

PH0142727

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED JUN 13 1975  
DATE ENTERED JUN 18 1975

**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

Emeric Building, St. Beryl Hotel, the Goodman Building

AND/OR COMMON

the Goodman Building

**LOCATION**

STREET & NUMBER

1117 Geary Blvd.

NOT FOR PUBLICATION

CITY, TOWN

San Francisco

CONGRESSIONAL DISTRICT

Six

STATE

California

CODE

06

COUNTY

San Francisco

CODE

075

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input 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	<b>PUBLIC ACQUISITION</b>	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> TRANSPORTATION
			<input checked="" type="checkbox"/> OTHER:

**OWNER OF PROPERTY**

NAME

San Francisco Redevelopment Agency

STREET & NUMBER

939 Ellis Street

CITY, TOWN

San Francisco

VICINITY OF

STATE  
California

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Recorder's Office

STREET & NUMBER

Room 167, City Hall Polk Street

CITY, TOWN

San Francisco, California

STATE

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Junior League of San Francisco, Inc.

DATE

1968 S. F. Bay Area Survey

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Special Collections Room, Main Library

CITY, TOWN

Civic Center

San Francisco

California

STATE

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This frame structure is four stories in height. The ground floor is occupied by five stores of nearly equal width and also by the entryway leading to the upper floors, which is placed slightly to the right of the center of the building.

The facade of the second and third floors is surfaced with rustic, or siding, with symetrically arranged irregularly spaced windows.

Those at second floor level are comprised of two sizes and shapes. Single windows near each end and a set of paired windows in the center have rounded tops with horizontal divisions at the spring lines. Between each of these groupings are two large windows (rectangular) with a horizontal division at the same level as those arched. All are capped with a straight cornice underscored by dentils between supporting brackets at either end. All windows at this level are slightly brought forward from the facade and these projections are encased by quoin-like detailing.

The third floor windows all have semi-circular arched tops. They are of two widths, both narrower than their arched counterparts below. Single windows of intermediate width appear centered above the second-story windows and narrower paired windows above the rectangular ones. At third-story level, the windows are topped by a sloping horizontal cornice with brackets and dentils matching those below. At each, a decorative infill appears between the arched top and the cornice. A colonete separates the paired windows and the raised effect, found on all second story windows, here is revealed only where the window below it is arched.

This raised effect or forward extension is carried into the cornice topping the third floor. The cornice is supported by brackets which are deeper and of a different design than those previously referred to. Dentils and other decorative infill are placed between the brackets. Single brackets are located above the extremities of the third floor paired windows; all other brackets are paired.

The mansard-type roof encloses the fourth floor. It is surfaced in metal and capped by a simple cornice. This roof is interrupted near the easterly end by a skylight deeply set into the mansard and also by irregularly spaced rectangular windows, also inset. The windows are topped by a simple cornice and supported by brackets. A doorway at the westerly end of the mansard opens onto the fire escape. Other fire escapes are found at the extremities of the second and third floors.

Regarding the building's original character, it appears to have been a single building instead of four buildings, as reported, in which four two-story-over-basement residences of equal size were separated by party walls. Each residence was the reverse plan of the one(s) adjoining. After the earthquake and fire of 1906 the building was raised twelve feet, creating ground floor stores (five) and the fourth floor (mansard) was added.

A 1907 photograph showing the stores constructed also shows a portion of the upper facade with the second floor bays set back (bay windows existed on the first floor of the original structure) behind the plane in which the street level facade occurs. Today the bays no longer exist and the front of the building at second and third floor levels is essentially a flat plane in line with the stores below-- indicative of a second

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CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

remodeling, sometime after the 1907 photograph, in which the facade was moved forward and the second floor bays removed.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input 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 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 checked="" 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 1869-1907 BUILDER/ARCHITECT Joseph Emeric/ Conrad Meussdorffe

## STATEMENT OF SIGNIFICANCE

The builder of the 'Goodman Building', Joseph Emeric, was born in 1815 in Nouelles, France. At the age of thirteen he left home for Marseilles where he served as an assistant bookkeeper for Renard & Company, an import firm. In April 1836 Emeric left for Boston, having been appointed consular and general agent for Renard. In 1840 he was chosen to head Renard's New York office. During his stay in New York he married Mary Mestoyer, daughter of a French planter from Santa Domingo, and fathered two sons with only the younger, Henry, surviving.

