USDI/NPS NRHP Registration Form Baker & Hamilton San Francisco, California NPS Form 10-900 (Rev. Aug. 2002)

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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 Baker & Hamilton

other names/site number Pacific Hardware and Steel Company

2. Location street & number <u>601 Townsend Street (formerly 700-769 Seventh Street)</u> not for publication <u>N/A</u> city or town <u>San Francisco</u> vicinity <u>N/A</u> state <u>California</u> code \_\_\_\_\_ county <u>San Francisco</u> code <u>15</u> zip code <u>94107</u>

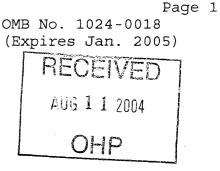
3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this <u>x</u> 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 <u>X</u> meets <u>does not meet the National Register Criteria. I</u> recommend that this property be considered significant <u>nationally</u> statewide <u>X</u> locally. (<u>See continuation sheet for additional comments.</u>)

Signature of certifying official

12-22-04 Date

California Office of Historic Preservation State or Federal Agency or Tribal government



USDI/NPS NRHP F	Registration Form			
Baker & Hamilto	on <sup>-</sup>			
San Francisco,	California			Page 2
In my opinion,	the property	meets	does not meet the National :	Register
criteria. (	See continuation	sheet	for additional comments.)	

Signature of commenting official/Title	Date	
State or Federal agency and bureau	<u> </u>	
4. National Park Service Certification		:==
<pre>I, hereby certify that this property is: </pre>	2/9/05 Colom A Boold	
5. Classification		:==:
Ownership of Property (Check as many box <u>x</u> private public-local public-State public-Federal	es as apply)	
Category of Property (Check only one box building(s) district site structure object	)	

USDI/NPS NRHP Registration Form Baker & Hamilton San Francisco, California Number of Resources within Property

Contributing	Noncontributing		
1	buildings		
	sites		
	structures		
·	objects		
	Total		

Number of contributing resources previously listed in the National Register \_\_0\_\_

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

N/A\_\_\_\_\_\_

Baker & Ham	HP Registration Form ilton co, California			Page 4
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	escription (Describe the hi one or more continuation s			the

REFER TO CONTINUATION SHEET

I.

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.
- <u>x</u> 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.)

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

\_\_\_\_\_

Areas of Significance (Enter categories from instructions) \_\_\_\_\_\_architecture

Period of Significance 1905

USDI/NPS NRHP Registration Form Baker & Hamilton San Francisco, California Significant Dates 1905

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder Sutton & Weeks Architects Sutton, Albert Weeks, Charles Peter

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

REFER TO CONTINUATION SHEET

9. Major Bibliographical References

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

REFER TO CONTINUATION SHEET

Previous documentation on file (NPS)

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

Primary Location of Additional Data

\_\_\_\_ State Historic Preservation Office

- \_\_\_\_ Other State agency
- \_\_\_\_ Federal agency
- \_\_\_\_ Local government
- University
- x Other

Name of repository: San Francisco Architectural Heritage Bancroft Library, University of California UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	10	552800	4180470	3		
2				4		
		See cont	inuation	sheet.		

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

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

organization\_Leddy Maytum Stacy Architects\_\_\_\_\_ date\_August 5, 2004\_\_\_\_

street & number 677 Harrison Street \_\_\_\_\_\_ telephone 415-495-1700

city or town San Francisco state CA zip code 94107 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 location. 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 the SHPO or FPO for any additional items)

USDI/NPS NRHP Registration Form Baker & Hamilton San Francisco, California Page 8 Property Owner (Complete this item at the request of the SHPO or FPO.) name Ronaldo Cianciarulo

street & number 111 Townsend Street telephone 415-371-8333

city or town San Francisco state CA zip code 94107

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.

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Baker & Hamilton name of property San Francisco, California county and State

## NARRATIVE DESCRIPTION

The Baker & Hamilton building is a three-story, masonry and heavy timber, commercial building. The building has a large rectangular plan (275 ft by 264 ft) and contains approximately 290,000 square feet on three floors plus a basement. The building structure consists of load-bearing brick exterior and interior walls with heavy timber interior columns, beams and decking. The building interior has lofty, open spaces with a minimum of interior finishes and a large, central light well. The building is located in the South of Market industrial area of San Francisco and has three street frontages (Townsend, Seventh and King). Built in 1905, this warehouse/office/showroom building is an excellent example of typical American industrial building design of the nineteenth/early twentieth centuries. Significant features include a central arched sandstone entrance, a large loading dock with a metal canopy and a large-scale roof sign reading "BAKER HAMILTON, SINCE 1849". The building had not been significantly altered until it was rehabilitated in 2000-2001 and into an office building. In addition to the rehabilitation of the historic elements, a new entrance canopy structure, new fire stairs, new elevators, new restrooms and new electrical and mechanical systems were installed.

