
County Recorder's Office
STREET & NUMBER
Room 167 City Hall (Grove and Polk Streets)
CITY, TOWN
San Francisco
STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
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

Designed by Augustus Laver, this mansion originally served as the townhouse for James Clair Flood, one of the Nevada Comstock Kings. It was completed in 1886, the first brownstone west of the Mississippi and was the only Nob Hill palace to survive the earthquake and fire of 1906.

Other west coast millionaires, including Leland Stanford, Mark Hopkins, Collis Huntington, and Charles Crocker of the Central Pacific Railroad, James Fair of the Comstock, "Lucky" Baldwin, and David Colton had already built their great mansion on Nob Hill, when Flood, almost 60 years old, began his palace. In 1883, he selected this site, which was considered undesirable, for not only was the unlevelled lot covered with sand and shrubbery, but Mason Street had not been cut through from Sacramento to California Streets.

During an earlier trip to the East, Flood had been impressed by the brownstone mansions of the wealthy. He therefore commissioned Augustus Laver to design the mansion and to import precut sandstone from Connecticut for the exterior, and bricks to line the interior. The stone was shipped around the Horn as ballast. The 42 room house was completed in approximately 2 years at a cost of \$15. million. The original address was 1010 California Street and the city directory listed this as the Flood residence for the first time in 1888. Mr. Flood had a \$30,000 bronze fence constructed around the property. Today, the same fence exists on three sides.

The earthquake and fire of 1906, devastated all of the other Nob Hill palaces, since they were constructed of wood, and only painted to look like stone. On the morning of the second day of the fire, April 19, 1906, flames reached the Flood Mansion, and destroyed the interior, but the stone shell survived. Since Flood had died in 1889 in Heidelberg, and his widow in 1897, his spinster daughter, Cora, lived in the house until only that year. She then sold the scorched building to the Pacific Union Club in 1909.

After buying the property, the club held an architectural competition to select an architect for a new building on the site. One of the members, Albert Pissis, won the competition, but his idea to erect a grand white stone building, which would make Nob Hill into a second Acropolis, began to seem too expensive. The commission was then taken from Pissis and given to Polk, the only one who wanted to retain what was left of the mansion. Willis Polk remodeled the interior and made certain exterior changes in 1910. Semicircular wings on the east and west and a third floor were added. Brownstone was brought from the same quarry in Connecticut to harmonize with the existing stone. The Pacific Union Club added some \$575,000 worth of improvements to the original estate, while retaining its essence of grandeur. No longer the dwelling for a single family, the interior was designed with five dining rooms, a swimming pool, a squash court, and other luxuries for men of the city. Women were allowed in the club house for the first and only time in 1952, for the Centennial Celebration Ball.

The palatial atmosphere still pervades Nob Hill. The prestigious Pacific Union Club is now surrounded by Grand Hotels, such as the Mark Hopkins, the Fairmont, and others named after the prestigious former residents of the hill.

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input 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 checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES 1886, 1907

BUILDER/ARCHITECT Augustus Laver, Willis Polk

STATEMENT OF SIGNIFICANCE

The James Flood Mansion, the only one of a group of Nob Hill mansions to survive the San Francisco earthquake of 1906, commemorates a man, and an era in American business when enormous fortunes were made by speculation and daring-do. James Flood operated a saloon when he came to San Francisco from New York in 1849, but by shrewd dealing in the stock exchange as one of four members of a newly-formed syndicate, and the judicious exploration and development of the mines, he and his partners amassed tremendous fortunes while supplying great quantities of precious minerals. In 1873, they brought in their biggest bonanza mine--and exploited probably the richest body of gold and silver ore ever found on earth--the legendary Comstock Mine. The stock value of the venture soared from \$100,000 in 1870 to \$159 million in 1874.

History

James Flood (1825-1889) was born on Staten Island, New York City, and arrived in San Francisco in 1849, where he opened the Auction Lunch Saloon on Washington Street. In 1868, he entered a syndicate with John W. MacKay, James G. Fair, and William S. O'Brien, to wrest control of the Hale and Norcross silver mine on the Comstock Lode from the hands of William Ralston, the California banker. They succeeded in the Spring of 1870, and moderate riches from the Hale and Norcross mine enabled the partners to pursue their efforts in the Comstock.

In 1873, Fair located a rich silver lode in the Consolidated Virginia Mine, and the partners were again able to obtain control of this mine from Ralston. The partners then brought in their big Bonanza of 1873, probably the richest body of gold and silver ore ever found on earth. Total stock exchange value of their mines jumped from \$100,000 in 1870, to \$159 million by 1874, and MacKay, Fair, Flood, and O'Brien succeeded Ralston as the Bonanza Kings of the Comstock.

In the 1880's, the millionaires of the West Coast, including Flood, built their great town houses on Nob Hill. These palaces were devastated by the earthquake of 1906, except for Flood's. The brownstone is now the home of the Pacific Union Club, and stands on the northwest corner of California and Mason Streets.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Report of the San Francisco Landmarks Commission (unpublished) 19
Kirker, Harold, California's Architectural Frontier (San Marino, 1970)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1 1/3 acres

UTM REFERENCES

A	1 0	5 5 1 9 8 0	4 1 8 2 7 6 0
	ZONE	EASTING	NORTHING

B			
	ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

The James C. Flood Mansion is located at 1000 California Street in San Francisco, and occupies approximately 1 1/3 acre. The whole of a small block, bounded by Sacramento, Mason, California, and Cushman Streets forms the property of the Pacific-Union Club, successor to the Flood family.

Frontage on Sacramento and California Streets is 212.5 feet. Frontage on Mason and

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

James Dillon, Architectural Historian

4-24-76

ORGANIZATION

Historic Sites Survey, National Park Service

DATE

STREET & NUMBER

1100 L Street, NW

TELEPHONE

CITY OR TOWN

Washington

STATE

D.C.

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

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

11/26/80

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

11-26-80

KEEPER OF THE NATIONAL REGISTER

(NATIONAL HISTORIC LANDMARKS)

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CONTINUATION SHEET BOUNDARY ITEM NUMBER 10 PAGE 2

Cushman Streets is 275 feet. This area is known as Lot number one Assessor's Block 245, and also as 1000 California Street. No structures other than the Flood Mansion occupy the site.