A commercial panic in 1848 forced Emeric to dispose of all his assets and re-establish himself. Leaving his family in New York he set sail for California in late February of 1849. Following a number of unsuccessful business ventures in the mining regions he returned to San Francisco in 1850 to work on the wharves. Within two years he had the resources to establish a grain and commission house in Alameda under the name of Emeric, Tams and Company.

In 1854 as a part of the dissolution of that partnership, Emeric acquired a portion of the San Pablo Rancho (the estate of Juan Bautista Alvarado, last Mexican Governor of California) where, in 1855, he engaged in farming and, in 1856, his family joined him. By 1861, Emeric had increased his holdings to 2,500 acres of the 18,000 acre Castro-Alvarado estate. In 1867 Joseph Emeric initiated the first legal proceedings for partitioning of the ranch. During this same period Emeric served on the Contra Costa Board of Supervisors.

In 1869 the Emeric's moved to San Francisco where Emeric and Victor Dumont formed a partnership specializing in French imports and wines from Mediterranean ports. That same year Joseph Emeric erected a residential structure on the south side of Geary Blvd. between Van Ness Avenue and Franklin Street. Records show that Emeric requested water service for 1117 Geary in May of 1869. For the next twenty-eight years, either Joseph or Henry Emeric, and sometimes both, are listed in the City Directory at that address.

Joseph Emeric died in 1889 leaving the bulk of his estate to his son, Henry, who survived him by ten years. In 1892 Henry F. Emeric initiated the final court case which led to the partitioning of the San Pablo Ranch (now the cities of Richmond and San Pablo, California). In its entirety the Ranch was valued at \$1,712,534, with Emeric's 2,500 acres (the largest single holding) worth \$246,000.

From 1893 to 1895 Henry Emeric represented Contra Costa County in the 30th session of the State Assembly. One of California's early conservationists, Emeric was " a

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Apartments, Designed and Erected by C. A. Meussdorffer, Architect, San Francisco, CA :  
 C.A. Meussdorffer, 4040 Fairview Road, Reno, Nevada.

Diaries of William W. Chipman: Irving Memorial Library

(continued)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .27 acre

*UTM OK / HM*

UTM REFERENCES

A 10 551000 4181960  
 ZONE EASTING NORTHING

B           
 ZONE EASTING NORTHING

C         

D         

VERBAL BOUNDARY DESCRIPTION

1117 Geary Street, south line of Geary Street between Van Ness Avenue and Franklin Street. The lot has a 97.5-foot frontage on Geary Street, a 97.5-foot frontage on Myrtle Street, and a 120-foot depth, being Lot 11 in Assesor's Block 714.

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

Bradford Paul

ORGANIZATION

The Goodman Group

DATE

April 10, 1975

STREET & NUMBER

1117 Geary Street

TELEPHONE

474-9971

CITY OR TOWN

San Francisco

STATE

CA.

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE   

LOCAL X

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.

FEDERAL REPRESENTATIVE SIGNATURE

*Herbert R. Paul*

JUN 3 1975

TITLE

*Director*

DATE

FOR NPS USE ONLY

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

DATE

*6/18/75*

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

JUN 17 1975

KEEPER OF THE NATIONAL REGISTER

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

wealthy man...expending large sums of money in the importation of game birds and fish... wishing to protect them from hunters, so that they may propogate" (S.F. Newsletter:1/28/93) Emeric served as Chairman of the Committee on Fish and Game while a State Assemblyman and as State Fish Commissioner from 1895 to 1897.

Henry Emeric died in 1899 and his daughter, Elizabeth Emeric Moitoza, acted as executrix of the estate. On December 28, 1900 she sold the property at 1117 Geary to Abraham and Sarah Goodman. The Goodman's came to San Francisco from New York City about 1896. Abraham Goodman is listed in the 1903 City Directory as a "ladies tailor" giving 1117 Geary as a business address. Mr. Goodman's building survived the earthquake and fire of 1906 and in all probability because of this disaster soon underwent major remodeling to accommodate the immediate housing needs of the City.