## SETTING

The Baker & Hamilton building is located in the South of Market former industrial area of San Francisco. The building has three street frontages (Townsend, Seventh and King). A railroad spur line that runs along the Townsend Street side of the building provided direct rail freight service. A concrete loading dock in the public right-of-way along King Street provided access for trucks and wagons.

## GENERAL CHARACTERISTICS

The building has three stories and a full basement. It is nearly square in plan and covers approximately 72,600 square feet. Each floor is divided into thirds by masonry fire walls. A large light well with a skylight at the ground floor occupies the center of the building. The load bearing exterior walls and interior fire walls are constructed of brick. The interior columns, beams and decking are constructed of heavy timber. The interior columns are regularly spaced at approximately 16 feet apart in each

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direction. The foundation is timber piles. The roof is a series of sloped planes hidden by the brick parapet at approximately 55 feet above grade. The ground floor is raised approximately three feet above grade.

### SPECIFIC FEATURES

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The historic entrance is located at the center of the principal façade at the Seventh Street side of the building. The entrance is symmetrically composed with granite steps, a central archway, sandstone surround, scrolled keystone and lintel with the building's address. Double wooden doors and transom windows fill the archway.

Generally, windows are wood with multi-paned arched windows at the ground floor, double-hung windows at the upper floors, and small hopper windows at the basement. Windows are generally located at the center of each column bay. A few steel fire windows exist on the exterior wall facing the interior of the block.

Steel roll-up doors are generally in place at the ground floor arched openings facing the Townsend Street rail line and the King Street loading dock.

The loading dock is a raised concrete platform within the King Street rightof-way. The loading dock is covered by a cantilevered canopy consisting of corrugated metal sheets on steel trusses.

A large wooden structure and platform that formerly supported water tanks is located near the central light well at the roof.

A wooden flagpole is located at the roof above the Seventh Street entrance.

A large scale roof sign advertises "BAKER HAMILTON, SINCE 1849". The individual painted metal letters of the sign are supported by a steel truss structure. The sign is located on a diagonal to the orientation of the building on the Seventh Street side and faces east.

A large painted wall sign advertising "BAKER & HAMILTON" occupies the top of the exterior wall facing the interior of the block.

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#### IMPORTANT DECORATIVE ELEMENTS

The exterior treatment of the building generally involves a greater level of ornamentation on the Seventh Street wing than on the remainder.

On the Seventh Street façade, the architectural treatment is a classical tripartite composition with regular window bays. The first floor is characterized by banded brick work punctuated by arched windows terminated by flat-head windows at the corners. The upper floor windows are grouped under segmented arches. Recessed herringbone brick pattern spandrels separate the floors. The attic is articulated by a diagonal brick pattern with small diamond-shaped vents above each window bay.

A consistent treatment extends around the corners through the first six bays of the Townsend and King Street facades. The remainder of the building does have the decorative brick work.

### SIGNIFICANT INTERIOR FEATURES

Due to the commercial nature of the building, the interior is simple and utilitarian. The brick load-bearing walls and heavy timber structure are exposed and unfinished.

Inside of the historic entrance are remnants of the original lobby including a stair, wood wall paneling and wood ceiling panels.

The central lightwell is approximately 30 feet by 30 feet square. It is open to the sky at the second and third floors, and enclosed at the first floor by a pyramidal skylight. Double hung wood windows surround the light well at the upper floors.

### OUTBUILDINGS

Metal shed outbuildings that occupied the remainder of the block have not survived.

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A new seismic bracing system was added to the building in the 1990's prior to the rehabilitation. The seismic bracing system consists primarily of basement concrete shear walls with steel braced frames placed perpendicular to the east and west exterior walls.

## DETERIORATION

Prior to the recent rehabilitation, the building's exterior had suffered from deterioration due to weather. Deterioration included wood rot at windows, mortar loss and cracking at the brick, and rusting of steel components.

## ALTERATIONS/CHANGES

As a part of the rehabilitation and conversion to an office building, several historic elements were altered as follows.

Non-historic windows and doors were removed. New painted wood replacement windows and doors were added that are compatible with the historic.

Unsafe and inconveniently located freight elevators were removed. New floor decking matching the existing was added at the elevator locations.

Floor and roof decking at new stairs and elevators was removed. New passenger elevators, fire stairs and enclosing shafts were added. The new shafts are clearly distinguished from the historic elements.

Portions of the exterior wall facing the interior of the block were removed for new windows. The new fire-rated steel windows were sized and located in an arrangement that is consistent with the historic window treatment.

A new loading ramp was added adjacent to the building along the exterior wall facing the interior of the block. This ramp provides access to the basement level through a new entrance in the brick exterior wall.

New steel guardrails were added to the perimeter of the King Street loading dock as required by the Dept. of Public Works.

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A new steel entry structure was added adjacent to the Townsend Street side of the building. The new entry structure consists of stairs, ramps and a glass canopy. While providing a new entrance, the structure is physically independent of the historic building.

A new steel mechanical platform was added to the roof to support new mechanical equipment. The mechanical platform was located at the center of the building and is not visible from the street.

New mechanical air conditioning, ventilation, plumbing and electrical systems were added. Generally, the components of these systems were coordinated with the building layout and exposed in keeping with the industrial character of the building.

Additional seismic resisting structural elements were added. Steel braced frames similar to those previously installed were added. In addition, concrete shear walls were added parallel to the historic brick fire walls dividing the interior of the building.

Non-historic paint was carefully removed from the interior brick walls and timber structure.

New exit corridors were added connecting the fire stairs.

New office tenant improvements have generally preserved the open character of the interior spaces and are both compatible and clearly distinguishable from the historic interior elements.

REHABILITATION

As a part of the conversion to an office building, the following historic elements were rehabilitated.

The exterior brick was selectively repointed and cleaned.

The wood windows were repaired where possible. If too badly deteriorated, they were replaced with matching new wood windows.

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The King Street loading dock was repaired. The concrete retaining wall was repaired and the dock received a new surface.

The historic Seventh Street entrance was cleaned and repaired. The historic lobby elements were repaired.

The central light well perimeter walls were repaired and the deteriorated wood windows were replaced with matching wood windows. The light well's skylight was repaired and the glass was replaced.

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#### STATEMENT OF SIGNIFICANCE

The Baker & Hamilton Building is eligible for listing in the National Register of Historic Places under Criterion C because it is one of few remaining pre-earthquake buildings of its type in San Francisco. The Baker & Hamilton Building, constructed in 1904-1905, is an example of heavy timber industrial architecture that was typical of the South of Market warehouse district in turn of the century San Francisco. The building narrowly missed destruction in 1906 when the fire following the earthquake traveled down Townsend Street, turned north and burned only the east side of Seventh Street. The fire destroyed many warehouse buildings, leaving the Baker & Hamilton Building a rare survivor. By surviving the fire, the Baker & Hamilton Building helped initiate the development of a manufacturing warehouse district and served as anchor structure to the warehouse district that developed during the post earthquake building boom in San Francisco. The building was designed to house the Pacific Hardware and Steel Company, a company founded in Sacramento, California by Mark Hopkins and Collis P. Huntington in the 1850s. The need for materials and hardware following the earthquake and fire helped make Pacific Hardware and Steel Company one of the largest wholesale steel and hardware business in the west. The Pacific Hardware and Steel Company merged with the Baker & Hamilton Company in 1918 and continued operating in the building until 1981. The building was designed by Albert Sutton and Charles Peter Weeks, who had formed a partnership in 1902. Sutton and Weeks designed several other buildings in San Francisco, but Baker & Hamilton was one of their earlier projects. The firm disbanded in 1910. Charles Peter Weeks became associated with W.P. Day in 1918. The firm of Weeks & Day designed some of San Francisco's better known landmarks, such as the Mark Hopkins and Huntington Hotels on Nob Hill.