On June 6, 1906, Abraham Goodman filed a building Permit Application No. 476 for 1117 Geary Street in which it was stated that the proposed work was to:

Raise a two-story frame building, 97 1/2 X 65 feet,  
12 feet, and erect five store rooms as per plans.

The accompanying plans indicated that the five store rooms were actually five stores for commercial use, and the two upper floors were to be converted to hotel rooms and offices. To accomplish this Goodman hired architect Conrad A. Meussdorffer, nephew of John Meussdorffer, well-known San Francisco hat manufacturer, builder and director of the German Hospital and the German Benevolent Society. Conrad Meussdorfer himself became a fairly prominent architect in San Francisco designing a number of multi-story Neo-classic structures in the City.

Meussdorffer converted the first story into five shops; the second and third floors into a hotel and added a fourth floor (with mansard roof) which served as the photographic studio of H. Pierre Smith. The completed structure was named the St. Beryl Hotel after Mr. Goodman's friend, Beryl Goodfriend, first proprietress of the hotel. Mr. Mervin Goodman, who was born in the building, and is the son of Abraham and Sarah, related that the total cost of the 1906-07 renovation was about fifty thousand dollars. In its own small way the new hotel helped alleviate the tremendous housing shortage created by the fire and earthquake of 1906.

Based on the 1903 Roosevelt Parade photograph (enclosed), it is established that the third floor of the facade remains intact today and from all evidence remains unchanged from 1869 of which it is typical. While the second floor has been altered by the removal of bay windows, some of the extant detailing apparently came from the original facade. In particular such details include the arched window heads which contain the letter "E" (for Emeric), incorporated into the ornamental carved leaves and scrollwork-- all representative of the early Italianate style of the late 1860's and the early 1870's.

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

HERE TODAY, San Francisco's Architectural Heritage, makes special note of the "especially handsome Italianate proportions" of this facade.

The 1903 photograph of the Goodman Building shows its architectural context at the turn of the century, a neighborhood of wood frame Victorians. The earthquake and fire of 1906 destroyed everything east of the Goodman Building from Van Ness Avenue to the waterfront. Since 1960 everything west of Van Ness, for block after block, has been demolished by the San Francisco Redevelopment Agency and private developers. Nothing in the 1903 photograph (and blocks beyond) remains today except the Goodman Building. Today it lends an historic context to the neighborhood serving as an irreplaceable physical asset.

Since 1907 when part of the generously skylighted fourth floor was first used by photographer H. Pierre Smith, the Goodman Building has provided studio and living quarters for San Francisco artists. Currently, twenty five painters, writers, dancers, musicians, sculptors and filmmakers, both student and professional, live there. They find the buildings high ceilings, large north-lighted windows, wooden floors and age uniquely conducive to their work.

Plans have been developed to transform the five store fronts on the ground floor into an art center to serve the community. The center will include a gallery, graphic and painting workshops, a performing arts center, a film screening facility and a coffee house that would function as a meeting place for artist and audience. Aside from its obvious architectural qualities the Goodman Building represents a unique and irreplaceable cultural asset to San Francisco and will continue to do so.

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

The Earth Shook, The Sky Burned: William Bronson, Doubleday and Company, Inc, N.Y., 1959

Here Today, San Francisco's Architectural Heritage: Olmstead and Watkins, Chronicle Books, San Francisco, CA, 1968

Index to Deeds: April 1868; June 1868; December 1900; Recorder's Office, City Hall, San Francisco, Ca.

Permanency in Building Construction, VOL. II; Nathan Ellery, Brick Builders Bureau, San Francisco, 1913.

"MacEney Quiet Title Action; Case #134", Recorder's Office, City Hall, S.F.

San Francisco Directories, 1869 thru 1907, California Historical Society Library, San Francisco, Ca.

"Sacramento Daily Record Union", Tuesday, Jan. 31, 1893, California State Library, Sacramento, Ca.

San Francisco News Letter, Jan. 28, 1893, California Historical Society Library, San Francisco, Ca.

Spring Valley Water Co., water application and agreement, 1869, San Francisco Water Department, San Francisco, Ca.