The Baker & Hamilton Building is San Francisco Landmark No. 193, designated in February 1989. The designation recognizes that the Baker & Hamilton is an outstanding remaining example of a typical early twentieth century warehouse structure that were once common to this area of San Francisco prior to the fire in 1906. The building retains a high degree of integrity with most of its original construction materials and elements remaining and intact, including:

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Baker & Hamilton name of property San Francisco, California county and State

1. Load bearing, brick exterior walls, with granite and sandstone trim.

- 2. Heavy timber, exposed post and beam construction.
- 3. Original brick interior fire walls.
- 4. Large, high volume open interior spaces.
- 5. Large scale repetitious arched window patterns. Many extant original window sash and frames.
- 6. Large scale sign on roof: "BAKER HAMILTON, SINCE 1849"
- 7. Direct railroad-loading access along Townsend Street.
- 8. Direct truck and wagon loading access along King Street.

The Baker & Hamilton Building remained in continuous use as a warehouse structure from its original construction date in 1905 until 1981. It remained virtually in its original construction configuration until it was rehabilitated in 2000-2001 into an office building. It is the only San Francisco City Landmark in this area of San Francisco.

As a testament to its integrity, the building was generally undamaged in both the 1906 and 1989 earthquakes.

#### HISTORY OF THE PROPERTY

The site, originally part of the Mission Bay shoreline near Mission Creek, was gradually filled during the late 1800's. The Baker & Hamilton Building (originally constructed for the Pacific Hardware and Steel Company) was the first documented structure built on this property, which was owned by the Townsend Company. The original development included the large warehouse structure and a single-story metal shed located approximately 44 feet to the west. By 1912, five false-front metal shed structures had been fitted between the original buildings and the resulting complex covered the entire block.

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## HISTORY OF THE PACIFIC STEEL COMPANY

Pacific Hardware and Steel Company was founded in Sacramento in the 1850's by Mark Hopkins and Collis P. Huntington. A continual process of acquisition and expansion resulted in the establishment of a San Francisco branch in 1871 and by 1901 necessitated the construction of the new building at Seventh and Townsend Streets. The Pacific Hardware and Steel Company enjoyed several years of great prosperity during San Francisco's post earthquake period of rebuilding helping to make Pacific Hardware and Steel Company one of the largest wholesale steel businesses in the west.

## HISTORY OF BAKER & HAMILTON

Livingston Low Baker and Robert Muirhead Hamilton established their hardware business in Sacramento during the Gold Rush and later opened an office in San Francisco in 1867. Their first store was located on Front Street. They built their second store at Pine and Market Streets. In 1892, both owners died and the business was passed on to the next generation of Bakers and Hamiltons.

Baker & Hamilton were manufacturers of plows and other farm equipment particularly suited to California soil and climate conditions. They suffered heavy losses from the earthquake and fire in 1906. Fortunately, 50 loyal employees saved company records as the fire approached the downtown offices. Thereafter, the bulk of the business was handled in Sacramento, until the re-establishment of the San Francisco office in 1908 at 433 Brannan Street.

MERGER OF PACIFIC HARDWARE & STEEL WITH BAKER & HAMILTON

By 1914, stiff competition from eastern factories affected both Pacific Hardware & Steel Co. and Baker & Hamilton. The latter sold their unprofitable Bencia factory that year, and Pacific Hardware was reorganized in 1915 to avert bankruptcy. The merger of the two companies in 1918 created Baker, Hamilton & Pacific Company. Seventh and Townsend Street was chosen for the offices and warehouse of the combined firm because it was larger than the office of Baker & Hamilton at 433 Brannan Street.

In 1942, the firm name reverted to Baker & Hamilton. In 1944, the Company purchased the Seventh Street property from the Townsend Company. The Baker &

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Baker & Hamilton name of property San Francisco, California county and State

Hamilton Company closed their San Francisco operation in 1981. The metal shed buildings were removed in the 1980's. The Baker & Hamilton building was designated San Francisco Historic Landmark #193 in 1989.

#### HISTORIC CONTEXT

As the "pioneer of its kind" in the area, the building initiated the development of its surrounding neighborhood as a manufacturing warehouse district in San Francisco. The building at Seventh and Townsend, headquarters for a company whose markets encompassed the Pacific Basin, reflects San Francisco's early twentieth century preeminence as commercial center of the Pacific Coast. The building is also a reminder of the many blue collar workers of San Francisco who were the backbone of the city's heavy industry. This is readily apparent in the design of the Charles Harley Co. Building located at 650-74 7th Street (attributed to Albert Pissis, 1911). In addition, Baker & Hamilton played a significant role in the development of California's economic preeminence. It joined with other companies to establish organizations that improved its industry's ability to compete successfully with the East, and it developed equipment to help improve California's agricultural production. Baker & Hamilton engaged in the first large-scale production of the wooden wheel plow the "Sweepstake," later replaced with the steel "Eureka" model.

The Baker family played an important role in the development of commercial enterprise in San Francisco and California. When Baker & Hamilton opened its San Francisco store in 1867, L.L. Baker moved to the city to assume its management. He became prominent in the city's business community. At factories in San Leandro from 1868 to 1880 and in Benicia from 1880 to 1914, the firm manufactured farm equipment. The company also supplied markets from Mexico to British Columbia as well as in Australia and New Zealand, serviced by a large corps of salesmen. In 1870, Baker & Hamilton helped to establish the California Hardware and Metal Board of Trade, organized to stabilize prices when the recently completed transcontinental railway brought cheap Eastern goods into the California market. In 1891, L.L. Baker was a prime mover, with Miller, Sloss & Scott, Hawley Brothers, and Huntington, Hopkins & Company in the formation of the Merchant Shipping Association, in order to break the stranglehold of the Southern Pacific and Pacific Mail Steamship on freight charges. The Association's plan to transport goods from the east in chartered clipper ships, though short-

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lived, did help to effect a reduction of rail and steamship freight rates to California. L.L. Baker died in December 1892 and R.M. Hamilton 5 months later. The eldest sons succeeded to management of the firm: Wakefield Baker as president and Alexander Hamilton as vice president. Successive generations of the Baker family managed the company into the last half of the 20<sup>th</sup> century.

#### ARCHITECTS SUTTON AND WEEKS

Sutton & Weeks, architects for the Baker & Hamilton building, are important figures in architectural developments in the San Francisco Bay area.

A native of Portland, Oregon, Sutton received his architectural training at the University of California, Berkeley. He worked for a period in Portland, then returned to the Bay Area in 1902. Weeks was a graduate of Buchtel (now Akron) University in Ohio; he received additional training at the Ecole des Beaux-Arts, Paris. On his return, he worked for a period in Cleveland and by 1898 was a member of the office of John Galen Howard, New York. During this period, Howard was appointed architect of the first buildings for the University of California, Berkeley. Weeks relocated to San Francisco to assist Howard on the campus projects. In 1902 he formed a partnership with Sutton which lasted until 1910.

In addition to the Baker & Hamilton Building, their projects in San Francisco include the O.W. Nordwell Warehouse at 617-43 Battery (1906), the Kenilworth Apartments at 698 Bush (1907), the Browne Hotel (now Alexander Inn) at 415 O'Farrell (1908), and the Columbia Hotel at 411 O'Farrell (1909-10). They also designed alterations to fireproof the State Capitol in Sacramento in 1905.

After Sutton & Weeks disbanded, Weeks became associated with W.P. Day, (1916-27) and together they produced many of the city's better known buildings, e.g., the Mark Hopkins, Brocklebank Apartments, Cathedral Apartments and the Huntington Hotel, all on Nob Hill, as well as the Don Lee Building at 1000 Van Ness Avenue (designated San Francisco Historic Landmark #152.) and the Sir Francis Drake Hotel.

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## MAJOR BIBLIOGRAPHICAL REFERENCES

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Withey, Henry F. Elsie Rathburn. *Biographical Dictionary of Architects* (*Deceased*). Los Angeles: New Age Publishing Co., 1956.

Unpublished:

Files of the Foundation for San Francisco's Architectural Heritage:

700-768 Seventh Street Sutton and Weeks Weeks and Day

Information File, Bancroft Library: Baker & Hamilton.

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# National Register of Historic Places Continuation Sheet

Baker & Hamilton, San Francisco, CA

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Verbal Boundary Description: Assessor's Block 3799, Lot 01

Boundary Justification: The boundary of the building retains the property lines of the original city lot.

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# National Register of Historic Places Continuation Sheet

Baker and Hamilton Building, San Francisco, CA

Section number Photos Page \_\_\_\_

All photos taken by Leddy Maytum Stacy Architects on November 1, 2004. Negatives with the firm, at 677 Harrison Street, San Francisco 94107. Six photos